



**South
Cambridgeshire**
District Council

**SOUTH CAMBRIDGESHIRE
LOCAL DEVELOPMENT FRAMEWORK:**

**CAMBRIDGE SOUTHERN FRINGE
AREA ACTION PLAN**

**FINAL
ENVIRONMENTAL / SUSTAINABILITY
REPORT**

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LOCAL DEVELOPMENT FRAMEWORK:
CAMBRIDGE SOUTHERN FRINGE
AREA ACTION PLAN**

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ENVIRONMENTAL /
REPORT**

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1. SUMMARY AND OUTCOMES

1.1 Non-technical summary

Introduction

Sustainable Development aims to balance the needs of society and the economy against the impacts of growth in housing, new shops, offices and associated infrastructure on the surrounding environment, both natural and man-made. Plans prepared by Local Planning Authorities must undergo a combined process of Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) to ensure that they support the government's sustainability objectives – which are economic, environmental and social – are reflected in the policies they contain.

This document is a non-technical summary providing an overview of the approach to and conclusions of the combined SA / SEA of the Cambridge Southern Fringe Area Action Plan (AAP) prepared by South Cambridgeshire District Council.

Legislative Context

The SA was undertaken in compliance with Regulation 19 of the Planning and Compulsory Purchase Act (2004), which requires that an appraisal of the sustainability of the plan and that its findings are documented in a report. SA is required for all AAPs and other documents, which comprise the new Local Development Framework (LDF), replacing the District Local Plan.

UK law requires that component documents in the LDF must also undergo Strategic Environmental Assessment (SEA), which is very similar to SA. A combined SA / SEA of this AAP has been undertaken based on the guidance issued by the Office of the Deputy Prime Minister. Plan development and SA / SEA have occurred during a transitional period when the new Planning Act and SEA Regulations have become part of UK law, and which has seen guidance on the assessment process revised. The approach to assessment has been compliant with the guidance available at the time. Where changes in guidance have occurred, consideration has been given to whether this would have resulted in a material change to the earlier stage of assessment and whether any further work is needed to ensure compliance with regulations. This has been included within this document as necessary.

SA / SEA has occurred in parallel with the preparation of the AAP, so that sustainability considerations are identified at an early stage and reflected in its content. This document summarises the process and results of assessment to provide the transparency that is a requirement of SA / SEA.

Preparatory Steps in the SA / SEA

The initial stage of SA / SEA, which involves collecting a base of evidence to determine current environmental, economic and social conditions in the District, and to identify any problems or key issues which must be addressed,

was undertaken between Autumn 2003 and Summer 2004. It was undertaken by South Cambridgeshire District Council in partnership with Cambridgeshire County Council and the other Local Planning Authorities in the county. The material was adapted to provide specific information about conditions in the District, and the key issues it faces, and documented in a Scoping Report as required by SA / SEA guidance.

This Report was presented for consultation to the nominated environmental bodies (the Countryside Agency, Environment Agency; English Heritage and English Nature) in June 2004. A revised Scoping Report, taking account the views of those bodies, was presented to a broad range of public bodies and private sector stakeholders, including the nominated environmental bodies, October / November 2004, and again during the Pre Submission LDF Public Participation in June / July 2005, and provides a base of information, evidence, and an SA / SEA assessment framework for the LDF as a whole. The Council intends to review and update the Scoping Report periodically to reflect new policy, changing conditions, and to ensure future SA / SEA is based on up to date information.

The initial research included the review of more than 80 documents ranging from the EU Directive on conserving key natural habitats, national and regional planning guidance and strategies, to the Cambridgeshire Structure Plan and a range of District plans and strategies on housing needs, economic development, community safety, etc. The review identified a number of pre-requisites (including targets) which policies in the AAP must reflect in the light of local circumstances. A second programme of research was undertaken to assemble a baseline dataset which quantifies local conditions on 40 parameters, including river water quality, air quality, loss of high quality agricultural land, the area and condition of important wildlife habitats, housing completion rate and the achievement of energy efficiency ratings in new dwellings, levels and patterns of commuting and travel to school, availability of shops and other amenities in the District's villages, unemployment levels, educational achievement rates, etc. Data on conditions in adjacent local authority areas, in the East of England, or nationally, was used to determine whether environmental, economic and social conditions in the District were favourable, average or typical of the surrounding region, or unsatisfactory and in need of specific corrective policy.

From the initial evidence a set of key issues was identified which are to be addressed by all the policies in the LDF. These are grouped under seven headings shown below, and with examples of some key issues.

<i>Land and water resources</i>	Loss of agricultural land; the effect of new development on water consumption and resources
<i>Biodiversity</i>	Deterioration of important vegetation features (e.g. hedgerows); the need to protect nationally important wildlife assets.
<i>Landscape, townscape & archaeology</i>	Protecting the character and setting of Cambridge, communities within the District, and its wider landscape; development design and materials that conform to local traditions; and the need to protect open space.

<i>Climate change and pollution</i>	High levels of car usage due to separation of homes and jobs; the constraints imposed by flood risk especially in the north of the District; and the need for effective energy conservation.
<i>Healthy communities</i>	Need to encourage healthier lifestyles and travel choices; the growing retired community, and their concerns about crime.
<i>Inclusive communities</i>	Increasing disparity between house prices and incomes which affect the public sector in particular; the need to retain a basic range of amenity in rural communities; the need to provide good access to all services for the whole population; and the need to cater to the needs of the travelling community.
<i>Economic activity</i>	Need to balance employment growth in the sub-region's key strengths with a range of opportunities across all skill levels and sectors; need to encourage appropriate farm diversification to prevent rural stagnation; and to maintain services in spite of the local dominance of Cambridge.

An SA Framework was prepared based on these issues. It comprises a set of 22 objectives for Council policy which will result in environmental, economic and social protection and / or improvement, and which address the issues listed above. These objectives formed the structure for the subsequent phases of SA / SEA.

Initial Sustainability Appraisal: Assessing the Options

In parallel with work on the Scoping Report, the Council completed the preparation of a Preferred Options Report in June 2004. Guidance on the SA / SEA process requires the consideration of policy alternatives. In this case options were constrained by government targets on use of brownfield land, housing density, etc., and also by policies in the Cambridgeshire Structure Plan, which the Council is obliged to enact locally. This situation was reflected in the Preferred Options Report for the Cambridge Southern Fringe AAP, which presented 35 policy options of which 6 were alternatives to a preferred approach.

Scott Wilson undertook an Initial Sustainability Appraisal (ISA) of the options in June 2004, the results of which were presented to Council Members in August 2004, and published for public participation in October / November 2004.

The results of the ISA were clearly positive as many of the AAP policies concern landscaping and other mitigation or improvements to the area, and there was very limited evidence of adverse impacts against individual SA objectives throughout the assessment. There are absolute negative impacts in the additional demands on energy, water and waste infrastructure as a result of development, however that covered by the AAP – the creation of a small urban extension at Trumpington West which is a tenth of the size of the new town of Northstowe which is proposed in a separate AAP – represents a much smaller growth.

Overall the policies set out design principles for the Trumpington West site that are consistent with those in the Council's Core Strategy and Development Control Policies, and with those in other LDF documents, concerning layout, integration of built development with open space, proximity to sustainable transport modes, and measures to enable the new extension to be integrated into the existing south western suburbs of Cambridge.

The ISA proposed a number of changes to policy text to improve the effectiveness of mitigation measures, and 4 of these were accepted by the Council and taken forward into the options which were then presented for an initial consultation.

Assessing the Impact of the Plan: Initial Re-Assessment

The Council took account of the representations received during consultation on the Preferred Options in preparing the draft Area Action Plan, distilling the large number of options into 26 draft policies. It was considered appropriate to re-assess the new policies to ensure they were subject to thorough appraisal.

Scott Wilson undertook this re-appraisal of emerging policies, and the assessment of potential plan impacts, together with proposals on mitigation and monitoring plan effects in April 2005.

The results of this appraisal reflected those at the ISA stage. The assessment is clearly positive with modest absolute impacts on water, energy and waste being the only major problems identified. Notwithstanding this, the AAP includes balancing policies encouraging energy and water conservation, recycling of construction wastes, and incorporation of waste recycling facilities into new development.

Assessing the Impact of the Plan: Assessing Significance

It was not possible to assess the significance of plan impacts in the full manner envisaged by SA / SEA guidance, or in the way this task is approached in the Environmental Impact Assessment (EIA) of development proposals. Recently issued government guidance states that significance assessment should be appropriate to scope, the stage reached in the decision-making process, and whether it would be appropriate to assess impacts elsewhere. In some cases this would occur through the subsequent EIA of a development proposal at the planning application stage. With many aspects of the layout and design of the site still to be clarified, and no firm detail about timing of development of its different parts, it is not possible to assess visual and other impacts at this stage. Also, Scott Wilson considers it is not the role of SA / SEA to duplicate an EIA that will be undertaken in response to a development proposal as this will be based on more detailed information at a later stage in the planning process. The assessments presented in the report can, however, assist the Council in determining whether EIA will be needed, and identify the impacts which will need to be assessed in detail.

Such constraints are identified in the Draft Sustainability Report together with recommendations of how they should be addressed. Typically these involve

early surveys of the site (eg. for archaeological remains, to identify whether protected species inhabit the site) so that any conclusions can be incorporated into the Master Plan for the site, which has yet to be prepared. Assessment has therefore focused on the extent to which each policy meets the requirements of each objective in the SA Framework, using this as a proxy to assess the likelihood that the AAP will have significant impacts in due course.

No specific adverse impacts were identified as being significant based on information available at this stage of planning. Apart from the absolute effects on, for example, energy consumption, much of the Plan remains concerned with sympathetic design and landscaping to enhance the A10 approach to Cambridge, and to maintain the open aspect towards the Gog Magog Downs to the south of the new development on the edge of Trumpington and on the Addenbrooke's Hospital site.

Assessing the effectiveness of the plan

In the absence of well-defined quantifiable significant impacts it was necessary to evaluate how well the draft plan policies were meeting the objectives in the SA Framework. The points below summarise the assessment in each case; some of the objective descriptions (italicised) are paraphrased.

- *Minimise irreversible loss of agricultural land:* A strength of the development proposal, which maximises use of the current Monsanto site to develop Trumpington West, protecting its aspect and further expansion westwards by redesignating the position of the Green Belt. The chosen option takes a small amount of open land within the current Monsanto facility but is less extensive than one of the options presented initially, and only marginally larger than the smallest alternative.
- *Reduce use of non-renewable resources.* There are absolute impacts but these are incremental on top of consumption from existing housing and industry, small in scale alongside developments at Northstowe and Cambridge East, and mitigated in part by policies in the AAP.
- *Conserve water resources.* As above, with the impact mitigated by an ambitious target to reduce average consumption by 25% compared to the current stock.
- *Avoid damage to designated sites.* The Plan makes provision to prevent contamination of water running into the Hobson's Brook / Nine Wells area from development to the north which lies within the City boundary, and therefore requires coordination with the City Council. Such measures combined with landscape enhancement and a change in use of this area is intended to improve water and habitat quality in the hope that the area's status as a Site of Special Scientific Interest might be regained. At Trumpington West the main issue is the need to control the discharge of water and sediment into the River Cam to minimise flood and contamination risks.

- *Maintain and enhance habitats and species.* The Plan makes provision for landscape improvements beyond Trumpington West and in the area south of Addenbrooke's, which will also retain existing features and add new vegetation such as small stands of trees to improve its appearance and appeal to wildlife. As with other LDF documents, an early survey of local habitats and to detect possible presence of protected species will be a necessary input to the development of the Master Plan for the two developments.
- *Improve access to wildlife sites.* Enhancements south of Addenbrooke's include improved foot and cycle access to and through the area to Gog Magog Downs and Wandlebury hill fort, while extensive landscaping measures include a new country park between the Trumpington West housing area and the River Cam.
- *Avoid damage to heritage assets.* Early survey is also required of archaeological assets which are known to exist south of Addenbrooke's (where they will not be disturbed by the proposed landscaping measures) and between Trumpington West and the Cam. These lie within the boundary of the proposed country park but also lie along the line of the drainage facilities envisaged for this part of the site, and which may therefore involve excavation.
- *Maintain landscape and townscape.* The plan is very clearly sustainable with the broad scope of its measures for the two sites that it covers. Enhancement is provided west of the A10 approach both to improve the aspect of this area and also mitigate the development at Trumpington West, while that south of Addenbrooke's preserves the open aspect of this area.
- *Create good spaces and places.* Design of Trumpington West incorporates the same broad design principles as other LDF documents, with use of 'green fingers' of open or vegetated land running through the high density housing development and provide access to the adjacent open areas.
- *Reduce emissions and development impacts.* The Trumpington West site lies adjacent to the existing park & ride facility and will be connected to foot and cycle routes into the City centre and to the Addenbrooke's site, encouraging sustainable commuting as there will only be limited new employment on the development.
- *Waste reduction and improved recycling.* Another absolute impact which is only partly mitigated by the requirement to include recycling facilities, which will be coordinated with the County Council.
- *Reduce vulnerability to climate change.* Addressed in part through policies requiring basic energy conservation in design and the installation of technology such as solar panels in a proportion of all new development. The main issue is the management of the release of water running off the Trumpington West site into the Cam, which will be controlled by a sustainable drainage system, although its design is not yet finalised.
- *Human health.* Any plan impacts depend largely on changes in human behaviour which it cannot enforce. The principal beneficial impacts are delivered through sustainable transport and design policies which increase or improve cycling and pedestrian infrastructure, particularly for commuting into Cambridge. The Trumpington West site will have ready access to recreational space in the development and in the country park to the west, while the area south of Addenbrookes will have access improvements especially for walkers and cyclists, which will benefit residents of adjacent Cambridge suburbs and the Shelfords.
- *Reduce crime and fear of it.* Design policies encourage better lighting, overlooked play areas, secure cycle parking, etc., reflecting the fact that the AAP has limited means to address this objective.

- *Improve public open space.* A clearly sustainable approach is adopted with provision in Trumpington West based on established guidelines. On both parts of the site the landscaped areas will provide for increased public access where there are constraints at present.
- *Quality, range & accessibility of services.* Trumpington West will primarily contain housing, but its development will parallel improvement of the retail and amenity facilities in Trumpington just across the City boundary. The location of the site exploits proximity to the park & ride for easy access to central Cambridge facilities, and the Plan provides for improved public transport services including a link across to the proposed Guided Busway interchange at the Addenbrooke's complex.
- *Redress inequalities.* As with other components of the LDF, inequalities are addressed indirectly, with improved access to benefit the less mobile, and housing policy the tackles current supply problems. The Plan appears to envisage Trumpington West that Trumpington West will provide homes for those of a working age as there is no explicit provision for the elderly.
- *Access to appropriate, affordable housing.* Although it is not based on an existing policy in the County Structure Plan, it is proposed because it can be developed early to address imbalances in housing supply even if this is only on a small scale compared to Northstowe for example. Moreover the site provides an opportunity to add to housing stock close to the city, its services and employment, and is therefore more sustainable than a development some distance away.
- *Increased community involvement.* The AAP provides for some new community facilities within Trumpington West, although they will also benefit from access to those in the existing village. Further consideration may need to be given to traffic management measures to provide the whole community with safe access to facilities that lie either side of the A10 where it enters the City.
- *Access to appropriate work.* The AAP addresses this objective primarily by providing sustainable access to the city centre and to the Addenbrooke's site. A small amount of local employment within the development is envisaged also.
- *Appropriate infrastructure investment.* Infrastructure investment is addressed extensively by a set of policies, with the exception of education as this lies outside the scope of the LDF. The Plan also makes provision for funding some ancillary infrastructure as well as some landscaping measures by requiring a financial contribution from the developer(s).
- *Improve the local economy.* The Plan has very limited impact on this objective except by small-scale expansion of housing stock; its principal sustainability benefits are addressed under other objectives.

Assessing cumulative, synergistic and secondary impacts

Cumulative effects occur where two insignificant impact combine to form a significant impact. Therefore it is not possible to identify such effects at this stage in the development of the DPD because virtually all the policies have no spatial expression at present. However policies can work together to achieve what it may be more accurate to call a 'collective impact' and several positive (synergistic) and negative (cumulative) examples were identified.

Positive / Synergistic

- The extensive landscape improvements on both parts of the site, which will maintain and enhance this area of the City's surroundings, with recreational facilities potentially attracting visitors who will also patronise local services and amenities.
- Effect of good design and spatial policy linking services and ways of accessing them will improve the feel of new development over time.
- The location which will be served by existing sustainable transport modes, encouraging a switch to non-car commuting, even if this is only on a small scale locally.

Negative / Cumulative

- Effect of good design and spatial policy linking services and ways of accessing them will improve the feel of new development over time.
- As with other AAPs there is an impact on energy, water and waste, but this is relatively minor given the small scale of development at Trumpington West.

It should also be stressed that the extensive range of mitigating measures contained in the AAP reduces the scope for cumulative adverse impacts.

Assessing the Impact of the Plan: Mitigating Impacts & Monitoring

Here too the extent of mitigation measures already in the AAP limits the scope for the SA / SEA to propose further extensive changes. Mitigation proposals are offered for seven policies, all of which require only clarification of the scope and powers of policies. However further investigation of impacts will be necessary once the Master Plan for the sites has been prepared, and there is also a need for early wildlife and archaeological surveys. Any further mitigation requirements would be delivered either through these forthcoming planning activities, or through the Environmental Impact Assessment of the development.

An initial, outline monitoring plan based on 44 indicators is proposed. It is based largely on the baseline parameters in the Council's Scoping Report. However this is a proposal only as responsibility for monitoring rests with the Council, and there will be savings in time and cost of combining these proposals with the annual monitoring of the LDF which the Council is obliged to undertake. This plan will need to be supplemented by a monitoring programme during the construction of Trumpington West to ensure that the extensive mitigation policies incorporated in the current Plan are effective in preventing impacts on those occupying the site, on other housing in Trumpington, and on the adjacent open areas.

Development of the two parts of the AAP will occur in parallel with expansion of the Addenbrooke's site and redevelopment of land within the City boundary to the south of Long Lane. Mitigation and monitoring will need to be coordinated with that prepared for these sites in the light of possible cross-boundary effects, particularly noise and light pollution, air and water contamination.

Conclusion and next steps

The assessment concludes that the AAP has a strong fit with sustainability requirements, not only in its overarching policies, but also in an interlocking set of development control and broad design policies, which anticipate the likely impacts of new land use and require measures to limit their adverse impact.

The draft Report on the SA / SEA is now presented for public consultation and comment in parallel with that on the pre-submission draft AAP. The Report will be revised at the end of participation, reflecting any significant changes that are required as a result of representations received and will accompany the draft AAP for submission to the Secretary of State. A final Report will be published with the adopted AAP.

1.2 Statement on the difference the process has made

This SA / SEA has contributed to plan development by providing an independent assessment of the sustainability of the Council's proposed policies at an intermediate stage, when options were available for some areas of policy. In all but one instance the assessment concurred with the Council's preferred option, however the assessment identified a number of textual modifications which were taken forward to clarify the focus of certain policies. However the development of plan options is constrained by government planning guidance, and by policies in the adopted Cambridgeshire Structure Plan. This situation limited the opportunity to assess a broad range of policy alternatives at the Initial Sustainability Appraisal stage.

Changes to the Preferred Options report after initial consultation necessitated a re-assessment of all policies to ensure their sustainability implications were fully addressed in the light of potential changes.

Assessment of policy impacts has been constrained by the nature of the proposals in the plan. Apart from site-specific allocations of land, policies have no clear spatial expression. The assessment can therefore only outline the nature of their impact and their likely significance.

The assessment has therefore provided an initial check on the sustainability of plan policies as envisaged by government guidance. Plan assessment identifies likely impacts which will require further investigation in response to planning applications.

1.3 How to comment on the report

This Report will be made available by South Cambridgeshire District Council in parallel with the Submission Area Action Plan for the Cambridge Southern Fringe. The timetable, process and contact point(s) for responding to both documents will be advised separately by the Council.

2. BACKGROUND

2.1 Purpose of the Sustainability Appraisal and the Sustainability Appraisal Report

Sustainability Appraisal (SA) is a requirement under Regulation 19 of the *Planning and Compulsory Purchase Act* (2004) for the Local Development Documents that comprise a Local Development Framework (LDF).

The purpose of SA is *“to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans. [It is] an iterative process that identifies and reports on the likely significant effects of the plan and the extent to which the implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined.”* (ODPM, 2004)

The SA Report is a key output of the process and should reflect and support the draft plan on which formal public consultation is to be carried out. This report has been prepared in support of the Cambridge Southern Fringe Area Action Plan (CSF AAP) for this purpose, to demonstrate that sustainability considerations have been incorporated into the development of the AAP from an early stage, and to provide a formal statement and audit trail of the assessment.

2.2 Plan objectives and outline of contents

The CSF AAP is one of the key documents of the South Cambridgeshire LDF, which will also include two other Area Action Plans for developments at Cambridge East and Northstowe, and the Core Strategy, Development Control Policies, Site Specific Policies Development Plan Documents (DPDs). The AAP supports the broader strategic vision for the District (stated in the Core Strategy DPD), which is that it will *“contribute to satisfying the development needs of the Cambridge Sub-Region rather than those generated by pressures to the south while preserving its rich built and natural heritage and distinctive character. The District will continue to provide an attractive rural hinterland and setting for the historic City of Cambridge, much of which will be kept permanently open, those parts closer to Cambridge being protected by a Green Belt. The District will prosper in its own right as a rural district that makes up the largest part of the Cambridge Sub-Region and will continue to develop as part of the home of the largest cluster of research and development activity in Europe whilst maintaining and where possible improving the character, environment, economy and social fabric of its villages and countryside”*.

As a component of the LDF, the objectives of this AAP are consistent with and supportive of the Strategic Vision for South Cambridgeshire, and include:

- Provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations;
- Locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education and other services locally or in locations which minimise the need to travel and where there are modes of transport available in addition to the car;

- Create new and distinctive sustainable communities on the edge of Cambridge, connected to the rest of the City by high quality public transport and other non-car modes of transport, which will enhance the special character of the City and its setting;
- Create a sustainable small new town close to but separate from the villages of Longstanton and Oakington, connected to Cambridge by a high quality rapid transit system along the route of the disused St Ives railway. The new town will make best use of previously developed land;
- Protect the varied character of the villages of South Cambridgeshire by ensuring that the scale and location of development in each village is in keeping with its size and character, and that buildings and open spaces which create character are maintained and where possible enhanced;
- Ensure that the District's built and natural heritage is protected and that new development identifies and protects cherished townscape assets of local urban design and conservation importance;
- Ensure that any new development provides appropriate provision for the protection and enhancement of native biodiversity in order to contribute towards biodiversity gain, while having regard to the site's current biodiversity value. Opportunities for increased access to the countryside and enjoyment of biodiversity should be viewed as integral requirements of new development.

This AAP present policies under several headings:

- Vision & Development Principles
- The Site & Its Setting
- Enhancing landscape etc.
- The Structure of Trumpington West
- Housing
- Employment
- Community Facilities, etc.
- Transport
- Landscape
- Biodiversity
- Archaeology & Heritage
- Recreation
- Drainage & Water Conservation
- Telecommunications
- Sustainability Exemplars
- Phasing & Implementation

The AAP covers two areas to the immediate south southwest of the Cambridge City Council boundary adjoining Trumpington and shown in Figure 1 overleaf.

- A mixed land use development (predominantly providing housing) of 600 dwellings on the current site of the Monsanto / PBI agro-research facility. The development represents an extension of the Cambridge urban area and lies close by Trumpington centre and next to its park & ride facility. The development will be complemented by landscaping to the south to enhance the appearance of the south western entrance to the city, and the creation of a sizeable country park along the eastern bank of the Cam as far as Hauxton.

Figure 1a: Concept diagram of Cambridge Southern Fringe – Trumpington West (source: South Cambridgeshire District Council, 2006; base map © Crown copyright).

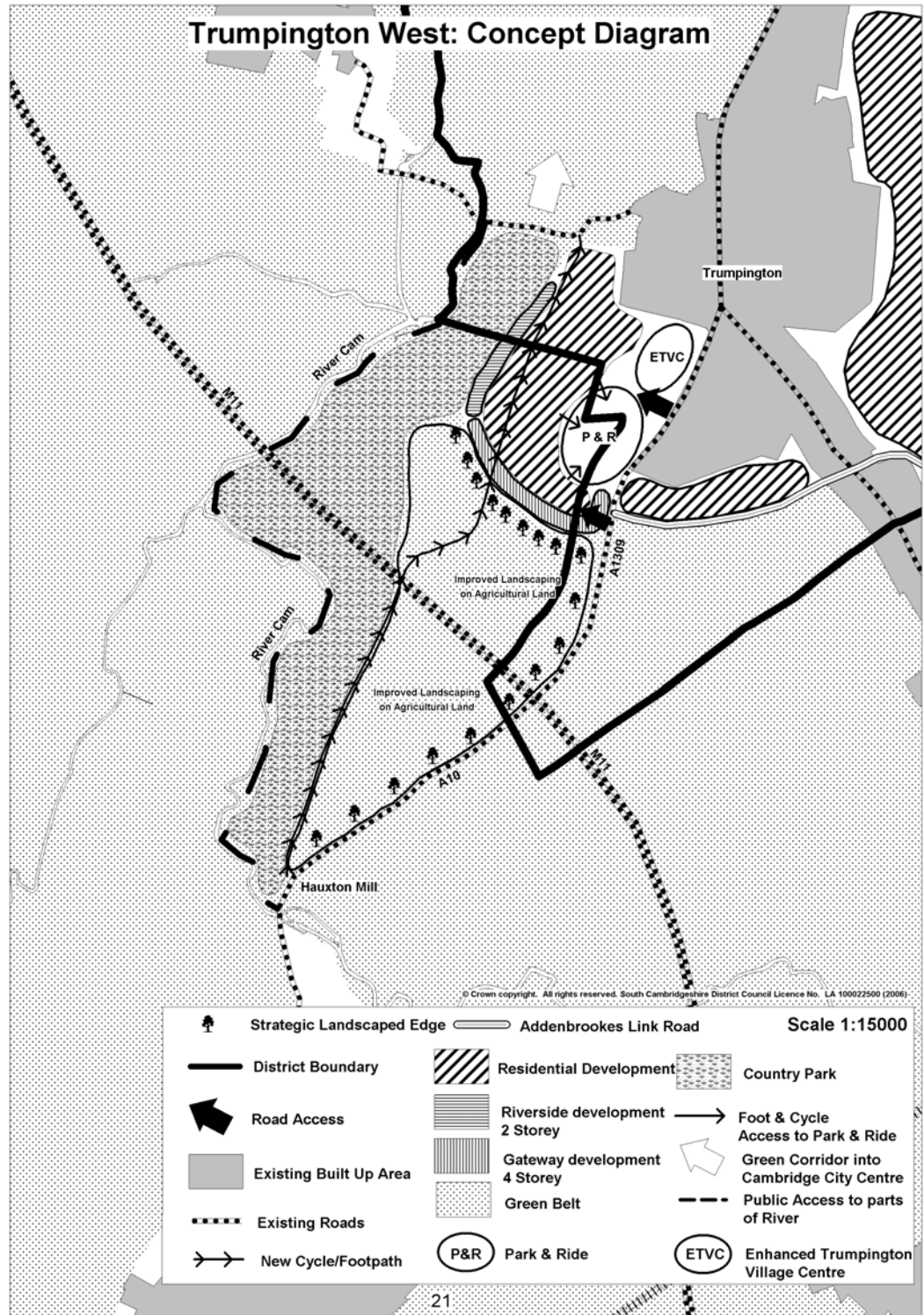
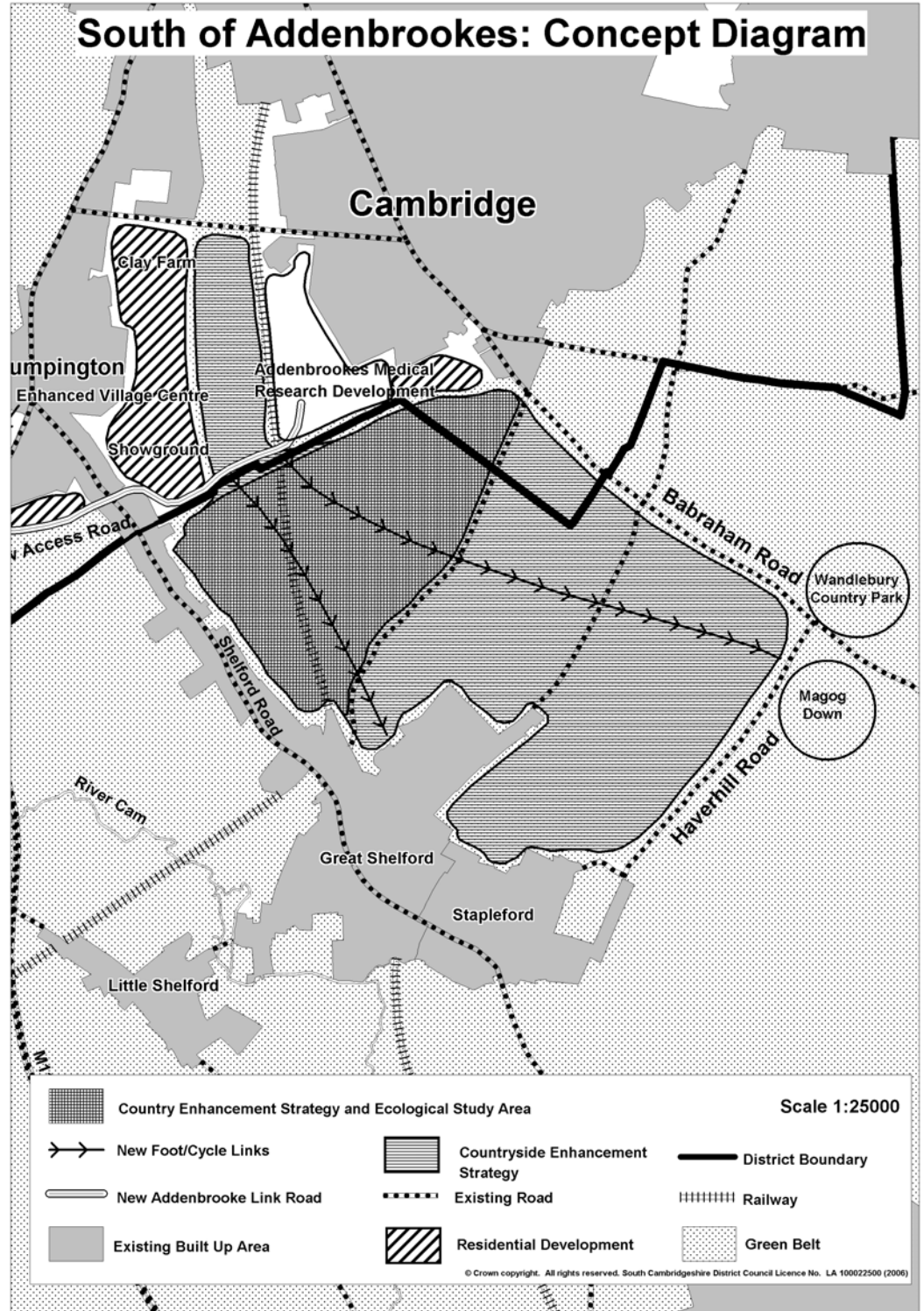


Figure 1b: Concept diagram of Cambridge Southern Fringe – development south of Addenbrookes (source: South Cambridgeshire District Council, 2006; base map © Crown copyright).



- An extensive area of landscape improvements in open land bordered by Trumpington and development along Long Lane (and the Addenbrookes site) to the north, and the ribbon development of Great Shelford to the west. These improvements will be complemented by additional foot and cycle infrastructure to encourage use of the area and access to local features of interest to the southeast of the city, the setting of which will be respected and enhanced by the landscaping of the open area.

Further detail of the initial design, layout, etc. of each component is provided in the AAP.

2.3 Compliance with the SEA Directive/Regulations

In summer 2001, the European Union legislated for Strategic Environmental Assessment with the adoption of Directive 2001/42/EC on the *Assessment of the Effects of Certain Plans and Programmes on the Environment* (the 'SEA Directive'). Article 13 of the Directive states that SEA must be undertaken for a range of UK plans and programmes whose preparation began after 21st July 2004, or whose formal adoption is not complete by 21st July 2006.

An Environmental Report on these environmental effects is a requirement of the Directive but this report can be incorporated into other reports required for similar purposes. This report is referred to as the Final Environmental / Sustainability Report, but it also meets the requirements of the Environmental Report as defined by the Directive and corresponding UK Regulations.

Annex 1 of the SEA Directive identifies the information to be provided in the Environmental Report as required by Article 5(1) of the Directive. The location of the corresponding material in this Report is summarised in Table 1.

2.4 Compliance with guidance on undertaking Sustainability Appraisal

Appraisal began in the period preceding the passage of the Planning and Compulsory Purchase Act in late Spring 2004 and continued into early 2005. Over this period, government guidance on undertaking SA that also meets the requirement of the SEA Directive evolved and the appraisal was undertaken according to the terms of the guidance in force at the time of each task¹.

- Consultation draft guidance issued in October 2003 was used for tasks up to consultation in October and November 2004 on the Preferred Options Report and publication of the Initial Sustainability Appraisal Report¹;
- Consultation draft guidance issued in September 2004 was used for the remaining stages of the process².

However, where changes in guidance have occurred, consideration has been given to whether this would have resulted in a material change to the earlier stage of assessment and whether any further work is needed to ensure compliance with regulations. This has been included within this document as necessary.

Table 1: Locating report contents that comply with requirements of the SEA Directive

Requirement of SEA Directive	Location in this report
Contents and main objectives of plans and programmes that may affect the plan (DPD)	Provided in the Scoping Report. Table 5 in section 4.1 lists the documents reviewed
Relevant aspects of the current state of the environment and its likely evolution without the implementation of the plan (DPD)	Appendix 1 of this report
The environmental characteristics of the areas likely to be significantly affected	Most plan policies have no spatial expression. Relevant characteristics are identified in detailed assessments of site specific allocations and which are provided in a separate document
Any existing environmental problems (issues) in particular those relating to areas designated under the Habitats and Birds Directives	The principal issues are summarised in section 4.4
The environmental protection objectives which are relevant to the plan or programme, and the way those objectives have been taken into account in its preparation	Identified during the context review and collection of the baseline, and reflected in the plan issues and objectives (see sections 4.4 and 4.5)
The likely significant effects on the environment (and economic and social impacts)	See section 6.1; detailed assessments are provided in a separate document
The measures envisaged to prevent, reduce and as fully as possible offset any significant effects on the environment	Summarised in Appendix 5; more detailed discussion accompanies the detailed assessments in the separate document
An outline of the reasons for selecting the alternatives dealt with ...	Summarised in sections 5.1 and 5.2, and in Table 8
... and a description of how the assessment was undertaken, any problems, etc.	See sections 3, 6.3 and 6.4
A description of the measures envisaged concerning monitoring	Summarised in Appendix 4
A non-technical summary of the above	See section 1 of this report

Details of changes to the report and assessments made following public consultation are provided in section 8 of this report, and the nature of changes is documented in Appendix 7.

2.5 Explanation of reporting requirements

Interpretation of the current guidance suggests that the Final Sustainability Report (and/or its SEA equivalent, the Environmental Report) should provide a comprehensive statement summarising every aspect of the analysis,

including those stages that have been described in preceding Reports. In practice this suggests the Final Sustainability Report could become an extremely large document. In order to keep this report to a manageable size it has been considered necessary to cross-refer to other reports detailing earlier stages of the analysis, rather than incorporating large amounts of duplicate text into this one.

Therefore this report should be read in conjunction with the Scoping Report prepared by South Cambridgeshire District Council. Also, Section 5 summarises the initial development of strategic options and we refer to the results of the earlier assessments which were published in the Initial Sustainability Appraisal as part of the Local Development Framework Preferred Options Reports, and the corresponding detailed assessments were published on the Council's website.

3. APPRAISAL METHODOLOGY

3.1 Approach to the Sustainability Appraisal

The Initial and Final Sustainability Appraisals were based on a common approach which assessed the potential impact or contribution of each policy or policy option to achieving the 22 objectives in the SA Framework (see section 4.5).

Assessing the nature of the plan impacts

The nature, impact and potential significance of the impacts were assessed using a standard scoping approach which is summarised in Table 2.

Table 2: Appraisal scoring symbols.

Symbol	Likely effect against the SA Objective
+++	Strong and significant beneficial impact
++	Potentially significant beneficial impact
+	Policy supports this objective although it may have only a minor beneficial impact
~	1. Policy has no impact 2. Effect is neutral insofar as the benefits and drawbacks appear equal and neither is considered significant
?	Uncertain or insufficient information on which to determine base the assessment at this stage
-	Policy appears to conflict with the objective and may result in adverse impacts
--	Potentially significant adverse impact
---	Strong and significant adverse impact

Two difficulties were encountered in the assessments:

- Absolute and relative impacts.** The majority of the adverse or negative impacts are in absolute terms and reflect the tension between a planning system that presumes in favour of development, and nationally or internationally mandated policies to safeguard landscape, protect habitats, and reduce consumption of non-renewable natural resources. The LDF defines proposals for major development within the District over the period 1999-2016, most of which reflect the requirements of government housing policy and policies in the adopted Cambridgeshire Structure Plan. These developments will have a negative impact in absolute terms as they will contribute to energy and water consumption and growth in waste arisings. However the assessment also recognises that preparation of the Structure Plan included a sustainability assessment of alternative locations for housing and other land uses, and that those proposed in the LDF represent the most sustainable locations if it is accepted that such development must occur in the wider public interest. Absolute impacts are identified in the assessments, but these are qualified to reflect the points above.

- **Important and significant impacts.** SA and SEA are concerned with identifying significant impacts in order that these can be mitigated or compensated. Many of the policies in the DPD are generic and have no clear spatial expression at this stage of plan development. Those dealing with Development Control Principles will only gain this spatial context when they are applied to specific planning proposals, and this is equally true for a much wider range of policies such as those advocating use of energy efficient technology, design principles, determining provision of open space and advocating sustainable transport policy.

In this assessment we have used the term 'significant' to distinguish such impacts where they are the result of pervasive development control policies that are likely to have a repetitive and cumulative effect over the lifetime of the Plan, although strictly speaking it may be more apt to describe these as 'important' effects if the impact cannot be quantified.

Assessing cumulative and other impacts

SA must also consider the cumulative, synergistic and secondary impacts of policies. Detailed assessment of the effects of the proposed policies was based on a template form which included a summary of such effects that were identified on a case-by-case basis. Once the detailed assessment was complete a separate evaluation of these effects was undertaken using a matrix-based approach reflecting the example given in Figure 27 of the current SA guidance. The results of this assessment are summarised in section 6.1.

Assessing site-specific impacts

It is not clear from the guidance what level of site-specific evaluation is appropriate for the purposes of SA / SEA, bearing in mind the strategic nature of the assessment. Assessment is seen as a preparatory act for a subsequent Environmental Impact Assessments (EIAs) for individual developments. However it would be inappropriate for SA / SEA to duplicate or pre-empt the detailed evaluation undertaken during EIA. Ideally SA / SEA should identify the likely significant effects without investigating them in unwarranted detail.

3.2 When the Sustainability Appraisal was carried out

The timetable for the principal components of the full appraisal process is summarised in Table 3.

Table 3: Timetable of the principal appraisal stages.

Task	When	Comments
Initial consultation on local issues, the scope and objectives of the LDF	Mid / late 2003	The initial preparatory stage for the LDF, although not part of the SA process itself.
A1 to A4: define context, baseline, issues and draft objectives	Late 2003 to early 2004	
A5: cross-check objectives	April 2004 and June 2004	Cross-checking of the SA objectives with one another occurred first. Cross-checking of the SA Framework against Plan Objectives was only introduced in the September 2004 guidance. However the Plan Objectives were included as options in the Preferred Options Report and the cross-checking of SA and Plan Objectives occurred during Initial Sustainability Appraisal.
A6: consultation on Scoping materials	June 2004 and October to November 2004	The four statutory consultees were invited to comment on the draft Scoping Report in June 2004. Full public consultation occurred in October and November 2004, following review by Council Members in the preceding two months.
B1: development of options and initial SA	Early 2004 to June 2004, and September 2004	Initial evaluation of relevant and appropriate options was undertaken by the Council during early 2004 as the Preferred Options Report for this DPD was being prepared. The initial SA was undertaken in June 2004. As a result of consultation with Members the Council made a number of revisions to the Site & Vision, Transport, Landscape and Land Drainage sections, with additional minor changes to options in the Recreation and Phasing & Implementation sections.
B2: consultation on initial SA report	August to November 2004	Consultation occurred in parallel with that on the Scoping Report (see A6 above).
C1 to C5: appraising effects of the plan; define mitigation measures; prepare the draft final report	April 2005	
D1 to D2: consulting on the draft plan and review changes	June to July 2005	Consideration by the Council from July to September 2005. Proposed changes were submitted to Scott Wilson in November 2005 and revisions to this report made later that month. Subsequent changes made by the Council were also reviewed.
E1 to E2: monitoring effects of the plan	April 2005	Initial proposals incorporated in the draft Final SA Report., and to be finalised on adoption.

3.3 Who carried out the Sustainability Appraisal?

South Cambridgeshire District Council collaborated with Cambridgeshire County Council and Huntingdonshire District Council in assembling a common set of context (policy) review material, baseline data, generic key issues and SA Objectives during late 2003 and early 2004. Each authority then adapted these materials to reflect local conditions, and to incorporate local baseline / indicator information into a Scoping Report.

The initial and final Sustainability Appraisals were undertaken by staff from Scott Wilson, with the assistance of staff in the Council's Planning division, and using the content of the Scoping Report and the SA Framework developed by the Council. Scott Wilson also undertook an initial compliance check on the Scoping Report before beginning the appraisal.

3.4 Who was consulted, when and how?

All consultation was organised by South Cambridgeshire District Council and preceded publication of its Statement of Community Involvement. Three consultation processes have occurred previously.

- An initial consultation with key stakeholders was carried out in April/May 2004 to provide input to identify local concerns, issues and priorities as input both to plan development and the pre-production tasks (SA / SEA Stage A);
- An informal consultation occurred in June 2004 when draft copies of the Scoping Report were emailed to the statutory consultees. Responses were received from all four bodies. Their comments and any resulting amendments were incorporated in the Scoping Report and SA Framework before the Initial Sustainability Appraisal occurred. These changes are recorded in the Scoping Report;
- A formal public and stakeholder consultation was undertaken in October and November 2004 focusing on the Preferred Options Report on the Cambridge Southern Fringe AAP and the accompanying Initial Sustainability Appraisal report. Documents were sent to a wide range of consultees (see Table 4), and the consultation was publicised on the Council's website;
- Full public consultation on the pre-submission draft of the AAP and the draft version of this report was undertaken between June and July 2005. Details of the changes made following consultation are given in section 8.

Table 4: List of formal consultees.

Regional, sub-regional & local authorities	Statutory consultees
Government Office for the East of England	English Nature – Beds, Cambs & Northants
Regional Assembly for the East of England	Environment Agency, Peterborough
Cambridgeshire County Council	English Heritage – East of England Region
Bedfordshire County Council	Countryside Agency
Suffolk County Council	Utilities
Essex County Council	Strategic Rail Authority
Hertfordshire County Council	Anglian Water Services
Cambridge City Council	Three Valleys Water
Peterborough City Council	Veolia Water Partnership
East Cambridgeshire DC	Cambridge Water Company
Huntingdonshire DC	Eastern Energy
Fenland DC	PowerGen
Braintree DC	British Telecom - Mid Anglia District
Forest Heath DC	British Telecom – Network Capacity
Mid Bedfordshire DC	NTL
North Hertfordshire DC	Mobile Operators' Association
St Edmundsbury BC	Transco – Network Planning
Uttlesford DC	Non-governmental organisations
Cambridgeshire Association of Local Councils	Council for the Protection of Rural England
All parish councils within the District (96 bodies)	Royal Society for the Protection of Birds
All town and parish councils adjoining the District (49 bodies)	The Wildlife Trust
MPs for the District (3 individuals)	Centre for Ecology & Hydrology
Other statutory bodies & authorities	Conservators of the River Cam
East of England Development Agency	Cambridgeshire Horizons
DEFRA	Federation of Master Builders
Ministry of Defence – Defence Estates	The House Builders' Federation
Dept for Transport – Airports Policy Unit	The Housing Corporation
Cambridgeshire Fire & Rescue Service	Cambridgeshire Acre
Police Authority for Eastern England	Renewables East
Highways Agency – South East and East of England	South Cambridgeshire Local Strategic Partnership
HM Health & Safety Inspectorate	Cambridge Sustainable City Reference Group
Health & Safety Executive	Cambridge Ethnic Community Forum
Operational Support Directorate	Cambridge Federation of Tenants, Leaseholders and Residents' Associations
HM Railway Inspectorate	The Gypsy Council
South Cambridgeshire PCT	Cambridge Council for Voluntary Service
Cambridge City PCT	Cambridge Organisation Promoting Disability Awareness
Huntingdonshire PCT	RAVE
East of England Regional Housing Board	
Association of Drainage Boards	
Local Drainage Boards (4 bodies)	

4. SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT

4.1 Links to other strategies, plans and programmes and sustainability objectives

Links with other plans and programmes are given in the Scoping Report for the South Cambridgeshire Local Development Framework. These include the plans and programmes listed in Table 5 below.

Table 5: Plans and programmes relevant to the South Cambridgeshire LDF (Source: South Cambridgeshire District Council, 2006).

International Level	
1	The Kyoto Protocol on Climate Change (1992)
2	The Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)
3	EC Council Directive 79/409/EEC, on the Conservation of Wild Birds (1979)
4	EC Council Directive 92/43/EEC, on the Conservation of Natural Habitats and of Wild Fauna and Flora (1992)
5	The Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979)
6	EC Council Directive 85/337/EEC & 97/11/EC, on the Assessment of the Effects of certain Public and Private Projects on the Environment (1985)
7	EC Council Directive 1999/31/EC, on the landfill of waste (1999)
8	The Ramsar Convention on Wetlands of International Importance especially as Waterfowl Habitat (1971)
9	Water Framework Directive (EC 2002)
National Level	
10	A better quality of life, a strategy for sustainable development for the UK (DETR 1999)
11	Working with the Grain of Nature – A Biodiversity Strategy For England (DEFRA 2002)
12	PPS1 Delivering Sustainable Development (ODPM 2004)
13	PPG3 Housing (ODPM 2000)
14	PPS6 Town Centres and Retail Development (ODPM 2005)
15	PPS7 Sustainable Development in Rural Areas (ODPM 2004)
16	PPG9 Nature Conservation (DoE 1994)
17	PPG13 Transport (DETR 2001)
18	PPG15 Planning and the Historic Environment (DoE 1994)
19	PPG16 Archaeology and Planning (DoE 1993)
20	PPG17 Planning for Open Space, Sport and Recreation (ODPM 2002)
21	PPS22 Renewable Energy (ODPM 2004)
22	PPS23 Planning and Pollution Control (ODPM 2004)
23	PPG25 Development and Flood Risk (ODPM 2001)
24	Transport Ten Year Plan (Department of Transport 2000)
25	Energy White Paper: Our energy future – creating a low carbon economy (DTI 2003)
26	Rural White Paper: Our Countryside: The Future - A Fair Deal for Rural England (DETR 2000)
27	Planning (Listed Buildings and Conservation Areas) Act 1990
28	The Air Quality Strategy for England, Scotland, Wales and Northern Ireland: Addendum (DEFRA 2003)
29	Planning Policy Statement 1 Delivering Sustainable Development (ODPM 2004)
30	UK Waste Strategy (DEFRA 2000)
31	Choosing Health: making healthier choices easier' White Paper (DoH November 2004).
32	'Securing Good Health for the Whole Population: Final report. HM Treasury (2004)
33	'Delivering Choosing health: making healthier choices easier' Guidance (DoH) March

	2005.
34	Home Office target Delivery Report 2003
35	Strategy for Sustainable Farming and Food (Defra 2002)
Regional Level	
36	Sustainable Communities in the East of England (ODPM 2003)
37	A Sustainable Development Framework for the East of England (EERA 2001)
38	Our Environment, Our Future (Regional Environment Strategy, EERA 2003)
39	Culture: A Catalyst for Change. A strategy for cultural development for the East of England (Living East 1999+)
40	Regional Economic Strategy (EEDA, 2001)
41	EEDA Corporate Plan 2003 - 2006
42	RSS14 East of England Plan (EERA 2004, draft)
43	East of England Regional Waste Management Strategy (East of England Region Waste Technical Advisory Body 2002)
44	Sustainable Tourism Strategy for the East of England – Draft (East of England Tourist Board 2003)
45	Framework for Regional Employment and Skills Action (FRESA) (EEDA, 2003)
46	Regional Social Strategy (EERA 2003)
47	Woodland for Life: The Regional Woodland Strategy for the East of England (EERA & the Forestry Commission, 2003)
48	Regional Housing Strategy 2003-2006 (Regional Housing Forum, 2003)
49	Water Resources for the future: A Strategy for Anglian Region (Environment Agency, 2001)
50	Towns and Cities Strategy and Action Plan (EEDA, 2003)
51	Towards Sustainable Construction, A Strategy for the East of England (EP, CE, GO-E, PECT 2003)
52	Living with Climate Change in the East Of England (East of England Sustainable Development Roundtable 2003)
53	East of England Plan For Sport (Sport England East, 2004)
54	Draft RSS 14 East of England Plan (EERA 2004)
County Level	
55	Cambridge and Peterborough Structure Plan 2003 (CCC & PCC 2003)
56	Cambridgeshire County Council's Environment Strategy and Action Plan (CCC 2002)
57	Public Library Position Statement 2003 (CCC 2003)
58	Cambridgeshire and Peterborough Joint Waste Management Strategy 2002-2022 (CCC & PCC 2002)
59	Cambridgeshire and Peterborough Waste Local Plan 2003
60	Cambridgeshire Local Transport Plan 2004 – 2011 (CCC 2003)
61	A County of Culture – A Cultural Strategy for Cambridgeshire 2002 – 2005
62	Cambridgeshire Landscape Guidelines (CCC 1991)
63	Cambridgeshire Rural Strategy (CCC 1992)
64	Cambridgeshire Health Improvement & Modernisation Plan 2002 – 2005 (HIMP Partners 2001)
65	Prospects for Learning (CCC 2001)
66	Cambridgeshire Aggregates (Minerals) Local Plan, (CCC 1991)
67	Biodiversity Checklist for land use planners in Cambridgeshire and Peterborough (CCC 2001)
68	Cambridgeshire Biodiversity Action Plan (CCC 2004)
69	The Infrastructure Partnership – sustainable development for the Cambridge sub-region (CCC)
District / Local Level	
70	South Cambridgeshire Corporate Strategy 2003/04 – 2007/08
71	South Cambridgeshire Community Strategy 2004
72	South Cambridgeshire Economic Development Strategy 2003

73	Today and Tomorrow – South Cambridgeshire District Council LA21 Community Action Plan 2001
74	LA21 Consultation Results June 2000
75	South Cambridgeshire District Council – Housing Strategy 2002-2005
76	South Cambridgeshire District Council – Community Safety Strategy – 2002 - 2005
77	South Cambridgeshire District Council – Lighting the Way – Arts Strategy 2002 - 2005
78	South Cambridgeshire District Council – Local Strategic Partnership – 20 Year Vision
79	South Cambridgeshire District Council – Sports Development Strategy 2002 - 2004
80	South Cambs Primary Care Trust - Health Improvement and Modernisation Plan 2002 –2005
81	South Cambs Primary Care Trust - South Cambridgeshire Improving Health Plan 2003 – 2006
82	South Cambs Primary Care Trust - Health Matters in South Cambridgeshire 2004
83	South Cambridgeshire District Council - Housing Needs Survey 2002 – June 2003
84	South Cambridgeshire Corporate Strategy 2003/04 – 2007/08

4.2 Description of the social, environmental and economic baseline characteristics and the predicted future baseline

The description of the social, environmental and economic baseline characteristics and the predicted future baseline can be found in the Scoping Report for the evolving South Cambridgeshire Local Development Framework. The current baseline (ie. reflecting recommendations received during consultation) is shown in Appendix 1.

4.3 Difficulties in collecting data and limitations of the data

Gaps in the dataset are consistent with problems known to exist in the current availability of data on the sustainability indicators proposed in the SA guidance. The collaboration between the Council, adjacent authorities and the County Council has resulted in a dataset that contains a good degree of local information with sub-regional comparators.

A number of outcome indicators are currently missing, and are acknowledged as priorities for data collection because they measure locally important variables:

- Water consumption rates – dependent on provision by water companies, and granularity of data is not yet known;
- Achievement of biodiversity targets – awaiting implementation of software;
- Rights of Way – awaiting results of December 2004 survey;
- House completions meeting EcoHomes standards;
- Infrastructure investment – baseline suggests there is a Structure Plan indicator, although presumably this will not be maintained in the future. Possibly use value of developer contributions as a proxy.

There are also a substantial number of parameters for which there is no trend. In many cases these are socio-economic parameters based on census data

or other information only monitored over long timescales. It may be necessary to review the value of these parameters in due course and consider replacing them with others that can be more readily monitored.

4.4 Main social, environmental and economic issues and problems identified

The issues identified in the LDF Scoping Report are summarised below.

Land and water resources

- Limited stock of brownfield land means new development will inevitably result in the loss of high-quality agricultural land;
- New development may sterilise important local sources of sand and gravel;
- New development could alter natural drainage patterns while also providing scope for contamination of groundwater in areas where rainfall currently percolates directly into the soil;
- Development will make additional demands of water supply (for homes, industry, etc.) in an area where the capacity of natural systems is limited.

Biodiversity

- The rural nature of the district means that development may result in the loss or deterioration of local habitats such as hedgerows and verges;
- Development may affect specific areas covered by national and international designations, which are often very sensitive and can be easily affected by impacts from non-adjacent locations.

Landscape, townscape & archaeology

- Further expansion at the fringes of Cambridge could adversely affect the unique character and setting of the city by hemming it in, affecting the quality of approaches to the City, harming the quality of the landscape, and shutting off key views of its distinctive skyline;
- The pace of growth and infilling around Cambridge means that there is no clear local style or building material and further growth may exacerbate this situation if clear design controls are not imposed;
- Uncontrolled or unsympathetic development could harm local landscape character if it occurs on a large enough scale, or repeatedly through a particular area;
- South Cambridgeshire's archaeological heritage could be threatened by development that in effect sterilises known sites, or which harms the setting of sites with important historical or cultural associations;

- Development may encroach on existing areas of open space, amenity and recreation value, or it may harm their setting and tranquillity.

Climate change and pollution

- Development pressure in the north of the district may result in use of land potentially subject to flooding by the Great Ouse and its tributaries (there is a lower risk in the south of the district);
- Local topography and drainage systems mean that there is an existing flood hazard across parts of the district;
- Adoption of sustainable development objectives that reduce the direct and indirect impacts of climate change, increased use of renewable energy, and more energy-efficient management of homes and business properties cannot occur without the support of, and direct action by, employers, homeowners and parents;
- The rural nature of the district makes residents dependent on the private car, resulting in high levels of ownership and usage;
- The district straddles several important transport arteries, and addressing local transport issues such as encouraging a modal shift to public transport will not solve the whole problem;
- Dispersal of housing and employment beyond Cambridge city has occurred at different rates and in different directions, contributing to high levels of commuting, particularly that by private car;
- Despite improvements in composting and recycling, the rate of waste production is still rising;
- Development through infilling or creation of new communities will contribute to noise and light pollution.

Healthy communities

- Fear of crime in the district is disproportionate to actual crime rates;
- Dependence on the private car for shopping, commuting and the school run has knock-on effects on people's willingness to use more sustainable forms of transport for these activities, and for recreation;
- Gradual increase in the size of the retired sector of the local population will make increasing demands on provision of appropriate health care, and the need to ensure this part of the community has convenient access to shops, amenities and social facilities;
- Ensuring high quality family and early years support is available;
- Development pressure may result in the loss of open space that has recreational value, which may encourage sports activities, or which benefits the character of the locality.

Inclusive communities

- House purchase and rental rates in the district are above the national average and continue to rise while salaries do not (particularly in the public sector), with the result that more than half the households in the district could not buy an average-priced home, creating a divided society;
- Lack of facilities in rural communities for young people in particular may contribute to residents' fears about crime;
- Loss of amenities and services in rural centres is likely to occur without positive action to reverse the trend;
- The increasing proportion of aged population will make increasing demands of the need for special access facilities, including community transport schemes;
- The increasing trend for the district's communities to become dormitory or commuting suburbs for Cambridge and London could lead to a loss of community identity, reducing inclusiveness and community involvement;
- The district has a substantial population of travellers whose needs differ from those of the resident population;
- Rural dispersal can make it difficult to justify the business case for regular transport connections to major shopping, employment and entertainment facilities.

Economic activity

- Research and technology are vitally important to the Cambridge sub-regional economy but the district must not become over-dependent on a limited employment base, and people with other skills should not be driven away from the district in search of work;
- Farm diversification or the conversion of farm buildings for other business uses could add to vehicle traffic in rural areas offsetting any employment benefits generated;
- The district's (sub-region's) rapidly growing economy will make substantial demands on infrastructure investment;
- Unplanned growth in tourism and related developments could increase traffic, detract from rural or urban character, and place additional pressure on other resources such as water supply;
- The disproportionate size of Cambridge as a retail centre could have adverse effects for attempts to retain and improve service and amenity provision in smaller centres in the district;
- The predominantly dispersed rural population of the district makes it difficult to justify the cost of installing broadband telecommunications

infrastructure which could encourage teleworking and support the dispersal of some businesses.

The Scoping Report was prepared to provide a common SA Framework for all the DPDs in the initial Local Development Framework, and to be adapted in the future. No issues are identified specifically for the Southern Fringe area and its surroundings, however many of the broader issues are relevant to the locality or the proposed development (eg. water consumption, sustainable transport to effect modal shift in commuting) and result in a range of mitigation policies in the AAP as indicated in section 6.2.

4.5 The Sustainability Appraisal Framework

The aforementioned issues were used to define a set of appropriate policy responses, which then contributed to definition of a set of objectives, decision-making criteria and relevant indicators, which collectively comprise the SA Framework. The Framework is presented in Table 5.

Following discussion with Cambridge City Council (prompted by use of the South Cambridgeshire Framework to assess the Cambridge East development, which straddles the border between the two authorities), some very minor changes were made to the Framework, affecting the definition of Objective 1.2 and the decision-making criteria for Objectives 1.2, 4.1, 6.1, 7.1 and 7.3. The revised Framework was used for the detailed assessment of plan impacts and is that shown in Table 6.

Table 6: Sustainability Appraisal Framework (Source: South Cambridgeshire District Council, 2004, revised 2005, 2006).

Sustainability topic	Sustainability appraisal objectives	Decision-making criteria	Relevant Indicators
Land and water resources	1.1 Minimise the irreversible loss of undeveloped land and productive agricultural holdings	Will it use land that has been previously developed?	% of dwellings completed on previously developed land Net density of new dwellings completed
		Will it use land efficiently?	
		Will it protect and enhance the best and most versatile agricultural land?	
	1.2 Reduce the use of non-renewable resources, including energy sources	Will it reduce emissions of greenhouse gases by reducing energy consumption?	KwH of gas consumed per household per year
		Will it lead to an increased proportion of energy and other resources being met from renewable sources?	Generating potential of renewable energy sources within the District
	1.3 Limit water consumption to levels supportable by natural processes and storage systems	Will it reduce water consumption?	Water consumption per capita (however this data is not currently available)
Will it conserve ground water resources?			
Biodiversity	2.1 Avoid damage to designated sites and protected species	Will it protect sites designated for nature conservation interest?	% of SSSIs in favourable or recovering condition
	2.2 Maintain and enhance the range and viability of characteristic habitats and species	Will it conserve species, reversing declines, and help to enhance diversity?	Total area designated as SSSI Progress in achieving BAP targets
		Will it reduce habitat fragmentation?	
		Will it help achieve Biodiversity Action Plan targets?	
	2.3 Improve opportunities for people to access and appreciate wildlife and wild places	Will it improve access to wildlife, and wild places?	% of rights of way that are open and easy to use Area of strategic open space per 1000 people
		Will it maintain and, where possible, increase the area of high-quality green space in the District?	
Will it promote understanding and appreciation of wildlife?			

Sustainability topic	Sustainability appraisal objectives	Decision-making criteria	Relevant Indicators
		Will it improve access to the wider countryside through the network of public rights of way?	
Landscape, townscape and archaeology	3.1 Avoid damage to areas and sites designated for their historic interest, and protect their settings.	Will it protect or enhance sites, features of areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	% of listed buildings classified as being 'at risk'
		3.2 Maintain and enhance the diversity and distinctiveness of landscape and townscape character	% of built-up area having conservation area status
	Will it protect and enhance open spaces of amenity and recreational value?		
	Will it maintain and enhance the character of settlements?		
	3.3 Create places, spaces and buildings that work well, wear well and look good	Will it improve the satisfaction of people with their neighbourhoods as places to live?	Residents' satisfaction with the quality of the built environment
		Will it lead to developments built to a high standard of design, and good place making?	% of new homes meeting the EcoHomes or similar standard
Climate change and pollution	4.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	Will it reduce emissions of greenhouse gases?	CO ₂ emissions per household per year
		Will it improve air quality?	Average annual NO ₂ concentration
		Will it reduce traffic volumes?	Days when fine particle levels are in 'moderate' or 'high' bands
		Will it support travel by means other than the car?	Vehicle flows across urban boundaries
		Will it reduce levels of noise or noise concerns?	
		Will it reduce or minimise light pollution?	

Sustainability topic	Sustainability appraisal objectives	Decision-making criteria	Relevant Indicators
		Will it improve water quality including by reducing diffuse and point source water pollution?	boundaries % of main rivers of good or fair chemical / biological quality
	4.2 Minimise waste production and support the recycling of waste products	Will it reduce household waste?	Household waste collected per person per year % of household waste recycled
		Will it increase waste recovery and recycling?	
	4.3 Limit or reduce vulnerability to the effects of climate change (including flooding)	Will it minimise risk to people and property from flooding, storm events or subsidence?	No. of properties within flood risk areas
Healthy communities	5.1 Maintain and enhance human health	Will it substantially reduce mortality rates?	Life expectancy at birth (specified separately for males and females)
		Will it encourage healthy lifestyles, including travel choices?	
	5.2 Reduce and prevent crime, and reduce the fear of crime	Will it reduce actual levels of crime?	Recorded crimes per 1000 people % of residents feeling 'safe' or 'fairly safe' after dark
Will it reduce fear of crime?			
	5.3 Improve the quantity and quality of publicly accessible open space	Will it increase the quantity and quality of publicly accessible open space?	Area of strategic open space per 1000 people No. of sports pitches for public use per 1000 people
Inclusive communities	6.1 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve the quality and range of services and facilities, including health, education, shopping, sport, leisure, arts and cultural activities?	% of population in categories 1, 2 or 3 for access to primary school, food shop, post office and public transport
		Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs etc)?	

Sustainability topic	Sustainability appraisal objectives	Decision-making criteria	Relevant Indicators
		Will it improve accessibility by means other than the car and improve the attractiveness of environmentally better modes including public transport, cycling and walking?	
		Will it support and improve community and public transport?	
	6.2 Redress inequalities related to age, gender, disability, race, faith, location and income	Will it improve relations between people from different backgrounds or social groups?	% of residents who feel their local area is 'harmonious' Index of multiple deprivation
		Will it reduce poverty and social exclusion in those areas most affected?	
		Will it promote accessibility for all members of society, including the elderly and disabled?	
	6.3 Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?	House price / earnings ratio % of all dwellings completed that are provided under affordable purchase or tenancy arrangements
		Will it reduce the number of unfit homes?	
		Will it meet the needs of the travelling community?	
	6.4 Encourage and enable the active involvement of local people in community activities	Will it increase the ability of people to influence decisions?	% of adults who feel they can influence decisions affecting their local area % of adults who have provided support to others in the past year
		Will it encourage engagement with community activities?	
Economic activity	7.1 Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage businesses development?	Unemployment rate % of residents aged 18-74 in employment and working within 5km of home (or at home)
		Will it improve the range of employment opportunities to provide a satisfying job or occupation for everyone who wants one?	

Sustainability topic	Sustainability appraisal objectives	Decision-making criteria	Relevant Indicators
		Will it improve accessibility to local employment by means other than the car?	
		Will it encourage the rural economy and diversification?	
	7.2 Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure?	% of 15 year old pupils in schools maintained by the local authority achieving 5 or more GCSEs at grades A* to C or equivalent (Possible indicator measuring the level of Section 106 contributions to infrastructure projects that have an impact on the plan area)
		Will it support provision of key communications infrastructure, including broadband?	
		Will it improve access to education and training, and support provision of skilled employees to the economy?	
	7.3 Improve the efficiency, competitiveness, vitality and adaptability of the local economy	Will it improve business development and enhance competitiveness?	Annual net change in VAT registered firms Economic activity rate (% of working age population in full or part-time employment)
		Will it support the Cambridge area's position as a world leader in research and technology based industries, higher education and research, particularly through the development and expansion of clusters?	
		Will it support sustainable tourism?	
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge City Centre, town, district, and local centres?	

5. PLAN ISSUES AND OPTIONS

5.1 Main strategic options considered and how they were identified

The range of options and alternative approaches was determined by the Council during plan development. The Council identified options where they were considered relevant and appropriate, however the detailed content of the plan and its position in the wider plan structure limited the number of alternatives that were proposed. Specific constraints were:

- Government housing targets, strategic policy in RPG6;
- Many of the principal over-arching strategic policies derive directly from planning guidance (particularly PPS1, PPG3, PPG6, PPS7, PPG12) and it was considered inappropriate to propose options that deviated from current practice;
- Development Control policies, which represent a large proportion of the plan's content, are largely defined by existing practice. The Council has some discretion to vary the thresholds for these controls, for example specifying a minimum number of dwellings or industrial floorspace above which the policy would apply. However the priority attached to preserving the valued character of the District's settlements and landscapes suggests there is an over-riding need to impose controls regardless of the size of the development, thereby removing another opportunity to consider alternative approaches.

The Council considered that these conditions therefore limited the number of policy areas for which it was possible to define relevant and appropriate alternative options. Appendix 2 details consideration of alternative approaches, and why in many cases it was not considered that there were reasonable alternatives. The Preferred Options Report contains a number of 'rejected' policy options which enabled consultees to comment on approaches that were not considered reasonable.

Alternative policy options presented in the Preferred Options Report were as shown in Table 7. Those policies shown as being prepared at the Council's discretion may also reflect best or mandated practice as defined in government planning guidance. Note that the figures in the second column refer to the policy numbering used in the Preferred Options Report.

Table 7: Alternatives presented at Preferred Options Report stage (Source: South Cambridgeshire District Council, 2004).

Policy area	Policy Options	Dictated by	Summary of options
The site – Trumpington West	CSF3 to CSF5	Government housing policy and targets; RPG6, Cambridgeshire Structure Plan (policy 5/1) and South Cambs Local Plan (policy HG1); Housing Needs Survey	1 preferred option involving redevelopment of the current built site (which straddles the city boundary) with limited extension onto the arable (Green Belt) land to the southwest. One alternative restricting redevelopment to that part of the built site within the city boundary so there is no take of Green Belt land; and a second alternative in which an additional, modest amount of Green Belt land is taken to the south and southwest of the redeveloped area
Drainage - south of Addenbrookes	CSF7 and CSF8	Council's discretion, but recognising local constraints	1 preferred option of keeping balancing ponds and other infrastructure close to the development it serves (within the city boundary south of Trumpington), and one rejected option locating these features south of Hobson's Brook
Open space maintenance and management by trust	CSF15 and CSF16	Council's discretion	1 preferred option of management by a public trust and an alternative of management by the local authorities with some funding from developers
Public open space	CSF19 and CSF20	South Cambs Local Plan and audit of local needs; informed by National Playing Fields Association and Cambridge City open space standards	1 preferred option proposing standards consistent with those in the Cambridge City local plan, and one consistent with those in proposed in

Policy area	Policy Options	Dictated by	Summary of options
			the Development Control Policies DPD.
Sports provision – Trumpington West	CSF23 and CSF24	Council's discretion	1 preferred option locating some playing space and the associated infrastructure in former Green Belt land adjacent to the built development, and a rejected option to locate all facilities in former Green Belt land adjacent to the built development

5.2 Comparison of the social, environmental and economic effects of the options

The evaluation of the initial set of preferred, alternative and rejected options was based on the original SA Framework and involved the assessment of the nature, significance and duration of the effects of the policy on the 22 objectives. The results of the analysis are documented in the Initial Sustainability Appraisal Report, and the detailed assessments are currently accessible for reference on the Council's website.

5.3 How social, environmental and economic issues and consultation responses were considered in choosing the preferred options

In addition to consideration of alternative approaches, Appendix 2 also summarises the initial appraisal of options. It then briefly summarises the result of public participation at the preferred options stage, resulting changes to the approach to the policy, and the District Council's justification for the policy approach.

5.4 Mitigation measures proposed

At the Initial Sustainability Appraisal stage mitigation proposals were largely reflected in recommended changes to policy wording. During the initial review of the Appraisal results a very small number of such changes were proposed, the number reflecting the modest scale of development and the sustainability of the preferred options text. The Council accepted two recommendations and the detail of the changes are recorded in the Initial Sustainability Appraisal Report.

In summary the changes taken forward were:

- CSF4 [Monsanto site preferred option] – add two statements, one acknowledging the need to adjust service provision to reflect the scale of development, and the other to coordinate it with existing services in Trumpington and those provided as a result of development on the eastern side of the A10. Also an amendment of text to highlight the opportunity to develop the site at an early stage;
- CSF17 [treatment of construction spoil] – amend text acknowledging the need to handle and dispose of spoil in a manner that does not adversely affect landscape character.

Full details of mitigation proposals are given in the detailed assessment sheets which can be viewed on the Council's website.

6. PLAN POLICIES

The predicted effects of each policy on the SA objectives are contained in detailed appraisal tables which are provided in appendix 8. This section draws together information from the Scoping Report – particularly the baseline – with the results of the assessments of overall and cumulative, and other impacts to summarise the overall social, environmental and economic effects of the plan, discussing them in the context of each SA objective in turn.

Each section of the AAP begins with a set of objectives that for the plan which are not strictly part of the policy itself. These objectives have not been assessed separately, however we have satisfied ourselves that they are adequately covered by the corresponding policies and supporting text which have been assessed.

6.1 Summary of cumulative, synergistic and secondary impacts

Current guidance requires the explicit review of these three types of effect in order that each policy is not assessed in isolation. Guidance proposes a range of assessment techniques, each of which has merits and drawbacks. We have used the matrix-based assessment in this instance as it provides a clearer correlation between policies and objectives than some of the other techniques, although clearly it is a further, subjective element of the assessment.

Appendix 3 contains a table cross-referencing the SA objectives against the policies and the conclusions are summarised in a table outlining the principal impacts. In summary, the principal effects identified are:

- Positive benefits from landscape improvements, edge treatments, and protective measures to preserve the prospect towards the Gog Magog Down, coupled with improvements in access to and around the two areas will have a synergistic benefit on the appearance of this area and its attraction and amenity to local people;
- Potential synergistic benefits from providing new housing close to Cambridge and located with convenient access to a choice of sustainable transport modes. From the District's perspective this will be a modest impact over time as Trumpington West is built, however the benefit will accumulate with that from redevelopment within the City to the east of the A10;
- Potential synergistic benefits from expanding the range of services and amenities in and close to Trumpington centre. Primarily this will benefit new and existing residents and in certain instances may obviate the need for trips into the centre of Cambridge. Facilities in Trumpington centre, conveniently close to car parks for the park & ride and supermarket, may also attract those travelling into the city from adjacent villages, reducing congestion towards the centre.

As noted above, in several cases it has proved difficult to distinguish between cumulative impacts and collective impacts – ie. where several policies contribute to an objective. Also, many of the policies and their supporting text provide mitigation measures for the recognised impacts of the development

limiting the number of instances where additional cumulative adverse impacts might occur.

6.2 Significant social, environmental and economic effects of the preferred policies

Appendix 4 contains a matrix indicating where there are potentially significant positive and negative impacts from policies on the SA objectives. In reviewing this table and the summaries below reference should be made to the discussion about important and significant impacts in section 3.1 of this report to understand the terminology we have used. In many cases significance cannot be established quantitatively, as it can in EIA for example, due to the limited information about the design and layout of the settlement at this stage.

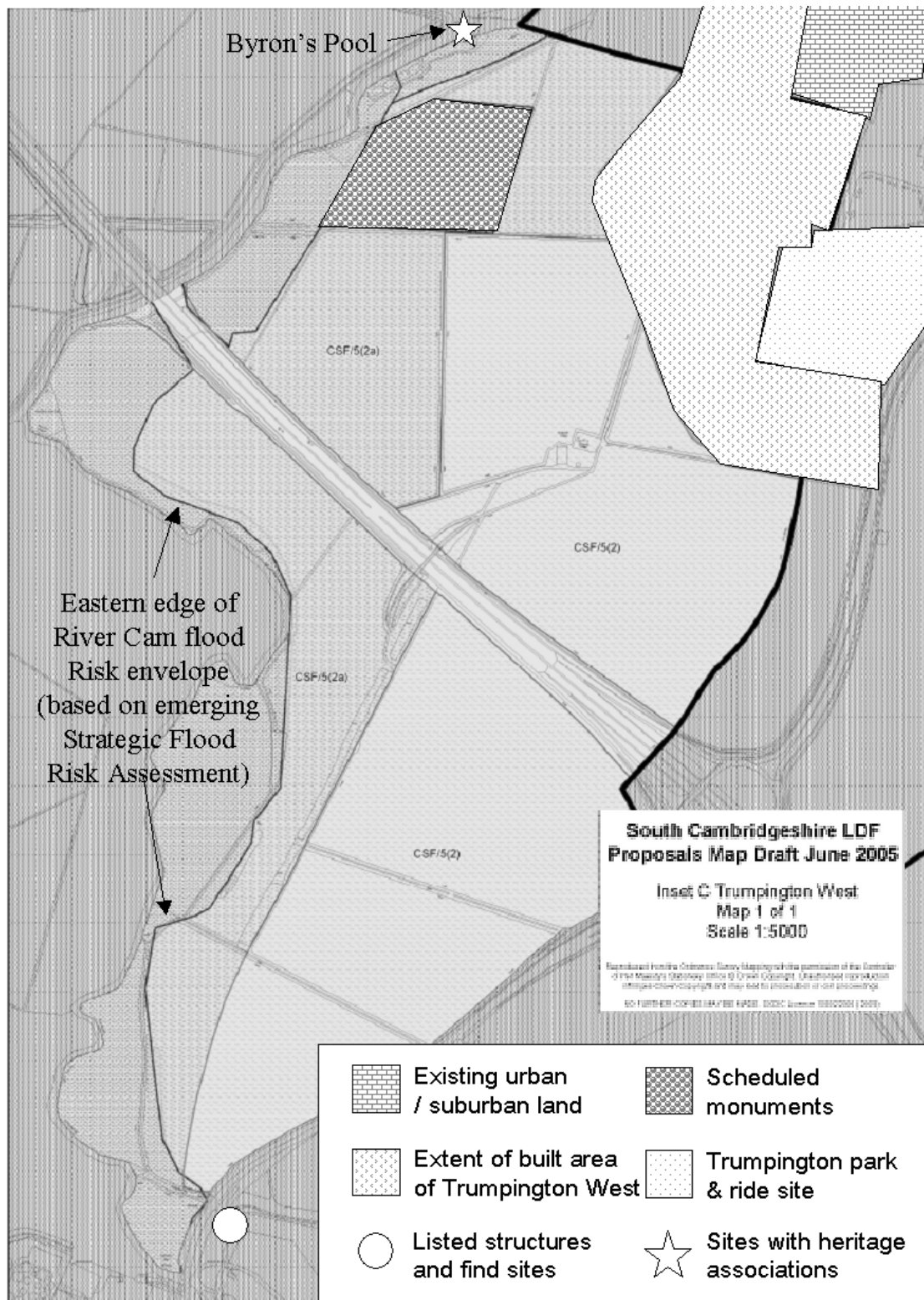
In summary the only consistently significant negative impacts we have identified are the absolute effects on water and energy consumption, and waste generation, which are the inevitable effects of new development. The requirement of CSF is not as directly predicated on government house building targets and over-arching policies in the Regional Spatial Strategy and Cambridgeshire Structure Plan as the other two AAPs, nevertheless the site presents an opportunity contribute to this target in a location well-served by various transport modes, and which brings housing close to employment in the City. Consequently these impacts must be considered neutral in relative terms since development elsewhere would have more adverse impacts. Moreover their effects are mitigated by specific policies within the AAP.

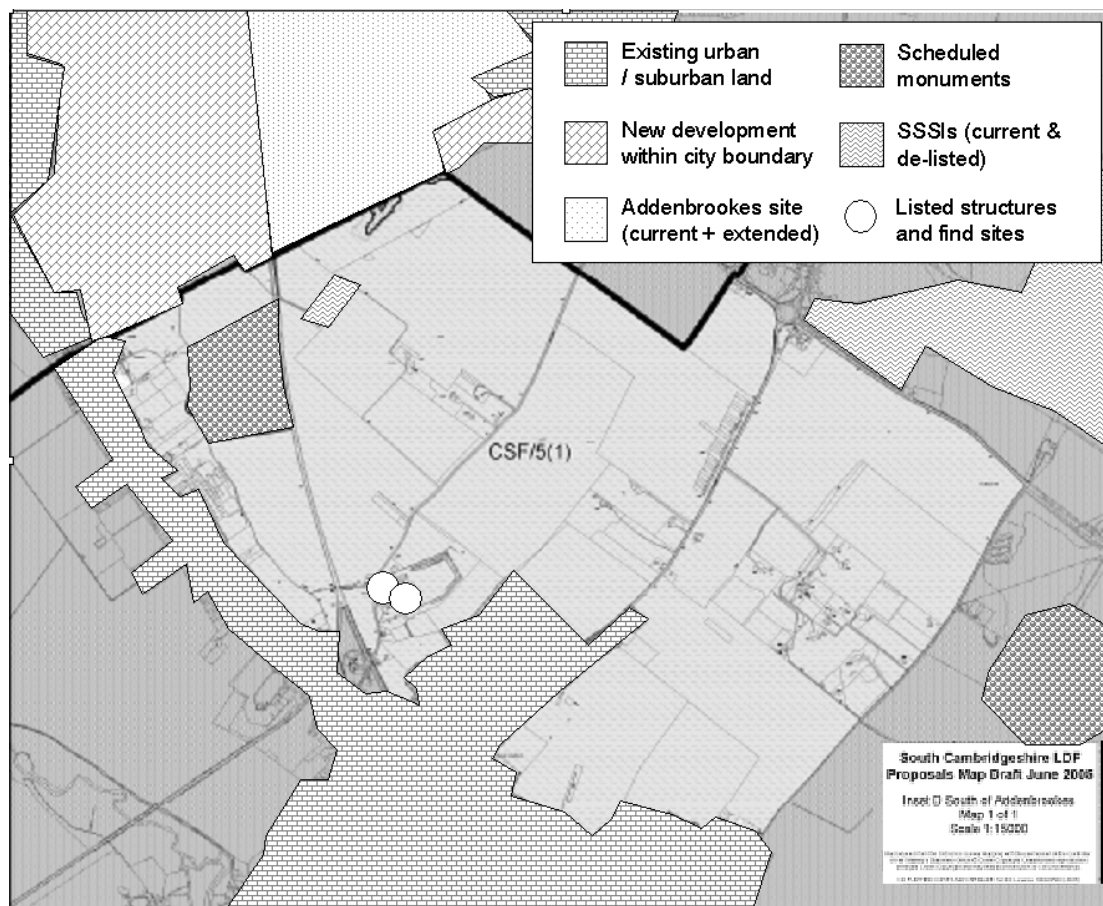
Otherwise our assessments are overwhelmingly positive and no draft policy is considered unsustainable. Clearly a development on this scale will have significant impacts which will require extensive mitigation. However the draft AAP contains a wide range of mitigation measures expressed as policy, and the limited number of additional and changes are largely concerned with clarifying specific issues, balancing these with the landscape enhancement of this approach to Cambridge, and the conservation of the prospect of the Gog Magog Downs from the City's southern suburbs.

Each section follows a common structure, presenting the issue that the objective seeks to address, supported by baseline data where appropriate. The impact of the plan is discussed and the key policies which are predicted to have positive or negative impacts are identified. The section concludes with a discussion of synergistic, cumulative or secondary effects which are also referred to in the sections below. All data defining conditions in the District are taken from the baseline dataset unless otherwise stated.

Figure 2 overlays the current proposals map with various parameters that summarise design issues and constraints for the development of relevance to this part of the assessment.

Figure 2: Cambridge Southern Fringe constraints map (Source: South Cambridgeshire District Council, DEFRA; base map © Crown copyright).





1.1 Minimise the irreversible loss of undeveloped land and productive agricultural holdings

The shortage of previously developed land in the District is reflected in the target that 37% of new dwellings should be built on brownfield sites, compared to the 60% stipulated by ODPM, but which is established in the adopted Structure Plan. In 2003 the rate was 27%, consistent with that over the preceding five years, and suggesting the need for improvement. Over the same period average housing density was 19.7 dwellings/ha., which is typical of the sub-region as a whole, but some way below the minimum threshold of 30/ha. specified in PPG3. Both rates reflect the transition from the former development strategy for the District to current policy.

Developments within the District along the Southern Fringe have a negligible impact on greenfield land due to their limited scale. The current proposals map indicates that the footprint of the urban extension on the Monsanto site will extend beyond the area of the existing buildings and approach roads. This land is currently used for agro-research rather than commercial agriculture and therefore it is debatable whether this represents loss of greenfield land.

Some of this area will also be given over to an edge treatment which screens the west and south sides of the development. The country park will use a substantial area of agricultural land (current believed to be largely pastoral) however this is not an irreversible change, while development proposed for the area south of Addenbrooke's involves only landscape enhancement with no land use change. The most sizeable loss of agricultural land appears to

occur to the east of the A10 with the extension of the south side of Trumpington. This lies within the City boundary and therefore outside the scope of this AAP and assessment. Policies with a potentially significant or important beneficial impact: CSF/4. This Green Belt policy contains the extension of the urban area although its impact can only be estimated qualitatively.

Policies with a potentially significant or important harmful impact: none identified.

Cumulative, synergistic and secondary impacts: none identified. Since Green Belt designations are non-statutory and can change, it will be important to maintain the revised configuration between Trumpington and the M11 to prevent further creep of Cambridge over the longer term, and any impact this may have on the open land towards the Cam.

1.2 Reduce the use of non-renewable resources, including energy sources

Prudent use of natural resources in general is one of the basic themes of the UK sustainable development agenda. Baseline data suggests local consumption of gas is lower than the UK average, at 15,395KwH per home, compared to 17000KwH for the UK as a whole. Nevertheless, climate change concerns mean a need to control consumption or exploit more sustainable power sources. Current targets require a 10% increase in production of renewable energy, although the District's capacity has remained static at just under 9GwH for the last five years. There is a regional target to generate 14% of electricity needs from renewable sources over the same period. At present there is no other information to assess the District's performance and an additional indicator might measure the number of new developments where recycling of building materials occurred in line with Development Control policy DP/2.

Introduction of energy efficient technology and renewable energy generation are addressed by policies NE/1 and NE/3 in the Development Control Policies DPD. These establish quotas or thresholds which developers must achieve for the installing photovoltaic cells, solar panels and heat-retention measures. The targets are not particularly stringent, however the Council considers this the most effective way of providing flexibility in that this is expected to encourage developers to meet these thresholds.

Unlike the Cambridge East and Northstowe AAPs, that for the Southern Fringe does not contain an explicit statement on installing energy conservation technology although policy CSF/21 does provide for exemplar projects in energy and water conservation. The two Development Control policies above would still apply in principle and state a clear purpose of using all new development to contribute to energy reduction even if this only has a minor, incremental effect, which is likely to be the case with this AAP due to the small scale of housing growth compared to the other AAPs.

Policies with a potentially significant beneficial impact: CSF/12 and CSF/24. The absolute impact of these policies will depend on two factors: whether (or how many) developers embrace the proposals in the Development Control Policies DPD; and whether developers implement the minimum requirement or are encouraged to equip more properties with the relevant technology.

Policies with a potentially significant adverse impact: CSF/2. As with other development facilitated by the LDF, growth in housing and employment will increase consumption in absolute terms. Unlike Northstowe and Cambridge East, development on the Southern Fringe is not based on specific Structure Plan policies, although it will contribute to achieving the District's house building targets. With the information available at the time of this assessment it is not possible to determine whether this is the most sustainable of the remaining sites with development potential, although its absolute impact is limited by its small scale. Nevertheless it is vital that conservation technology is deployed throughout the development to mitigate its impact.

As with comparable policies in other AAPs, the main issue for this objective is the limited cumulative benefit since even the provisions of the Development Control policies mentioned above are voluntary and developers do not necessarily have to implement conserving technology, or on the scale proposed. The benefit of this policy would be maximised if a reasonably ambitious rate of deployment can be encouraged. The built development on the edge of Trumpington appears small-scale alongside Northstowe but is larger than any of the housing allocations in Site Specific policy SP/1, and therefore it has a role to play in facilitating the roll-out of energy and water conservation technology.

1.3 Limit water consumption to levels supportable by natural processes and storage systems

The District lies in one of the driest areas of the UK (Scoping Report, para. 8.3), although it benefits from the chalk geology in its southern half, as a result of which measures to maintain the openness of land (for percolation) and maintain the nature structure of drainage systems are essential. Unfortunately evaluation of current conditions is limited by the lack of sustainable indicator information at present, although the Scoping Report notes this is a priority for which a source of data is being investigated. (Note that water quality issues are addressed by objective 4.1).

Water consumption is addressed more aggressively than energy conservation, with policy CSF/19h requiring use of technology which reduces it by at least 25% per household compared to current rates. This clearly requires a substantial reduction in usage as a result of greywater recycling and other techniques and is more stringent than the generic approach taken in policy NE/15 in the Development Control Policies DPD.

However this target has been withdrawn on the advice of GO-East as it goes beyond the scope of what the planning system can seek. This change somewhat weakens policy CSF/19 but it is consistent with changes to other AAPs and to the Development Control Policies as a result of formal guidance. It has been replaced with a more general statement reaffirming that Council's commitment to seeking water conservation measures.

Groundwater protection is covered primarily by the range of conditions in policy CSF/19 covering run-off, use of surface and sub-surface infrastructure, foul drainage removal, etc.

Policies with a potentially significant beneficial impact: CSF/19. The target in clause CSF/19h sets a minimum threshold for consumption which might be surpassed.

Policies with a potentially significant adverse impact: CSF/2. The assessment for this objective largely mirrors that of 1.2 above. In absolute terms the development will increase water consumption and this should be addressed through the conservation measures proposed in CSF/19. The small footprint of the re-developed land means that any changes to run-off rates and patterns should be negligible, and part of this land is already covered by buildings and other impermeable features such as approach roads.

The primary secondary and cumulative effects are likely to be the impact on run-off and groundwater absorption. It is not possible to assess the practicality of this requirement without further detail of the site layout.

2.1 Avoid damage to designated sites and protected species

The biodiversity value of the Cambridgeshire countryside is a key component of the District Vision (see Section 2.2). However the Scoping Report states that there is a relatively low level of formally protected wildlife area given the District's rural character.

There are no existing designations affecting the immediate vicinity of the site – see Figure 3 overleaf. The Hobson's Brook / Nine Wells site in the centre of the southern area of the AAP is a former SSSI, having lost its status due to water contamination from surrounding agricultural land. There is also a modest sized SSSI on rising ground on the edge of the Gog Magog Downs to the east, and which also contains a small Local Nature Reserve, but nothing within 2-3kms downstream of the Cam.

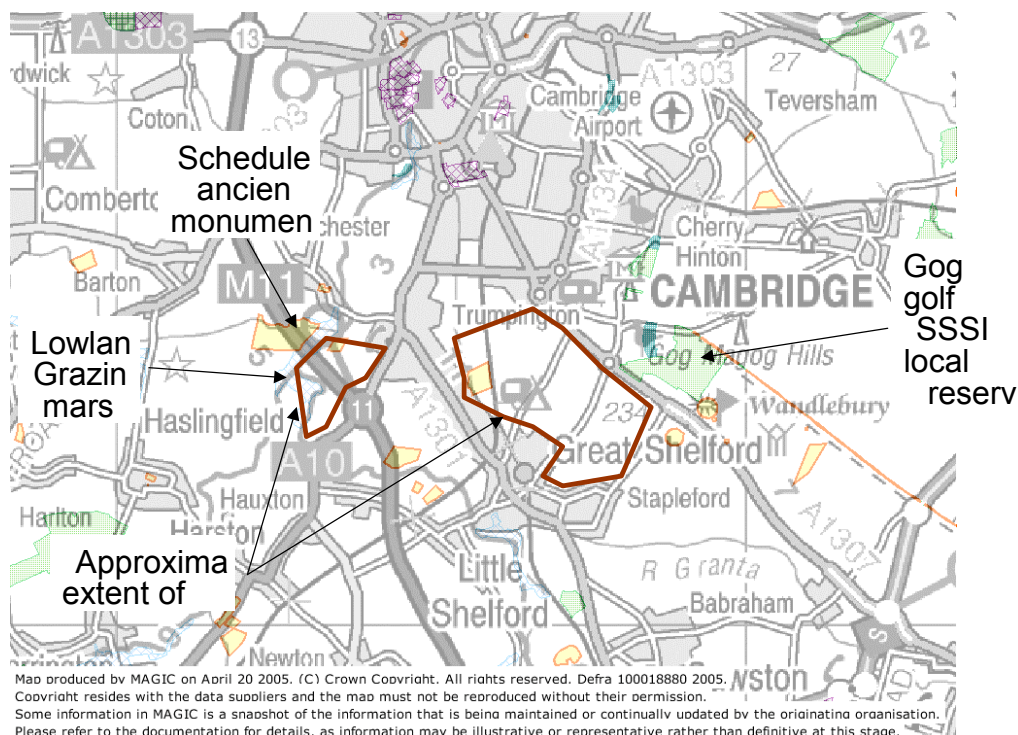
The impact of development cannot be assessed until an initial ecological survey of the site has been undertaken as required by policy CSF/15, however there appears only modest scope for any significant impact due to the lack of local designations.

Policies with a potentially significant beneficial impact: none identified. However policy CSF/19 aims for improvement of water quality along Hobson's Brook (see para. D10.1) with the apparent intention of re-instating it as an SSSI in due course.

Policies with a potentially significant adverse impact: none identified.

Potential secondary, cumulative or synergistic effects: none identified.

Figure 3: Location of principal landscape and conservation designations in South Cambridgeshire (Source: DEFRA - Magic, 2005; map © Crown copyright).



2.2 Maintain and enhance the range and viability of characteristic habitats and species

The Scoping Report refers to software under development that will record the extent to which Biodiversity Action Plan targets and objectives are being achieved. This facility is not available at present, a common problem for councils in our experience. Other indicators such as the trends in farmland and woodland bird populations are not available at local level, but might show significant trends that need to be addressed, given the intensity of the agriculture in the District, especially the north-east.

The Cambridgeshire Biodiversity Action Plan identifies five broad habitats (including *acid grasslands* and *rivers & streams*) and a further ten priority habitats (including *ancient and/or species-rich hedgerows*, *cereal field margins*, coastal and *floodplain grazing marsh*, fens, lowland calcareous grassland, *lowland meadows* and *reedbeds*)². Some of these will be present in each of the areas covered by DPDs in the initial South Cambridgeshire LDF, and action plans have been prepared for each habitat. A further twelve local habitats (including churchyards and cemeteries, roadside verges, *drainage ditches* and *arable land*) have been identified. Those habitats which may be present locally are indicated in italics above:

² <http://www.ukbap.org.uk/lbap.aspx>

- South of Addenbrooke's – arable land; cereal field margins; drainage ditches; acid / calcareous grassland at the perimeter (Downs edge)
- Trumpington to the Cam – arable land; species-rich hedgerows; cereal field margins; floodplain grazing marsh and lowland meadows; reedbeds (along the Cam).

The impact of development cannot be assessed until an initial ecological survey of the site has been undertaken as required by policy CSF/15, however there appears only modest scope for any significant adverse impact because of the limited scale of re-development, which is confined to existing brownfield land.

The principal impact is positive in terms of maintaining the existing landscape features and enhancing them where appropriate as required by policies CSF/5, CSF/12 and CSF/15. Consequently this AAP differs from the others in that much of it is concerned with retaining existing land use (with limited changes in the case of the country park). We would expect remediation and improvement work to favour provision of priority habitats listed above. We also assume that turning over land along the eastern bank of the Cam from agriculture to the country park will involve minimal changes to the existing habitat, supported by some enhancements. There is also scope to incorporate SUDS reedbed components into this area as this is a priority habitat found along the Cam. This is recognised by the policy (see para. D10.5) though its feasibility depends on whether there are reedbeds on the adjacent stretch of the river.

Policies with potentially significant beneficial impacts: none identified. As noted above, this AAP focuses less on built development and more on sympathetic and selective landscaping and biodiversity improvements, consequently adverse impacts should be less likely.

Ideally the principal synergistic impact is the improvement of biodiversity in the western part of the AAP area and maintaining the existing quality in the south (with localised improvement of Hobson's Brook).

2.3 Improve opportunities for people to access and appreciate wildlife and wild places

This objective is not directly related to specific government policies or targets, although there is a strong fit with the objectives of the Countryside and Rights of Way Act 2000 (CRoW), and with government initiatives to promote healthier lifestyles. The baseline dataset has no information on relevant parameters (notably the % of rights of way that are open and in reasonable condition) and we expect this will be addressed by the obligation to measure their availability arising from CRoW. This requirement is made more explicit in a post consultation change to this policy which acknowledges the Council's obligation under the Act to prepare a rights of way improvement plan.

The AAP makes substantial provision for this objective. In the western area the country park will open up a substantial area which currently has limited public access, and which is also impeded by the M11 corridor. Existing public rights of way will be improved, with the creation of a footpath/cycle route along the east side of the park, providing an opportunity to create a circular

walk around this area of the development comparable to that being planned for the perimeter of Northstowe. In the southern area improvements to routes across the open land will assist this objective, particularly the new route providing easy foot and cycle access to Gog Magog Downs and Wandlebury.

Policies that have potentially significant benefits: CSF/1, CSF/2, CSF/4, CSF/5, CSF/12, CSF/13, CSF/14, CSF/18. Overall significance cannot be quantified as this depends on public use of these features.

There are no policies that conflict with this objective, and any concerns about the broader implications of development on biodiversity in general (places and species) are covered by the comments for 2.2 above. However note that the AAP envisages these spaces being frequented by residents across Cambridge and from the adjacent villages. Ideally many of these people will reach the area on foot or cycle, however it is not clear what car parking will be provided for those travelling further. Clearly the Trumpington park & ride offers spaces on the north of the county park although it is not clear what facility is available in the south at the edge of Hauxton. There is also a small car park on the south side of Haverhill Road on the Magog Down.

These improvements offer a form of synergistic social benefit as they will benefit the broader community, not just residents of Trumpington old and new. However there is a potential secondary impact resulting from the opening of land to public access where this is currently restricted. This will have some unquantified impact on tranquillity which the landscaping and other improvements of this area should aim to offset. Development Control policy NE/5 provides for areas of quiet countryside enjoyment based on informal designation of Countryside Enhancement Areas. The Council should consider applying this designation to parts or all of the country park, particularly that stretch along the Cam adjacent to Byron's Pool where this approach would also support the objective of protecting the setting of sites with historical or heritage associations.

3.1 Avoid areas and sites designated for their historic interest, and protect their settings

This objective can be difficult to measure because assets are widely fragmented, and their presence only suspected. The age of many settlements in the District means a potentially high level of listed buildings, but there is a much broader significance because of the rural settlement pattern and the shared heritage with Cambridge city. The Scoping Report notes that the principal indicator - % of listed buildings considered at risk - has remained roughly static at around 2%.

Figure 2 shows the location of scheduled monuments, listed buildings and artefact finds based on DEFRA information³. There are four scheduled monuments within or adjacent to the AAP area.

³ <http://www.magic.gov.uk>

Within

- Remains of a Romano-British settlement on land adjacent to the Cam and overlooking Byron's Pool. This site will lie within the area of the proposed country park;
- An undefined feature identified from cropmarks and pottery finds lying between the railway line and Hobson's Brook immediately west of Nine Wells, and which may also be a Romano-British settlement.

Adjacent

- An enclosure and barrow on the Magog Down immediately south of Haverhill Road (shown in Appendix C – map 2);
- Wandlebury hill camp / fort to the east of the area south of Addenbrooke's.

Neither of the adjacent features will be affected directly by the AAP, although policy CSF/5 provides for sympathetic landscape treatment of the open land which both overlook, and the improvement of pedestrian and cycle access to these features, which all supports objective 5.3.

Policy CSF/16 requires a comprehensive archaeological survey, recognising the number and diversity of local finds and features. Building construction will be confined to the east of the Monsanto site; the need for survey and opportunity for in situ inspection applies here although the disturbance of ground as a result of the original development of the site suggests there may be little to identify. However survey of other parts of the AAP footprint will be important.

The main aim should be to ensure that landscaping and other improvements do not disturb features. This will be particularly important in the area to the west and southwest of Trumpington due to the presence of the settlement identified above which appear to lie along the most direct route for the SUDS between the built development and the Cam. However the lack of built development considerably reduces the risk of disturbance of these sites, and the archaeological survey might also consider the scope to incorporate the settlement remains into the country park as a visible feature.

There is less risk of disturbance in the area south of Addenbrooke's where changes are restricted to landscape improvements, however these must avoid disturbance of the monument identified above alongside Hobson's Brook. A pair of non-scheduled monuments (comprising a moat and other earthworks) also lie within the landscaped area and appear to straddle the route of the western foot/cycle link shown on the concept map for this area.

The AAP recognises the importance of the setting and aspect of the views from the city edge towards the Gog Magog Downs. It is less evident that a similar approach should be taken along the Cam, particularly at the northwest edge of the AAP area due to the historical associations of Byron's Pool. This will remain some distance from the edge of Trumpington West, but any changes resulting from, for example, incorporation of SUDS features, will need sensitive integration to preserve the setting.

Policies with a potentially significant beneficial impact: CSF/2, CSF/16. The impact of development depends on the scarcity and historical importance of the listed and scheduled features listed above, and this will only be evident once the survey has been undertaken.

Policies with potentially significant adverse impacts: none identified.

Potential secondary, cumulative and synergistic effects: none identified.

3.2 Maintain and enhance the diversity and distinctiveness of landscape and townscape character

The Strategic Vision (section 2.1) sets great stock in the importance of the District's character to its attractiveness as a place to live and work (notwithstanding the costs involved), and as a complement to the principal tourist attraction of Cambridge itself. It is difficult to identify meaningful indicators that can be measured readily and at an appropriate scale for the built environment. However this is largely subsumed by the designation of Landscape Character Areas which reflect the integration of settlement pattern and density, building materials, flatness of the terrain, along with more subtle nuances such as the importance of the openness of the East Anglian Chalk to recharging the District's groundwater resources, and the need for new development to reflect the layout and structure of settlements in the vicinity.

The plan addresses urban design issues through various policies, both in terms of housing density and layout, and also through the integration of additional features such as green fingers as well as open space required by current planning policy. Specific aspects are not defined and will be addressed in a set of design guides to be produced subsequently.

As indicated under the preceding objectives, this Plan places greater emphasis on landscaping – whether this is to improve the presentation of the south western approach to Cambridge, or to preserve the aspect of the area south of Addenbrooke's. The need for sympathetic landscaping is addressed in policies CSF/5 and CSF/12, and is itself mitigated by other policies (eg. CSF/16) which prevent these works having unforeseen secondary impacts on other local assets such as archaeological features.

Policies with potentially significant beneficial impacts: CSF/2, CSF/4, CSF/5, CSF/6, CSF/12. It is not possible to assess the impacts of these policies at this stage. We assume an EIA of the western part of the development will be needed and it would be appropriate to undertake a formal visual impact assessment at that time.

Policies with potentially significant negative impacts: none identified. In practice this conclusion assumes that the screening and other impact reduction measures proposed in policies on green separation, etc. will balance the desire to improve the south western entrance to the city against the need for suitable treatment of this edge of the development.

Potential secondary, cumulative and synergistic effects: none identified. It will be important to resist pressure for further redesignation of the Green Belt land between Trumpington West and the M11 to contain development pressure and to maintain the positive landscape improvements introduced by this plan.

3.3 Create spaces, places and buildings that work well, wear well and look good

This objective is one of the most difficult to assess since it is largely subjective. Good urban design principles address specific requirements within settlements, and this is assumed to be the focus of the objective. The need for good quality landscape is assumed to be addressed by objectives 2.2 and 3.2. A 2002/3 survey suggest South Cambridgeshire is performing well, with 90% of residents satisfied with the quality of their immediate (built) environment, which is above the national average. This outcome appears to reflect the predominantly rural aspect of the area, and the open, low density layouts of many of the District's principal settlements.

As noted in the Core Strategy appraisal, this objective is closely related to 3.2. The surveys above suggest residents should appreciate the efforts taken to maintain a high quality environment, and in the Southern Fringe most changes will enhance the existing spaces. Satisfaction is also likely to be strongly linked to the relationship between new built development and the surrounding community, and this issue is considered in the assessment of objectives 6.1 and 6.4.

We cannot assess the implications for the built environment as the concept diagram and policy text only provides an outline of the design.

Policies with potentially significant beneficial impacts: CSF/2, CSF/4, CSF/5, CSF/12, CSF/17, CSF/23.

As with objective 3.2, the overall effect of the plan policies is strongly positive provided that mitigation of the development on the surroundings are effective. We identified no policies with a significant negative impact.

Potential synergistic, cumulative and secondary impacts: none identified.

4.1 Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light

Section 11 of the Scoping Report highlights several issues under this objective where local conditions are below national averages, or where performance has deteriorated recently. Commuting patterns (including the school run) are a particular issue, which contribute to local congestion to add to the 28% increase in vehicle traffic over the period 1992-2002. Local monitoring has shown that traffic flows into and out of Cambridge are static but above the level stipulated in the Local Transport Plan. A further indication of the nature of the problem is that trunk traffic flows are 70% above the national average, and that on other principle roads is 35% higher. This situation has implications for air quality with recent data suggesting a significant deterioration with a 30% increase in NO₂ levels at one local monitoring station alongside the Cambridge-Huntingdon link of the A14 close to Northstowe, while at another station on the Cambridge Northern Fringe levels were static but already 30% above UK and European thresholds. Furthermore, dust concentration may be an issue. Two measurement stations

providing local data (again north of Cambridge) show concentrations of 40 and 72 $\mu\text{g}/\text{m}^3$ respectively, the first equaling the air quality threshold for this parameter, and the second being almost double. However from 2005 the dust concentration threshold is cut to 20 $\mu\text{g}/\text{m}^3$ (to be achieved by 2010) suggesting a potential air quality problem if these levels are typical of other parts of the District.

Limiting adverse impacts and potential for pollutants covers both the temporary impacts resulting from construction of the settlement (policy CSF/22 in particular), and the more permanent impacts once Trumpington West is established.

Analysis of National Air Quality Survey (NAQS) forecasts for this area shows NO_2 levels predicted to be around 60% of the UK threshold level of 40 $\mu\text{g}/\text{m}^3$ in 2005 along the A10 and the centre of Trumpington. This is assumed to reflect queuing traffic during peak periods and the volume of traffic handled by this principal route into the city. The park & ride site was completed in the period when these forecasts were generated and should have contributed to a local reduction on the route into the city and in Trumpington, assuming it has eased congestion. Levels are forecast to drop to around 50% of the threshold level by 2010, although there are currently no local measurements to check the accuracy of the 2005 forecast.

Airborne 'nuisance dust' (PM_{10}) is forecast to be around 50% of the national threshold at 2005, but by 2010 this target will be halved, and the NAQS data forecasts PM_{10} levels around 90% of the revised target at that time.

Maintaining air quality at the very least therefore requires that the proposals in policy CSF/11 encourage local residents to use public transport and other modes for commuting, and this will be supported by expanding the facilities in Trumpington Centre (to be covered by City Council policies) to provide more local amenity within easy reach.

Noise impacts will depend on the timing and location of construction activities, and depend on their duration (ie. nuisance effect over a sustained period), proximity, and whether there are cumulative effects from various plant operating simultaneously. Time of day is assumed not to be an issue provided the considerate contractor strategy required by policy CSF/22 is enforced.

Site plant typically emits sound levels above 80dB (decibels) at a distance of 7m, with levels exceeding 100dB for unsilenced equipment⁴. These levels reduce by 3dB with each doubling of distance from the source, however this means there are areas around the perimeter of the Trumpington West site where there may be potential noise impacts. These would primarily affect:

- Any residents of Trumpington West who occupy the site early, while construction is continuing;
- Properties on the City side of the north end of the development, including Anstey Hall;
- Users of the park & ride and retail area in Trumpington centre (unlikely the two locations above this would not be a continual exposure to noise);

⁴ British Standard 5228, quoted in Morris P & Therivel R (eds), 2001, Methods of Environmental Impact Assessment, 2nd ed.

- Residents on the east side of Hauxton Road, including those in any new housing developed within the City boundary (however this is likely to be confined to the southern end of the site where the built part of the development adjoins the A10).

The construction strategy should require the installation of temporary noise abatement measures (possibly paneling) to limit the impact on neighbouring areas, as well as appropriate management processes and controls on working hours. Given the small scale of the development it is not clear whether construction spoil would be available in sufficient volume to be stored temporarily as a noise-reduction berm before it is redistributed across the site (as proposed for other developments).

Visual impacts are addressed extensively through edge treatments for the two and four-storey buildings planned for the west and southwest sides of the built development.

Water quality is addressed explicitly in terms of the need to prevent any water leaving the site, whether through natural processes or in sewage systems, from contaminating the surface and groundwater regime.

In addition a range of generic policies in the Development Control Policies DPD, including NE/10 to NE/14 (water resources and drainage), NE/16 and NE/20 (hazardous installations and land contamination), and NE/17 to NE/19 (light, noise and air pollution) would also apply across the site, although the current AAP text not state this explicitly. We would also expect matters such as requirements to limit light spill to be addressed in the detailed design brief for the settlement.

Policies with a potentially significant beneficial impact: CSF/6, CSF/11, CSF/19, CSF/22 (particularly in the early stages of development), CSF/26. At present the significance of the impact of these policies cannot be calibrated as this will depend on the design brief and timing of new development.

Policies with potentially significant adverse impacts: none identified. However the development of Trumpington West will generate transport impacts from plant movement. Policy CSF/22 requires that site access will minimise disruption on Hauxton Road, but this is an issue that will need to be addressed in the construction strategy.

The principal temporary impact will be the sustained effect on air quality of phased construction over a period of 10 years, arising from:

- Excavation, storage and replacement of topsoil and construction spoil;
- Other excavations;
- Exhaust fumes from construction traffic and other plant;
- Emissions from other site equipment (eg. crushers, drilling / piling equipment, etc.).

It is not possible to calibrate the effect of these activities in terms of the likely increase in NO₂ and PM₁₀ levels without more details of the location and timing of site activities and an indication of which activities will occur concurrently. Table 9 indicates best practice criteria for assessing how far 'nuisance dust' (equivalent to the PM₁₀ pollutant) can be expected to penetrate away from construction activities, and also how far soiling (ie. deposition of other particulate matter on surfaces) is likely to penetrate. Activities at Trumpington West are likely to fall into the 'minor construction site' category given the fairly compact area of the site.

The rates shown in Table 8 suggest that any impacts of construction activities should be relatively localised within the areas under development at a particular time. Nevertheless it should be noted that soiling and nuisance dust would be more extensive if there are inadequate controls on site.

Table 8: Construction dust assessment criteria (Source: Laxen, 2000⁵)

Source	Potential Distance for Significant Adverse Effects (Distance from source)	
	Soiling	PM ₁₀ *
Large construction sites, with high use of haul routes	100 m	25-50 m
Moderate sized construction sites, with moderate use of haul routes	50 m	15-30 m
Minor construction sites, with limited use of haul routes	25 m	10-20 m

* Based on 35 permitted exceedances of 50 µg/m³ in a year

As stated for previous objectives, it will be essential that there are consistent and effective site operational processes to minimise the generation of dust during the removal, storage and re-location of spoil, and its disturbance by site traffic.

Given the duration of the work there is also an inevitable risk of material being washed from the site into adjacent water courses. This is particularly important in terms of the 'cross-border' effects of construction within the City and its impact on the Hobson's Brook / Nine Wells area. This issue illustrates the need for a coordinated construction strategy for the City and District, although it is not apparent from the Plan at this stage how this will be delivered.

Note also that the policies dealing with construction activities do not currently refer to the possibility of contaminated land on the core of the Monsanto site given its former use. A survey of this risk will be necessary during the initial master planning of the development so that mitigation and remediation measures are incorporated into the construction strategy, and to meet the requirements of Development Control policy NE/20.

[4.2 Minimise waste production and support the recycling of waste products](#)

⁵ Laxen, D., 2000. Diben Terminal Technical Statement, Air quality Impact assessment TS/AQ1, Associated British Ports.

The Scoping Report suggests this is another pressing problem for the District with a 25% increase in waste generation to 352kgs/household over the period 2001-2003. In 2003 just over 20% of this material was recycled and a further 5.3% was composted. While both represent good progress, the sizeable increase in waste generation creates extra pressure to meet the target for value recovery from 40% of waste by 2005.

The AAP implies an absolute negative impact due to the additional waste that will be generated by housing, employment and community sites. As with other impacts it may be assumed that the relative impact is neutral, given the need to expand the District's housing stock, and if it is accepted that this represents one of the most sustainable sites for redevelopment after Cambourne, Northstowe and Cambridge East.

The need for effective control and reduction in waste to support landfilling and recycling targets is acknowledged in section D13 of the Plan although the scope for action is limited because the Council has no waste collection or treatment responsibilities. Nevertheless this section of the plan does not specify that built development (particularly the housing areas) should include basic facilities to support recycling, although in principle Development Control policy DP/3 clause 7 will apply. The text appears to preclude major waste collection and/or treatment facilities in the vicinity of Trumpington West (proximity to civic amenity or other sites cannot be determined at this time though the adjacent park & ride and supermarket car park areas are typical sites), however it would be appropriate to incorporate a small recycling 'bring' site in the development, or to provide a facility shared with the new development on the opposite side of the A10.

On a broader scale the Plan does provide some more explicit support for recycling through re-use of materials from the Monsanto site once it is demolished (policy CSF/24). The suitability of these structures for other uses cannot be determined at this time, although the intention for a development largely of housing suggests they are likely to be demolished and will provide a limited supply of secondary materials. Provision is also made for re-use of construction spoil for landscaping and possibly its use as a sound-proof berm along the M11. Re-use of water through greywater systems and other technology is also addressed and supports objective 1.3.

Policies with a potentially significant beneficial impact: CSF/19. Policies CSF/22 and CSF/24 also contribute but the limited amount of materials that may be available for recycling limits their impact.

Policies with a potentially significant adverse impact: CSF/2. As with objectives 1.2 and 1.3, growth implies an increase in impacts, in this case of waste arisings. However the impact here is less significant than at Northstowe or Cambridge East, though it is likely to occur earlier.

Potential secondary, cumulative and synergistic impacts: a secondary impact and concern is uncertainty about the future of Milton STW and its possible replacement. This should not be an issue provided any change in location of the receiving works does not require reconfiguration of waste water removal infrastructure on the site. If this is likely then it may be pertinent to use a Grampian condition or other mechanism to prevent development until sewage treatment arrangements can be finalised.

4.3 Limit or reduce vulnerability to the effects of climate change (including flooding)

This objective addresses two areas: reducing the vulnerability to flooding, and improving the thermal efficiency of structures to retain heat thereby reducing energy demands. Both parameters are difficult to calibrate at present, although the Scoping Report proposes to use GIS of Environment Agency data to determine the number of properties currently lying within moderate to high (100 to 50 year incidence) areas within the District.

The emerging Strategic Flood Risk Assessment for South Cambridgeshire indicates there is limited risk in the area covered by this AAP; details of the Environment Agency's Flood Zones are shown on the proposals map which accompanies the Cambridge Southern Fringe draft AAP.

The built section of the Monsanto lies on a slight rise around 10m above the floor of the Cam to the west. The only part of the area lying within the functional floodplain is a strip approximately 50m wide adjacent to the river of which 30m lies within the 10 year event risk area and the rest within the 100 year event risk area. All this land lies within or beyond the boundary of the country park and therefore away from structures which would require protection. Part of this area may contain reedbeds and other features which are part of the SUDS. Policy CSF/19c requires that there is no net adjustment to discharge into the Cam, and this will be particularly important at this point to prevent damage to water habitats along the river, and because there is a scheduled ancient monument just to the east of the effective floodplain which might be damaged by an increase in water levels.

Reflecting a similar change to the Cambridge East AAP, post consultation revision of the AAP introduced the need for a Strategic Surface Water Drainage Scheme to coordinate and integrate drainage infrastructure of different developers.

There is also a small strip of land subject to 100-year event risk along Hobson's Brook from the City boundary to the northern edge of Great Shelford. This area will not be affected by development proposed in the AAP however policy CSF/19 (para. D10.1) identifies the need to avoid balancing ponds and other features in the open area to the south of Addenbrooke's. This indicates that the drainage requirements for new housing within the City boundary south of Trumpington must be coordinated with District policy, and that the provisions of policy CSF/19 should have precedence.

Reducing energy use, particularly by improved heat retention in buildings, is addressed by policy CSF/21, however the discussion of objective 1.2 notes that there is no clear policy requiring energy efficient construction at Trumpington West to parallel statements in the other AAPs.

Policies with potentially significant beneficial impacts: CSF/19. The overall impact of these policies depends on the detailed design of the drainage and flood control infrastructure on both parts of the site, and the coordination of drainage plans with the City council.

Policies with potentially significant adverse impacts: none identified.

Both sets of policies support this objective but will apply only to new development. Other initiatives will be necessary to encourage increased use of energy-efficient solutions in existing housing stock.

5.1 Maintain and enhance human health

Data presented in the Scoping Report suggests this is not a particular problem for the District, with life expectancy above the national average (79 years for men, 83 for women, compared to national averages of 76 and 81 respectively) and incidence of long-term illness below it (12.7% locally compared to 18.2% nationally). Nevertheless concerns about increased obesity levels suggest that any policy initiatives that contribute to healthier communities are desirable.

It is difficult for the components of the LDF to improve human health directly, therefore their main contribution is to provide facilities that support initiatives by other bodies such as the Department of Health and local Primary Care Trusts. In this respect the AAP is supportive. It addresses this issue primarily through infrastructure and design provision that encourages people to take more exercise in several ways:

- Making public transport readily accessible (CSF/2 and CSF/11), so people are encouraged to walk to the bus stop (this facility is already available at the Trumpington park & ride, reducing the need for phasing);
- Designing recreational space and features such as green corridors into the development and providing easy access to adjacent recreation areas and the countryside (CSF/2, CSF/5, CSF/17);
- Adding to the stock of local recreational and strategic open space served by convenient access, including both the country park and the access improvements to the land south of Addenbrooke's (CSF/17 and CSF/18).

The first two improvements will principally benefit residents of Trumpington, both old and new parts, whereas the third will be of wider benefit.

Policies with potentially significant beneficial impact: CSF/2, CSF/4, CSF/5, CSF/14, CSF/17, CSF/22. The impact of these policies cannot be calibrated as this will depend on how many people make use of the opportunity to get more exercise, commute by other modes of transport, etc.

Policies with potentially significant adverse impact: none identified.

There are potential secondary impacts from poor air quality which has been identified under objective 4.1. However the country park in particular intended to benefit the wider sub-region and may therefore draw visitors from further afield, not all of whom will have convenient public transport, pedestrian or cycle access. Car parking is available at the Trumpington park & ride site, but it is not clear whether access to the park will be available from the south, at Hauxton, and which car parking might be provided there.

5.2 Reduce crime and the fear of crime

Crime does not appear to be a problem with local rates a little above half those across the county (57 per 1000 people, compared to 94), and with a small drop in rates over the last two years. It is not clear how crime rates compare to those in Cambridge, and whether the higher county-wide rate reflects higher incidence in larger urban areas. The most recent Quality of Life survey reveals 70% of residents feel safe or fairly safe after dark, which is better than the level across the county as a whole but still capable of improvement. Moreover provision of good recreation and leisure facilities for teenagers was seen as an important contributory task.

Primary responsibility for reducing crime lies with other authorities, and the AAP only deals with the objective through a general statement about car and cycle parking. Development Control policy DP/3 clause 8 requires crime opportunities to be 'designed out' of new development and would apply also to Trumpington West.

Consideration will need to be given to the safe design of pedestrian and cycle routes across the open land south of Addenbrooke's as any lighting along these routes would introduce an additional impact into an unlit area.

Policies with a potentially significant positive impact: none identified.

Policies with potentially significant adverse impact: none identified.

Potential secondary, cumulative and synergistic impacts: the Scoping Report identifies concerns about fear of crime and the potential contribution of the lack of recreational facilities for teenagers on the street scene. Although the Report suggests this is a particular concern in some villages it is reasonable to assume it will occur in some suburban areas around Cambridge. Provision of recreational space (CSF/17) and appropriate community facilities (CSF/9) will help and may provide amenities that benefit other neighbouring parts of Trumpington if they are poorly served at present.

5.3 Improve the quantity and quality of publicly accessible open space

Local performance on this objective is below standard with local provision 25% below the equivalent level across the county, and the most recent District audit shows that some smaller villages have no informal recreation space.

As stated previously, landscaping and open space provision are the primary focus of this AAP, which opens up large areas south and southwest of Trumpington for public access, encouraging use with sustainable access infrastructure, and links to the adjacent settlements and to other interesting local sites (eg. Wandlebury).

Policies with a potentially significant beneficial impact: CSF/1, CSF/2, CSF/5, CSF/11, CSF/12, CSF/13, CSF/14, CSF/17, CSF/23. The Plan makes provision for more open space in line with national, county or City standards.

Policies with potentially significant adverse impact: none identified.

Potential synergistic, cumulative and secondary impacts: the most likely effect is a secondary impact of serving residents of a wider area of Trumpington and possibly Great Shelford, and of attracting visitors to the country park from a much larger part of the sub-region. Both developments will contribute to objectives such as 5.1, though the latter may contribute to incremental traffic growth.

6.1 Improve the quality, range and accessibility of services (eg. health, transport, education, training, leisure opportunities)

County monitoring shows that 83% of the District's population lives in communities with low levels of provision or ready access to basic services, such as a primary school, doctors' practice, shop, and regular and convenient public transport.

Trumpington currently provides a limited range of shopping facilities just north of the A10 / A1301 junction, with a large supermarket adjacent next to the park & ride site. There are further amenities scattered along Great Shelford Road down to Great Shelford and Stapleford, which is designated by Core Strategy policy ST/4 as a Rural Centre.

Policy CSF/2 refers to enhancing Trumpington Centre with additional services and facilities, with a focus on education, sport and recreation. Unfortunately Trumpington centre lies within the City boundary and therefore it was not included in the 2000 survey of village amenity which has informed the assessment of the other DPDs. Lack of mention of retailing implies that the City and District councils consider shopping facilities are adequate. Trumpington inevitably lies in the shadow of central Cambridge, and further expansion might affect growth of Great Shelford / Stapleford.

However the key issue is the siting of new housing and some employment at Trumpington West next to the park & ride facility which will provide ready access to services, employment, etc. in the city centre. This is complemented by shuttle buses across to Addenbrooke's (which will also have an interchange for the guided busway) and links for local pedestrian and cycle routes to similar facilities providing safe, segregated access into the city.

Post consultation changes made clearer the intention to seek employers to develop travel plans to mitigate potential transport impacts.

Policies with potentially significant beneficial impacts: CSF/5, CSF/7, CSF/9, CSF/11, CSF/17. This is another objective where it is difficult to quantify the benefits or their potential significance, though these – and those with lesser beneficial impacts – will contribute to the sustainability of Trumpington West.

Policies with potentially significant adverse impacts: none identified.

The principal synergistic impact is likely to be the effect of ready transport access on commuting patterns. The park & ride facility is operating now and Cambridge city already has an extensive network of cycle routes.

An additional secondary impact concerns community cohesion. The Scoping Report identifies the shortages of recreational facilities and strategic open space that occur across the District. It is not clear if these problems affect Cambridge suburbs, or whether the level of recreational provision is superior. Their suburban setting suggests a greater potential catchment and that they may be better provided. Nevertheless the facilities designed into Trumpington West can benefit not only new development across the A10 but also the rest of the immediate community, and this will also help to integrated the new site into the existing settlement.

6.2 Redress inequalities related to age, gender, disability, race, faith, location and income

The Scoping Report provides two statistics that illustrate the difficulty of measuring this objective. The most recent Quality of Life survey shows 70% of residents regard their local environment as 'harmonious' (compared to a county-wide figure of 64%) and an Index of Multiple Deprivation score of 6.9, a little over half the county average. The latter figure is not particularly surprising given the largely rural nature of the county and the nature of local employment growth, which has largely been in sectors offering attractive salaries. However this situation should not overlook the need to provide balance work opportunities for a wide range of skills and skill levels.

The AAP does not deal with the listed equalities explicitly. Requirements for access to services, amenities, recreational areas and open space such as the country park for the elderly and less mobile are not addressed specifically, although this is also true of the other AAPs. In principle Development Control policy DP/3 clause 6 provides for this requirement, and improvements in amenities could benefit residents in Trumpington, and possibly Great Shelford. One slight concern, which was raised in the initial SA report and is not addressed explicitly, is the potential barrier of the heavily-used A10 to movement between Trumpington West and the rest of the local community.

Provision of affordable housing addresses income disparities, with Trumpington West contributing a further 300 dwellings to the affordable housing target. This will be important since the introduction to the AAP notes that the site offers potential for early development, helping to address the disparity between housing supply and demand, and escalating price/income ratios, that have occurred over the last decade.

Policies with potentially significant beneficial impacts: CSF/7, CSF/9, CSF/23. As with many other policies the benefits are intrinsic and cannot be measured effectively. They may not be significant in the same way as environmental impacts such as air or water pollution, but will be important to the social cohesion of Trumpington West, and to integrating it with the existing settlement.

Policies with potentially significant adverse impacts: none identified.

Potential synergistic, cumulative and secondary impacts: none identified.

6.3 Ensure all groups have access to decent, appropriate and affordable housing

A Land Registry survey shows that the house price-to-earnings ratio of 6.6 in 2003, which was in line with the East of England average, but which is rising and which will be disadvantageous to those on low or modest incomes. Moreover, in common with elsewhere in the county, too much of the recently-added stock has comprised large 4-5 bedroom houses on spacious plots. The situation is worsened by recent completions in which only 19% were classed as affordable. This is almost double the average rate over the period 1998-2003 but below the 30% target specified in ODPM guidance. The Council acknowledges that current provisioning does not meet Housing Needs Survey

requirements of 800 units immediately, and a further 1047 per year thereafter, and that the requirement for this form of housing is growing.

Policy CSF/7 provides for open market and affordable housing in the proportions required by Development Control Policy HG/1 and in the same ratio of social rented and intermediate tenancies as that required by Development Control Policy HG/3. As noted for objective 6.2, the development will contribute 300 affordable dwellings. Although this is relatively small in scale compared to the contribution of the other AAPs and the allocations in Site Specific policy SP/1, it appears to offer the prospect of delivering more dwellings relatively early to address the recent market disparities mentioned above.

As noted for objective 6.2, one area where the policy is somewhat deficient is in failing to make clear the how the requirements for elderly, retired residents and other special needs housing will be determined, or if provision is to be made at all. The Core Strategy and Development Control Policies make no specific statement about whether special needs housing should be provided more centrally than other types, to help efficient provision of care facilities and ease any access problems of the residents. In this respect it may be appropriate to consider specific special needs housing at Trumpington because of its proximity to the enhanced suburban centre, park & ride and other access infrastructure.

Policies with potentially significant positive impact: CSF/7. This is possibly an overstatement of the significance of Trumpington West since it contributes around a tenth of what will be delivered at Northstowe.

Policies with a potentially significant adverse impact: none identified.

Secondary, synergistic and cumulative impacts: none identified.

6.4 Encourage and enable the active involvement of local people in community activities

Increased community involvement has been a hallmark of the current government, down from the establishment of National and Regional Assemblies to encouraging more consultation on decisions that affect the local community. Material in the Scoping Report focuses on the aspect of community involvement in decision-making, however this is difficult to measure accurately and objectively. Nevertheless the Scoping Report notes the most recent Quality of Life survey shows only one in five residents considers that they can influence decisions affecting the local area, and this leaves clear room for improvement.

As with the assessment of the Core Strategy DPD, we have adopted a broader definition of this objective which focuses less on empowerment and more on involvement of residents in their community both through social activity and semi-formal administrative forums. In this respect the AAP supports the objective in a number of ways

The AAP is supportive in several respects: through providing infrastructure for social interaction, whether in general community activities or recreation; and

also in requiring residents to be consulted in the design of recreational facilities and a broader range of amenities. The supporting text for policy CSF/9 suggests that Cambridgeshire Horizons is already undertaking some community research to determine the needs of Trumpington West through public participation.

Policies with a potentially significant benefit: CSF/9, CSF/17, CSF/25.

Policies with a potentially significant negative impact: none identified.

Cumulative and other impacts: as noted for other objectives, adding to the range of locally accessible facilities for the wider settlement of Trumpington will help to integrate the new settlement into the existing community. We assume that amenities will tend to be located so they are conveniently located near the improvements for Trumpington Centre, and that this will mean that similar facilities provided in development within the City boundary to the east of the A10 will be available to Trumpington West residents.

7.1 Help people gain access to satisfying work appropriate to their skills, potential and place of residence

Unemployment has remained consistently low around the last 5 years at around 1%. This is well below the county average and suggests this will not be a problem provided the appropriate employment can be provided for the new residents of the new communities and new arrivals in existing ones. However one adverse trend in the current employment situation is that over a third of the District's population travel more than 5kms to work, although this is lower than the regional average and to be expected given its dispersed settlement pattern.

The decision-making criteria in the SA Framework cover rural diversification, business development, type and availability of employment, and access to work by sustainable transport. The first is clearly inappropriate to this AAP, and the impact on the second and third is limited by the small scale of new employment planned for Trumpington West. However the Plan clearly addresses access to work by siting the built development on an existing and readily accessible access node/interchange, and by connecting its footpath and cycleway infrastructure to links into the city centre. These links, and bus services will also connect to Addenbrooke's which will provide expanded employment with growth of the site and the possible relocation of Papworth cardiac facilities as considered in Site Specific policy SP/11. The Plan also mentions access to the guided busway from the interchange at Addenbrooke's, and this may benefit Trumpington residents working in the science park areas on the Northern Fringe.

Policies with potentially significant beneficial impacts: CSF/6, CSF/8. The significance of these policies depends on whether local residents can be encouraged to use sustainable transport for commuting, although the existence of facilities (park & ride, cycleway network) today means there is no issue of phasing delivery.

Policies with potentially significant negative impacts: none identified.

One additional issue, which might be considered a secondary impact, is the limiting impact of the organisation of the Cambridge park & ride services. Any new residents of Trumpington who work in the science park areas to the north of the city would have to travel across to Addenbrooke's for the guided bus service, or use the park & ride service and change in the city centre, as the system does not provide 'through routes' in the same way as that in Oxford. Any such changes would add to commuting time and might provide some disincentive. It is not known whether these changes are feasible, and they lie beyond the scope of this Plan, but they are proposed as a possible contribution to the sustainable transport policies.

7.2 Support appropriate investment in people places, communications and other infrastructure

There is currently no data available and this objective will be difficult to measure. We assume appropriate investment will encompass private and public sector projects, with a sizeable proportion of the former being securing through Section 106 agreements.

As with other AAPs a key statement that "*development will fund in full the services, facilities and infrastructure that are required by the development alone or by service, facility and infrastructure providers ...*" (para. E1.15) is presented at the end of the document. We consider this is a fundamental aspect of the concept which should be more apparent, perhaps from relocating it to the text in policies CSF/1 or CSF/2, even if it reflects standard policy for developments of this size and complexity.

Notwithstanding this the AAP makes extensive provision for securing funding for further infrastructure through this process, supported by Section 106 agreements in certain cases. Additional infrastructure items to be funded by the development include:

- Affordable housing (CSF/7);
- Services, facilities and public art, the first including contribution towards a new secondary school (CSF/9, although the plan text suggests the onus will lie with public sector agencies and private sector providers);
- Landscaping features, biodiversity improvements, and maintenance of stock for a 10 year period (CSF/5, CSF/12 and others);
- Biodiversity mitigation measures (implicit in NS/15);
- Public open space, sports facilities, and countryside recreation facilities (CSF/17 and CSF/18);
- The water/drainage infrastructure and management facilities (CSF/19).

Policies with a potentially significant positive impact: CSF/2, CSF/9, CSF/11, CSF/19, CSF/26. The significance of these impacts cannot be assessed without more detail of the scale, scope and location of developments to which these policies would apply.

Policies with a potentially significant negative impact: none identified.

Cumulative and other impacts: none identified however, as with other AAPs, there is a concern about the scale of the financial responsibilities of the developer(s) which will be responsible for basic infrastructure as well as any additional requirements covered by Section 106 agreements.

7.3 Improve the efficiency, competitiveness, vitality and adaptability of the local economy

This is another sustainability area that is surprisingly difficult to assess in a robust and effective manner, and the primary indicators are indirect. Recent trends show an increase in viable VAT-registered firms of just below 0.9% per annum, somewhat below the District figure for 2001. Nevertheless the sub-region is also regarded not just as a centre of excellence in R&D and IT but also as an entrepreneurial hotbed.

The AAP can make a small incremental contribution to the sub-regional economy by helping to reduce any imbalance between housing demand and supply which may have a knock-on effect on the range of skills in the local workforce. However the Plan is largely concerned with housing and landscaping and therefore is not likely to have a significant impact.

Policies with potentially significant positive impact: none identified.

Policies with a potentially significant negative impact: none identified.

Cumulative, synergistic and secondary impacts: none identified.

6.3 How social, environmental and economic problems were considered in developing the policies

Social, environmental and economic problems were identified from the initial scoping work and are listed in section 4.4 of this report. The range of policies and options proposed in the Preferred Options Report include measures to address these issues through individual targeted policies (eg. that on landscape character protection corresponds to the need to preserve open views to Cambridge and its skyline).

As comments in the detailed assessments indicate, many aspects of policy are dictated by central and regional government planning guidance and strategy, government policy on housing, and adopted policies in both the Cambridgeshire Structure Plan and the South Cambridgeshire Local Plan. Any plans and strategies which diverge from current guidance are unlikely to be regarded as acceptable, and therefore these documents constrain the number and range of alternatives that might be proposed and which are reasonable.

Table 9 cross-references the issues identified in the Scoping Report (see section 4.5) against the policies in the draft AAP to show the extent to which

each issue is addressed by at least one policy⁶. It shows that the only policies with no significant impacts are:

- CSF/8 (employment): which has limited impact due to the negligible amount of employment that will be provided at Trumpington West;
- CSF/25 (management of services): which is primarily a procedural policy;
- CSF/26 (timing of services): this does not strictly address the issues however coordinating delivery of services with occupation of the site will be essential for its coherence.

Apart from those issues which are inappropriate for an urban edge development, two are not addressed by any of the policies:

- CSF housing policies does not specifically state the intention to meet special needs housing for the aged and other groups, although this issue is addressed by other AAPs and the Council may have a specific purpose of concentrating housing for the economically active at this site;
- As with other AAPs, the needs of travellers are not addressed, however the Council has stated this will be addressed in a separate DPD.

⁶ The original cross-check was based on the Preferred Options Report, which contained 117 policies. Table 10 is based on identifying the corresponding policy area in the draft DPD; in some cases this may be policy itself or the supporting text.

Table 9: Cross-check that Cambridge Southern Fringe policies are addressing the environmental and sustainability issues identified in the Scoping Report.

Environmental, social or economic issue	CSF/1	CSF/2	CSF/3	CSF/4	CSF/5	CSF/6	CSF/7	CSF/8	CSF/9	CSF/10	CSF/11	CSF/12	CSF/13	CSF/14	CSF/15	CSF/16	CSF/17	CSF/18	CSF/19	CSF/20	CSF/21	CSF/22	CSF/23	CSF/24	CSF/25	CSF/26	
Land and water resources																											
Limited brownfield land			■				■																				
Sterilisation of sand & gravel	Not addressed specifically but policies CSF/12, CSF/22 and CSF/24 provide for recycling of materials where appropriate.																										
Altering natural drainage																			■								
Increased water consumption																				■		■					
Biodiversity																											
Loss of local key habitats		■		■	■							■			■					■							
Impact on designations														■					■								
Landscape & townscape																											
Impact on Cambridge's setting	■	■		■	■	■						■															
Loss of local character / style	■			■	■	■					■	■	■	■			■			■							
Uncontrolled development		■	■	■	■	■				■		■	■	■			■			■			■				
Sterilisation of archaeol. sites																											
Loss of openness / tranquillity		■		■	■	■						■	■	■	■		■	■	■					■			
Climate change																											
Increased flood risk		■											■							■		■	■				
Conserve energy + renewables		■																		■		■	■				
High level of private car use		■				■					■	■															
Impact on strategic roads										■	■												■				
High levels of commuting			■			■	■			■	■																
Waste production is growing																							■		■		
Growth = light + noise impacts		■			■					■	■			■						■		■	■		■		

Environmental, social or economic issue	CSF/1	CSF/2	CSF/3	CSF/4	CSF/5	CSF/6	CSF/7	CSF/8	CSF/9	CSF/10	CSF/11	CSF/12	CSF/13	CSF/14	CSF/15	CSF/16	CSF/17	CSF/18	CSF/19	CSF/20	CSF/21	CSF/22	CSF/23	CSF/24	CSF/25	CSF/26
Healthy communities																										
High rate of fear of crime																										
Attitude to sustainable transp't																										
Accessibility of services for all																										
Loss of open space																										
Inclusive communities																										
House price / income disparity																										
Lack of youth facilities																										
Loss of village services	Issue concerns a rural problem that is not relevant to an AAP dealing with an urban extension and its edge treatments.																									
Special access needs of aged																										
Villages becoming dormitories																										
Needs of travelling community	Generic policy issue which would be addressed in the Core Strategy unless there is a specific local problem.																									
Limited public transport service	Issue concerns a rural problem that is not relevant to an AAP dealing with an urban extension and its edge treatments.																									
Economic activity																										
Balanced employment growth																										
Farm diversification & traffic	AAP does not cover rural areas where this is an issue.																									
Infrastructure investm't needs																										
Unplanned growth in tourism																										
Cambridge's retail dominance																										
Economics of rural broadband																										

Note : the only 2 policies which have no direct effect on the issues are CSF/25 and CSF/26, both of which address management and procedural issues.

It should be stressed that Table 9 indicates where a policy in the AAP can contribute to dealing with a particular issue but it is not possible to determine whether it will play a leading role or contribute indirectly. In some cases these issues will be addressed on a wider scale by Core Strategy policies; others may require mechanisms outside the LDF. The table does not suggest that the AAP is a panacea for all these issues, but demonstrates that they have been addressed to some degree by its range of plan policies.

A small number of issues are not addressed directly but would be addressed by corresponding policies in the Core Strategy DPD and Development Control Policies DPD, and which are subsumed by the other documents in the LDF.

6.4 Proposed mitigation measures

As noted previously, a large number of the policies in the AAP are mitigation measures in their own right. Across the rest of the policies, apart from a small number of cases, the mitigation proposals fall into two categories:

- Measures to be defined in the development and design briefs for the site;
- Adjustments of policy text or the supporting text.

The full set of mitigation proposals are shown in Appendix 4.

6.5 Uncertainties and risks

The principal uncertainty is the limited information about the detailed layout of the settlement and its surroundings, and the sequence for developing the site. Figure 2 presents the concept diagram, which provides the only available information about the layout of the site and the spatial relationships between the key features. Detail of layout, for example, around local centres will not be available until masterplanning work is under way.

For this reason much of the assessment of impacts is qualitative, and has proved difficult to be conclusive about the magnitude of some impacts, and the significance of many of them. We have already noted this issue with comments in section 3.1 of this report, which acknowledge that many of the impacts we have identified as “significant” may only be regarded as “important” since they cannot be quantified. Many policies are mitigation measures for recognised impacts and the lack of detail about layout and development process have caused us to take a pragmatic view of the effectiveness of the policies. Issues that are not clearly addressed in mitigation are identified in order that they can be incorporated into the site design brief and similar documents in due course. For example, without information about the sequence of development of different parts of the site, the layout of construction facilities and access, it is not possible to assess the duration and magnitude of noise and air quality impacts and it is only possible to refer to best practice design guidelines.

Lack of information is not a problem specific to this plan. Because SA / SEA is based on the front-loaded approach to appraisal, there is a possibility that

assessment occurs early in the land development process at a time when there is limited information about the detailed spatial expression of policies or land use changes. In these circumstances it is only possible to provide a comprehensive but qualitative assessment of impacts and their significance. This situation has been recognised in interim guidance issued by ODPM in the period when this Report was being prepared.⁷

In principle we assume the enhancement activities south of Addenbrooke's could commence relatively soon, subject to any compulsory purchase of land in this area.

In the interim period it will be necessary to complete master planning, to issue design briefs for the development as a whole and for specific aspects, and for developers to prepare various strategies required by the AAP. In this same period it will be necessary to undertake an EIA of the Trumpington West development which can make use of the emerging design information. It will be essential to undertake some activities within the EIA as early as possible so that any previously unidentified problems – notably the presence of protected species on the site – can be dealt with appropriately and the mitigation measures incorporated into the core planning documents.

⁷ ODPM, Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: interim advice note on frequently asked questions, April 2005, section 5.

7. IMPLEMENTATION

7.1 Links to other tiers of plans and programmes and the project level (environmental impact assessment, design guidance, etc)

The detailed assessments have identified a wide range of mitigation needs which require more specific guidance or definition of certain areas of policy.

To avoid repetition, the AAP does not make explicit reference to each relevant part of the Core Strategy DPD and Development Control Policies DPD. However a wide range of generic policies will apply to Cambridge Southern Fringe even if this is not stated explicitly, and these include:

- Development principles: sustainable development, design of new development and construction methods;
- Green Belt: location and design of development; landscaping and design measures; recreation in the Green Belt; improvements to landscape and biodiversity;
- Natural environment: energy efficiency; renewable energy; groundwater; surface water and drainage; sustainable drainage; flood risk; water conservation; land contamination; lighting, noise and emissions;
- Travel: sustainable travel; (most aspects are dealt with explicitly in the AAP);
- Cultural heritage: archaeological sites;
- Housing: (covered explicitly by AAP policies).

The Council is currently developing a list of documents that will be incorporated into the LDF and which will provide additional detail on how policies must be implemented in the local text. These documents include:

- A planning obligations SPD, which will indicate the type of contribution that may be sought in conjunction with specific types of development;
- A design guidelines SPD, providing additional detail on appropriate design, materials, layout, etc., for the general street scene but possibly also for conservation areas;
- An open space standards SPD, providing guidance on good design including safety;
- An energy efficiency SPD, providing guidance on appropriate technologies and design approaches for energy conservation.

These documents will provide guidance for all developments which will also be relevant to detailed design at the Southern Fringe.

7.2 Proposals for monitoring

ODPM published new guidance in March 2005⁸ addressing the requirements for monitoring the effectiveness of plans in the LDF. While this does not deal directly with the requirements of SA Task E1, there is a clear opportunity to integrate the two processes as far as possible to prevent duplication.

The guidance advocates:

- No more than 50 parameters in total (for the initial LDF);
- No more than 3-4 indicators per policy objective;
- Also include indicators relating to the most relevant local context issues and any significant effects identified in the assessment.

This proposal takes a pragmatic approach to the guidance since it is not possible to provide 3-4 indicators per objective, and include the other two types, within a 'budget' of 50 objectives. Moreover the extremely broad scope of the DPD means that a wide range of potentially significant indicators can be recommended in order to cover the full breadth of policy areas.

Monitoring proposals are presented in Appendix 6. Finalising and implementing monitoring remains the Council's responsibility, to occur once the AAP is adopted. The Appendix therefore documents recommendations, based on the baseline parameters and impacts summarised in Section 6, for the Council's consideration.

The Appendix presents a table of parameters identical to those proposed in the Core Strategy since it is essential that a common monitoring framework applies to the LDF.

In addition to monitoring of the principal district-wide parameters, local monitoring will be necessary during construction to assess its impacts on:

- Air quality (vehicle emission and dust levels);
- Water quality in surface water courses;
- Road surfaces (transfer of dirt off-site);
- Ambient noise;
- Traffic levels around the site;
- Condition of vegetation and other landscaping measures.

The monitoring plan proposed in Appendix 5 should also be adapted so that it combines district-wide measurement with local monitoring around new development of certain parameters, notably traffic levels.

⁸ ODPM, Local Development Framework Monitoring: A Good Practice Guide, March 2005.

8. POST-CONSULTATION ACTIVITIES

8.1 Responding to consultation

After publishing the pre-submission drafts of the AAP and of this report for public consultation, the Council reviewed the implications for policies, proposing changes where necessary, during September and October 2005. Policy changes were then reviewed by Scott Wilson in early November 2005 to evaluate their impact on the original assessment, and on cumulative and other impacts. Assessment tables presented in Appendix 8 were modified, adjusting scoring where necessary, and to amend text as appropriate. Other modifications were made to scoring of significant and cumulative impacts in Appendices 3 and 4 respectively, and to the summary of how well the AAP addresses the SA objectives as presented in Section 6.2.

Detail of changes to policies and the supporting text, and the resulting changes to this report, are documented in Appendix 8.

The changes resulted in a small number of changes to the sustainability scores of certain policies. Those that altered the significance of an assessment against individual SA objectives were:

- Policy CSF/2 (development principles) contains more explicit controls on impacts on the historic environment and character impacts;
- CSF/11 (alternative modes) more positive due to explicit reference to travel plans required for new employment sites;
- CSF/18 (countryside recreation) more positive due to clear linkage to the preparation of a Rights of Way Improvement Plan;
- CSF/19 (land drainage) more positive due to the addition of a requirement to prepare a Strategic Surface Water Drainage Strategy. However scoring against water consumption was adjusted to reflect the removal of a target on the advice of GO-East (this change is consistent with those made to other AAPs);
- CSF/22 (construction strategy) more positive due to the added requirement for a Strategy to be prepared in advance of development.

A slightly larger number of minor adjustments to the detailed assessments was made.

The Council formally considered the proposed changes together with the revised appraisal in November and December 2005 and agreed the Area Action Plan for Submission to the Secretary of State. Any further changes made by the Council were subject to further appraisal ahead of submission.

APPENDIX 1: BASELINE DATASET

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs	Comparator	South Cambs	Comparator		
LAND AND WATER RESOURCES							
Minimise the irreversible loss of undeveloped land and productive agricultural holdings	% dwellings completed on previously-developed land	2003 27%	Cambridgeshire and Peterborough 2002-03 48%	Average over period 1999-2003 26%	Average over period 1999-2003 26%	Structure Plan target for SCDC is 37%. Targets reflect limited supply of previously developed land available in the District, and the amount of housing development required. Large areas of PDL will be developed as part of Area Action Plans, to enable SCDC to meet the target later in the plan period.	District monitoring; County Monitoring; EERA Structure Plan AMR Indicator C

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cams	Comparator	South Cams	Comparator		
	Net density of new dwellings completed	2003 19.7 (gross) Dwellings per ha	Cambridgeshire and Peterborough 2002-03 18.45 (gross)	Average over period 1999-2003 18 (gross)	Cambridgeshire and Peterborough Average over period 1999-2003 20 (gross)	Densities in rural South Cambridgeshire have historically been lower than achieved in Cambridge and the Market Towns. Higher densities must be sought from new developments if Structure Plan targets are to be met.	District monitoring; County Monitoring; EERA Structure Plan AMR Indicator P is intended to collect data on net density, but currently is based on Gross. Monitoring systems and being developed to collect net data in the future.
Reduce the use of non-renewable energy sources	KWh of gas consumed per household per year	2001/2 15,395	UK 2001/2 17,004			The District figure compares favourably to the national figure. Further monitoring of trends is required.	Transco (plus household stock data) QoL/LIB058 provides the methodology, with information published on the Transco website. Future monitoring will require the figure to be calculated annually.

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs	Comparator	South Cambs	Comparator		
	Generating potential of renewable energy sources	8.94 GWh/yr (2002)	Cambridgeshire & Peterborough (2002) 333.5 GWh/yr* UK - 11450GWe	8.94 GWh/yr (1999)	Cambridgeshire & Peterborough (1999) 36.1 GWh/yr*	While energy generation from renewable sources has not increased in the District since 1999, a number of new projects have been initiated in the County.	Structure Plan APR indicator 21, monitored through planning process.
Limit water consumption to levels supportable by natural processes and storage systems							Water consumption data is available by water company regions. A method of estimating water consumption at the County and District level is being investigated. This indicator is a priority because sustainable water supply is a key local issue.

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs	Comparator	South Cambs	Comparator		
BIODIVERSITY							
Avoid damage to designated sites and protected species	% SSSIs in favourable or unfavourable recovering condition		Cambridgeshire and Peterborough 2004 68% UK – 63%		N/a		English Nature. The first complete survey of SSSI condition was published in early 2004. DEFRA target is 95% by 2010. Additional work is required to disaggregate the data to District level.
Maintain and enhance the range and viability of characteristic habitats and species	Total area designated as SSSIs (ha)	2004 954.01 ha.				The District has a relatively low amount of SSSI compared to many rural District. The amount designated has remained static for a number of years.	District GIS; English Nature

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs	Comparator	South Cambs	Comparator		
	Progress in achieving priority BAP targets	N/a		N/a			Awaiting implementation of monitoring software for County data. Expect to begin late 2004. Limited usefulness as LDF policies may not have a direct impact.
Improve opportunities for people to access and appreciate wildlife and wild places	% of rights of way that are easy to use (NB also see open space indicators below)	N/a		N/a			New survey conducted by County Council of 5% per year. Data available December 2004.
LANDSCAPE, TOWNSCAPE AND ARCHAEOLOGY							
Avoid damage to areas and sites designated for their historic interest, and protect their settings	% listed buildings 'at risk'	2004 2% (48 buildings)		2003 2% (49 buildings)		There have only been minor fluctuations in number of listed buildings at risk in the last 5 years, and they have remained a low percentage of the total stock of listed buildings.	District monitoring (no regional comparator)

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cams	Comparator	South Cams	Comparator		
Maintain and enhance the diversity and distinctiveness of landscape and townscape character	% of total built-up areas falling within conservation areas <i>(NB also see biodiversity indicators above)</i>	2004 21.2%				Figure varies as Conservation Areas are designated, or village frameworks amended through development plan review. % is likely to fall as major new developments are completed creating new built up areas.	District GIS (no regional comparator) Calculated as % of land within village frameworks that lies within a Conservation Area.
Create places, spaces and buildings that work well, wear well and look good	Satisfaction rating for quality of built environment	2002/03 90.0%	Cambridgeshire 2002/03 87.0%	In a 2003 survey, 33% believed their neighbourhood was getting worse (QoL 19)	Cambridgeshire In a 2003 survey, 33% believed their neighbourhood was getting worse (QoL 19)	Results indicate a high satisfaction rate, that is also higher than the countywide rate.	Quality of life survey – CCC Research Group (no regional comparator) QoL18/LIB133 The percentage of residents surveyed satisfied with their neighbourhood as a place to live Data in trend column not directly comparable.
	% of new homes developed to Ecohomes good or excellent standard.						SCDC Community Strategy Milestone Monitoring framework needs to be developed

Objective	Indicator (* key after table)	Current Situation		Trends		Assessment	Data Sources
		South Cams	Comparator	South Cams	Comparator		
CLIMATE CHANGE AND POLLUTION							
Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	CO2 emissions per domestic property per year						District monitoring (no direct regional comparator)
	<p>a) Annual average concentration of Nitrogen Dioxide (ug/m3)</p> <p>b) Days when fine particle concentration found to be in bandings 'moderate' or higher (days)</p>	<p>2003</p> <p>a)</p> <p>Bar Hill: 49.7</p> <p>Impington: 52.2</p> <p>Histon (urban background): 19</p> <p>Histon (roadside): 32</p> <p>b)</p> <p>Bar Hill: 40</p> <p>Impington: 72</p>	<p>National Air Quality Objectives</p> <p>a) 40 ug/m3 (To be achieved by end 2005)</p> <p>b) 35 days (to be achieved by end 2004)</p>	<p>a)</p> <p>Bar Hill: 38.2 (2001)</p> <p>Impington: 52.7 (2002)</p> <p>Histon (urban background): 31 (1999)</p> <p>Histon (roadside): 48 (1999)</p> <p>b)</p> <p>Bar Hill: 9 (2001) and 27 (2002)</p> <p>Impington: 22 (2002)</p>	<p>National Air Quality Objectives</p> <p>a) 40 ug/m3 (To be achieved by end 2005)</p> <p>b) 35 days (to be achieved by end 2004)</p>		<p>Air Quality Review and Assessment progress report 2004. Structure Plan monitoring based on district reporting.</p>

	Vehicle flows across urban boundaries	2003 Cambridge 170,036	N/a	2001 Cambridge 172,926	N/a	Rate of traffic going in and out of Cambridge is stable, but still higher than LTP target.	County monitoring (no regional comparator) Local Transport Plan
	% main rivers of good or fair quality (chemical & biological)	2000/02 Chemical 100% 2000 Biological 100%	Cambridgeshire and Peterborough 2000/02 Chemical 90% 2000 Biological 100%	1997/99 Chemical 85%	Cambridgeshire and Peterborough 1997/99 Chemical 75% 1998/2000 Biological 99%	The improving river quality in the District reflects improvements taking place across the county.	Environment Agency Cambridgeshire Structure Plan AMR indicator 16
Minimise waste production and support the recycling of waste products	Household waste collected per person per year (kg)	2003 352	Cambridgeshire 2003/4 498 (Hardcore included)	2002 282	Cambridgeshire (2001-02) 481 (Hardcore included)	The amount of waste produced per person is increasing. This will reduce the impact of increasing recycling and composting rates.	District monitoring (BV84) Waste Data for Cambridgeshire 2001/2002 and 2003/2004 (BV184)
	% household waste collected which is recycled	20.3% recycled (2002-03) 5.3% composted (2002-03) (data excludes hardcore waste)	Cambridgeshire and Peterborough 16.19% recycled (2002-03) 8.48% composted (2002-03)	1999-2000 10.1% recycled 4.8% composted	Cambridgeshire and Peterborough 11.56% recycled (1999-2000) 6.78% composted (1999-2000)	Recycling rates compare favourably with other Districts in Cambridgeshire, although the composting rate is slightly lower. Further work is required to meet the recycling target of 25% by 2005.	Structure Plan AMR Indicator 20 Waste Data for Cambridgeshire Waste Local Plan

Objective	Indicator (* key after table)	Current Situation		Trends		Assessment	Data Sources
		South Cambs	Comparator	South Cambs	Comparator		
Limit or reduce vulnerability to the effects of climate change (including flooding)							Appropriate indicators needs to be developed to monitor the impact of climate change. Possibly use GIS analysis of Environment Agency data to estimate no. of properties within flood risk areas.
HEALTHY COMMUNITIES							
Maintain and enhance human health	Life expectancy at birth (male & female)	2000-2002 Male – 79.0 Female – 83.0	England & Wales 2000-2002 Male – 75.9 Female – 80.6	1999-2001 Male – 79.0 Female – 82.6	England & Wales 1999-2001 Male – 75.6 Female – 80.3	Life expectancies in the District are significantly higher than the national average, and have risen alongside national rates.	Office of National Statistics
	% residents with limiting long-term illness	12.7%	East of England 15.6% England & Wales – 18.23 %	N/a	N/a	The age structure of the population of South Cambs is younger than that of the region overall – so less LLTI is to be expected.	Census of Population

Objective	Indicator (* key after table)	Current Situation		Trends		Assessment	Data Sources
		South Cambs	Comparator	South Cambs	Comparator		
Reduce and prevent crime, and reduce the fear of crime	Number of recorded crimes per 1,000 people	2003/04 57.0	Cambridgeshire 2003/04 93.6	2002/03 59.2	Cambridgeshire 2002/03 90.9	Crime in South Cambridgeshire is significantly lower than the County average, and has decreased while it has actually increased in the County as a whole. This reflects the rural nature of the District.	CCC Research Group; Home Office County Council Research Group mid-2002 population estimates.
	% residents feeling 'safe' or 'fairly safe' after dark	2002/03 70.0%	Cambridgeshire 2002/03 56.0%	N/a	N/a	The % of residents feeling safe after dark compares well to county levels, but indicates that there is still room for improvement.	Quality of life survey – CCC Research Group (no regional comparator) QoL15/LIB002
Improve the quantity and quality of publicly accessible open space	Ha of strategic open space per 1,000 people	4.3 ha/1000 *	Cambridgeshire 5.5 ha/1000 * Cambridgeshire and Peterborough 4.8 ha/1000 *			South Cambridgeshire does not compare favourably to countywide levels. New strategic open spaces are being planned as part of strategic housing developments.	Strategic Open Space study – CCC *All figures are combined 'natural greenspace' and 'parks & gardens' ha/1000 population

	Number of sports pitches available for public use per 1,000 people	2004 1.33				Provision varies greatly across the District, and there are also issues of cross border usage, particularly close to Cambridge. District Audits provide a more detailed comparison of provision compared to need.	District monitoring through recreation audits. Pitches are for Hockey, football, Cricket, Rugby etc (not MUGA). QoL/LIB038 Future monitoring will be dependent on future open space audits.
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INCLUSIVE COMMUNITIES							
Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	% of population in categories 1-3 for access to Primary school, food shop, post office and public transport.	2004 83%	Cambridgeshire 2004 % Of rural areas 81%			Reflects the fact that many small villages in the District have limited services available locally.	County monitoring; Countryside Agency. Structure Plan AMR Indicator 22. Choice of services measured was based on availability within the settlement of four basics - primary school, food shop, post office and public transport. % of population in categories 1-3. No comparator data available, but Structure Plan AMR will provide future monitoring.

Redress inequalities related to age, gender, disability, race, faith, location and income	% residents who feel their local area is harmonious	2002/03 70.0%	Cambridgeshire 2002/03 64.0%	N/a	N/a	District figures compare favourably to the county comparator, but there is still room for improvement.	Quality of life survey - CCC Research Group QoL25/LIB139 Percentage of people surveyed who feel that their local area is a place where people from different backgrounds get on well together
	Index of multiple deprivation	2004 Average IMD score : 6.90	2004 Cambridgeshire average IMD score: 12.34	2000 Average IMD score: 7.33		South Cambridgeshire compares favourably to most regional and county deprivation indicators.	Office of Deputy Prime Minister, Indices of deprivation
Ensure all groups have access to decent, appropriate and affordable housing	House price/earnings ratio	2003 6.6	East of England 2003 6.6	2002 6.1	East of England 2002 5.6	House price to earnings ratio in South Cambs is around the regional figure but both the South Cambs and region ratios are worsening.	Land Registry & New Earnings Survey House prices for January to March average. Earnings data for April.

	% of all dwellings completed that are 'affordable'	2003 19%	Cambridgeshire 2003 12%	Average over period 1999-2003 9.8%	Cambridgeshire and Peterborough Average over period 1999-2003 10%	Rate is low compared to urban districts like Cambridge City, although actual numbers compare favourably with other Districts. Numbers of dwellings provided do not meet needs indicated by housing needs surveys.	District monitoring. Structure Plan AMR Indicator L.
Encourage and enable the active involvement of local people in community activities	% adults who feel they can influence decisions affecting their local area	2002/03 22.0%	Cambridgeshire 2002/03 21.0%	N/a	N/a	Although the rate compares favourably to the county comparator, only 1 in 5 people feel they can influence local decisions.	Quality of life survey - CCC Research Group QoL23/LIB137
	% adults who had given support to others (non-family) in past year	N/a	N/a	N/a	N/a		Quality of life survey - CCC Research Group

ECONOMIC ACTIVITY							
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Unemployment rate	January 2004 1.0%	Cambridgeshire January 2004 1.7%	January 2003 1.1%	Cambridgeshire January 2003 1.7%	The unemployment rate in the District has remained consistently low.	Nomis / CCC Research Group ONS claimant count unemployment figures with CCC RG economically active denominator Structure Plan AMR Indicator 1
	% residents aged 16-74 in employment working within 5km of home, or at home	2001 37.2%	East of England 2001 46.5%	N/a	N/a	South Cambs has a relatively widespread population and more concentrated workplaces. People are on average travelling further to work than they did in 1991	Census of Population
Support appropriate investment in people, places, communications and other infrastructure	Percentage of 15 year old pupils in schools maintained by the local authority achieving five or more GCSEs at grades A*-C or equivalent	2001 63.1%	Cambridgeshire 2001 53.6%		Cambridgeshire 1998 52.0%		QofL /BV38 (County Council monitoring)

	Infrastructure investment						County Monitoring. Structure Plan APR Indicator M: Investment secured for infrastructure and community facilities, including developer contributions for development that has an impact within the Plan area and the strategic improvements needed in the CSR Currently no data available
Improve the efficiency, competitiveness, vitality and adaptability of the local economy	Annual net increase (or decrease) in VAT registered firms, %	2001/02 0.9%	Cambridgeshire 2001/02 1.2%	2000/01 1.1%	Cambridgeshire 2000/01 1.1%	From being significantly greater than the county rate in 1997/98, the South Cambs rate has steadily fallen and is now below the county rate	NOMIS / CCC Research Group VAT stocks at the end of the year – percentage change from end of year to end of next year

	Economic activity rate	83.7%	East of England 79.3%	N/a	N/a	South Cambs has very high rates of activity. However, as there are no higher education establishments in the district except part of Girton College (a part of Cambridge University), a significant proportion of young people leave home to study at university and so are not counted in either the numerator or denominator – so the rates are likely to be higher than average	Census of Pop / NOMIS / CCC Research Group Expressed as a percentage of the working age population
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APPENDIX 2: POLICY ALTERNATIVE ASSESSMENT

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.

Pre Submission

Provides the policy number used in the Pre-Submission Draft Documents, which were subject to public participation in June 2005.

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.

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.

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.
Actions Following Preferred Options Consultation: 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.						
Justification for Policy Approach: 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 / 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	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.
Actions Following Preferred Options Consultation: 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.						
Justification for Policy Approach: 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 Monsanto should not prejudice the wider development along the Southern Fringe of Cambridge, it should also be as sustainable and self contained as possible.
Actions Following Preferred Options Consultation: 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.						
Justification for Policy Approach: 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.		
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.						

CSF3 The Site For 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
<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>
<p>As above.</p>				<p>CSF5 – Extent of Monsanto Development – Alternative Option</p>	<p>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</p>	<p>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.</p>

					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.	
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 impacts, and development adjacent to a river floodplain.	Representations generally support the rejection of this site.
<p>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.</p>						
<p>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.</p>						
<p>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.</p>						

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
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
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.	PPG2	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.						

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:						
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 (1) 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
Alternatives limited by the requirements of other policies.		P5/3, P1/3		Not included.		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Based on requirements of other policies, the site is capable of accommodating 600 dwellings within south Cambridgeshire.						

CSF7 (2) 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.		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: 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 (3) 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
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.		
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.						

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.		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: 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.		
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.						

CSF9 (1-4) 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 (5) 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:						
Justification for Policy Approach: Providing accessible services and facilities is a key element of producing a sustainable settlement.						

CSF9 (6) 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
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.						

CSF10 (1-4) 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.						

CSF10 (5) 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.		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: 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 (1) 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.		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach:						

CSF11 (2) 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 Development Control 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 (3-4) 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 Development Control Policies. 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.						

CSF11 (5) 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.		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: 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.		
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.						

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.
Actions Following Preferred Options Consultation: 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.						
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.						
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.						
Justification for Policy Approach: 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.						

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 Development Control 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.						

CSF13 (1-3) 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 Development Control Policies.		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.
Actions Following Preferred Options Consultation: 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.						
Justification for Policy Approach: As well as visual amenity, green fingers will offer a recreational facility, and also support wildlife.						

CSF13 (4) 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 Development Control Policies.	PPG3 para 52	P1/3	ENV1	Not included.		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Landscaping the built environment is a vital element to achieving local character and a high quality design.						

CSF13 (5) 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 Development Control 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 the south would have an adverse impact and the policy should ideally make it clear that this would be taken into account.	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 planted.
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 Development Control Policies, therefore there are no reasonable alternatives.		P1/3, P7/4, P7/5	SS8, ENV2	Not included.		
Actions Following Preferred Options Consultation:						
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
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.		
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 Development Control Policies. 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.						

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.
Actions Following Preferred Options Consultation: 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.						
Justification for Policy Approach: Essential in order to protect and enhance the biodiversity of the area, as required by the structure plan and the Development Control Policies.						

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 Development Control Policies, 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.
Actions Following Preferred Options Consultation: Include reference to potential for countryside links extending as far as the National Trusts expanded Wicken Fen proposal.						
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
Archaeological assessment essential to enable protection of archaeology required by Development Control Policies 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 Development Control Policies 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.
Actions Following Preferred Options Consultation: 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.						
Justification for Policy Approach: 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.		
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.						

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 Development Control Policies.		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 Development Control Green Belt Policies.						
Justification for Policy Approach: Issue is covered by Green Belt policy in the Development Control Policies, restricting inappropriate development.						

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.
Actions Following Preferred Options Consultation: Carry forward the Preferred Approach into the Area Action Plan.						
Justification for Policy Approach: 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
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.
Actions Following Preferred Options Consultation: Proceed with the Preferred Option to include the City Council's recreation and open space standards for the whole of the Trumpington West development.						
Justification for Policy Approach: As the development will function as part of the City, a consistent standard should be used across the development.						

CSF17 (2-3)– Public Open Space and Sports Provision – Formal Sports Provision

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives, 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.
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
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.
Actions Following Preferred Options Consultation: Carry forward the Preferred Approach into the Area Action Plan.						
Justification for Policy Approach: Involvement of local people in design can improve development, and aid community spirit and a feeling of ownership by local people.						

CSF17 (5)– Public Open Space and Sports Provision – Phasing of the Delivery of Open Space

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.						
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: 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.						

CSF18 – Countryside Recreation

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
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.
Actions Following Preferred Options Consultation: 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.						
Justification for Policy Approach: 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.		
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.						

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.
<p>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.</p>						
<p>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.</p>						

CSF19 (1) – Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Surface Water Drainage

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Development Control Policies 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	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.						
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 (2) – Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Foul Drainage and Sewage Disposal

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
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 (3-4) – Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Management and Maintenance of Watercourses

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
No reasonable alternatives.		P1/3, P6/4	SS14, ENV9	Not Included		

Actions Following Preferred Options Consultation:

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 (5) – Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Water Conservation

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Development Control Policies 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
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.

CSF20 – Telecommunications 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
Development Control Policies and the Structure Plan require infrastructure for modern telecommunications for new developments. There are no reasonable alternatives.		P1/3, P6/5	E6	Not Included		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Effective telecommunications can offer sustainability benefits in terms of opportunities for home working etc.						

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:						
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 (1-4) – 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 (5) – 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:						
Justification for Policy Approach: An important part of the strategy to minimise the impact of construction on existing communities.						

CSF22 (7) – Construction Strategy – Construction Activities

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	1.1 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 (8) – 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 the development Control 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 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.	General support for keeping construction spoil on-site.
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:						
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 Development Control Policies 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.
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 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.						

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 Development Control Polices. 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 Development Control Policies and one representation stated the option is too simplistic.
Actions Following Preferred Options Consultation: Rely on the Development Control Policies approach to energy provision in the major developments.						
Justification for Policy Approach: Approach to energy provision has been developed through development control 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 development control 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 Approach	Acceptable. We assume any development would have to meet noise limits to gain planning approval, although there is a need to consider noise from the M11 on the development.	One representation stated that a noise policy is included in the Development Control Policies and this is not needed and one representation suggested trees as an effective noise barrier.
Actions Following Preferred Options Consultation: Rely upon the generic noise policy in the Environmental Standards section of the Development Control Policies. 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 development control 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 106 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.
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.						

APPENDIX 3: CUMULATIVE, SYNERGISTIC & SECONDARY EFFECTS

Policy	Policy area	1.1 Land	1.2 Energy	1.3 Water	2.1 Designated sites	2.2 Habitats / species	2.3 Access to sites	3.1 Heritage assets	3.2 Character	3.3 Good spaces	4.1 Emissions	4.2 Waste & recycling	4.3 Climate change	5.1 Human health	5.2 Crime	5.3 Open space	6.1 Services / facilities	6.2 Inequalities	6.3 Affordable housing	6.4 Involvement	7.1 Access to work	7.2 Infrastructure	7.3 Economy
		Key: +/++ positive (synergistic) impact -/-- negative (cumulative) impact +/- mixed impacts ? - impact uncertain blank – no impact																					
CSF/1	Vision	-	-	-												+							
CSF/2	Development principles	-	-	-		+	++	++	++	++	+/-	?		+		++	+/-		+		?	++	
CSF/3	The site	?																					
CSF/4	Revised Green Belt	++					++	+	++	++			?	++		++							
CSF/5	Landscape, biod'sity, etc.					++	++	+	+	++	+/-			?		++	+						
CSF/6	Trump. West structure		-	-					++	+	++	-					?			?	++	+	
CSF/7	Trump. West housing	?							?	+							++	++	++	?	?		
CSF/8	Employment		-	-							+/-	-									?		
CSF/9	Community services, etc.		-	-								-		?			++	+		++		++	
CSF/10	Road infrastructure		?									?		?			+					+	
CSF/11	Alternative modes		++								++			+		+	++	?			+/-	++	?
CSF/12	Landscape principles					++	+	?	++	++						++							
CSF/13	Landscaping in Tr. West					+	++		+/-	+				+		++	+						
CSF/14	Links to surroundings					+	++		?					++			+						
CSF/15	Enhancing biodiversity				+	++					+												
CSF/16	Archaeology							++															
CSF/17	Public open space									+				++	+	++	+			+		+	
CSF/18	Countryside recreation						++									?							
CSF/19	Land drainage, etc.			++	+				+		++	++	++			?						++	

Policy	Policy area	1.1 Land	1.2 Energy	1.3 Water	2.1 Designated sites	2.2 Habitats / species	2.3 Access to sites	3.1 Heritage assets	3.2 Character	3.3 Good spaces	4.1 Emissions	4.2 Waste & recycling	4.3 Climate change	5.1 Human health	5.2 Crime	5.3 Open space	6.1 Services / facilities	6.2 Inequalities	6.3 Affordable housing	6.4 Involvement	7.1 Access to work	7.2 Infrastructure	7.3 Economy	
Key: +/++ positive (synergistic) impact		-/-- negative (cumulative) impact					+/- mixed impacts			? - impact uncertain		blank – no impact												
CSF/20	Telecoms infrastructure							?										?		+	?		?	
CSF/21	Sustainability exemplars		++	++							+		?											
CSF/22	Construction strategy		?	-							+	+/-		+/-										+
CSF/23	Countryside enhancem't					++			+	+						+		+						
CSF/24	Using existing resources		++					?																
CSF/25	Mgmt of services, etc.																			+				
CSF/26	Timing & service provision										+												++	

Summary comments on synergistic and cumulative impacts

The relatively small size of the two areas covered by the AAP limit the scope for potentially significant impacts of each type. As with other assessments, several policies may benefit a particular objective without necessarily producing, for example, synergistic (positive cumulative) effects. Where possible the assessment takes account of the potential cumulative impact of the District's policies alongside the development occurring within the City boundary, though in some cases the lack of detail in the AAP means this is speculative. Any uncertainty as a result is indicated as appropriate.

Objective	Overall rating	Commentary
1.1 Land	(none)	No cumulative or other type of impact identified.
1.2 Energy and natural resources	-	Development will contribute incrementally to the demands on energy, water, waste and sewage treatment. Full development (Trumpington West and that within the City boundary) is about 10% of the size of the full extent of Cambridge East, and 15% of the size of Northstowe. As the policy suggests the phasing of development, new housing and other land uses demanding extra resources would be added in small increments and this may enable easier adjustment of supply than if the whole development is completed rapidly. However the impact of this change will be offset by policies to reduce fuel consumption through sustainable transport, water conservation, etc.
1.3 Water resources	-	Same qualified comments as for 1.2.
2.1 Wildlife designations	(none)	No cumulative or other type of impact identified.
2.2 Habitats & species	(none)	No cumulative or other type of impact identified. Many policies benefit this objective but many of them overlap, defining the same landscape treatments. Moreover the impact of the AAP is limited by the small scale of the development.
2.3 Access to wildlife sites	?	It is not clear that there is a synergistic impact. Policies such as CSF/23 aim to create limited synergies by providing countryside recreation facilities that combine individual design elements (cycle paths; country park; improved access from urban edge to the countryside) but this is not strictly a synergistic impact of the type sought by this stage of the assessment process.
3.1 Heritage assets	+?	The AAP includes edge treatments along the Cam and for the area south of Addenbrookes which protect the setting of key local heritage assets such as Byron's Pool and the Gog Magog Downs, however these are primarily mitigation measures for the impact of the proposed developments.

Objective	Overall rating	Commentary
3.2 Maintain character	(none)	No cumulative or other type of impact identified. Certain policies introduce design components (open water in green fingers; four storey structures on one side of the development) which are not necessarily consistent with local conditions but these are very limited in their extent and cannot really be assessed as a cumulative impact.
3.3 Spaces that work well	+	Again it is difficult to qualify this issue, but the policies collectively improve the setting of this part of Cambridge, enhancing the existing landscape assets (eg. south towards Gog Magog Downs) and supplementing it with new public rights of way and means of accessing the adjacent countryside. This objective is calibrated in terms of residents' satisfaction with their surroundings and, in principle, we would expect these improvements to benefit not only residents of the new development but also a wider community within Trumpington and from elsewhere in Cambridge and its surroundings.
4.1 Emissions	-	There is a potential cumulative impact of commuting traffic from the new development either side of the A10 however this should be caught at an early stage and directed onto more sustainable modes as soon as the developments are occupied (recognising that the park & ride facility exists now and the little on-site employment will be provided). There are short-term temporary impacts of construction traffic and the policy text anticipates that the construction strategy will detail how the developer will limit its impact on both the A10 Hauxton Road and A1301 Shelford Road. At present the AAP does not clarify the timescales for development of Trumpington West and the development on the opposite side of the A10. Moreover there is the prospect of further disruption over a wider area in this part of Cambridge resulting from construction of the new access road to the Addenbrookes complex, and the enlargement of the complex itself. This suggests that the Council should expect the construction strategies for the developments to be integrated. Since they may be the responsibility of different developers, the District and City councils may need to take the initiative in coordinating the strategies. Other potential temporary impacts arise from construction effects, particularly on air and water quality, and the need to protect the Hobson's Brook/Nine Wells area south of Addenbrookes, and the Cam itself.
4.2 Waste & recycling	-	Same qualified comments as for 1.2.
4.3 Climate change	?	Contributes incrementally to the introduction of conservation/energy efficient technology in new development across the District, although the small scale limits its contribution, moreover the key issue is improving performance of the existing housing stock.
5.1 Human health	?	Again there is the prospect of incremental contribution by improving the extent and accessibility of facilities and by integrating open space in the urban edge and beyond it. Any impact depends on usage levels over which the Council has limited control. One potential small cumulative benefit is if open space provision locally improves on what is currently available to Trumpington residents.
5.2 Crime	(none)	No cumulative or other type of impact identified.

Objective	Overall rating	Commentary
5.3 Public open space	++?	Substantial improvement in area of accessible space and in its quality, but again it is difficult to see this as a cumulative impact.
6.1 Access to services, etc.	-	There is a potential secondary impact of the improvement of facilities at Trumpington on adjacent centres. Trumpington village centre lies within the City boundary and is therefore a suburban centre competing (if possible) with central Cambridge and otherwise with Cherry Hinton. However its location suggests an enhanced Trumpington Centre as stated in policy CSF/2 might affect the viability of Great Shelford and Stapleford as Rural Centres (see Core Strategy policy ST/4). This situation suggests a retail impact assessment of the impact of enhancing Trumpington would be needed. We assume that coordination of policy on this issue is predicated on the settlement / retail hierarchy defined in the Cambridgeshire Structure Plan.
6.2 Reduce inequalities	(none)	No cumulative or other type of impact identified.
6.3 Access to housing	+	Incremental contribution to the needs of the District and wider sub-region for rebalancing of housing supply and demand.
6.4 Active involvement	(none)	No cumulative or other type of impact identified.
7.1 Work, skills, potential	(none)	No cumulative or other type of impact identified as there is limited new employment provision on the development.
7.2 Investing in people, etc.	(none)	No cumulative or other type of impact identified.
7.3 Economic vitality	(none)	No cumulative or other type of impact identified.

APPENDIX 4: SIGNIFICANT IMPACTS MATRIX

The symbols below are used to indicate the nature of relative significance of impacts:

√	Policy has a significant medium / long-term benefit on the objective
√	Policy may have a potentially significant benefit in the longer term
	Policy has minor impacts which are not significant, or has a neutral effect
x	Policy may have a potentially significant adverse impact in the longer term
X	Policy has a significant medium / long-term adverse impact on the objective

Your attention is drawn to the discussion in section 3.1 of this report which defines the nature of 'significant impacts' in the context of this assessment.

Policy	Policy area	1.1 Land	1.2 Energy	1.3 Water	2.1 Wildlife sites	2.2 Habitats / species	2.3 Access to sites	3.1 Heritage assets	3.2 Character	3.3 Good spaces	4.1 Emissions	4.2 Waste & recycle	4.3 Climate change	5.1 Human health	5.2 Crime	5.3 Open space	6.1 Services / facilities	6.2 Inequalities	6.3 Affordable housing	6.4 Involvement	7.1 Access to work	7.2 Infrastructure	7.3 Economy	
CSF/1	Vision						√									√								
CSF/2	Development principles		x	x			√	√	√	√		x		√		√							√	
CSF/3	The site																							
CSF/4	Revised Green Belt	√					√		√	√				√										
CSF/5	Landscape, biod'sity, etc.					√	√		√	√				√		√	√							
CSF/6	Trump. West structure								√		√											√		
CSF/7	Trump. West housing																√	√	√					
CSF/8	Employment																					√		
CSF/9	Community services, etc.																√	√		√		√		
CSF/10	Road infrastructure																							
CSF/11	Alternative modes		√								√					√	√						√	
CSF/12	Landscape principles					√	√		√	√						√								
CSF/13	Landscaping in Tr. West						√									√								
CSF/14	Links to surroundings						√							√		√								
CSF/15	Enhancing biodiversity					√																		
CSF/16	Archaeology							√																
CSF/17	Public open space									√				√		√	√			√				
CSF/18	Countryside recreation						√																	
CSF/19	Land drainage, etc.			√							√	√	√										√	
CSF/20	Telecoms infrastructure																							
CSF/21	Sustainability exemplars																							
CSF/22	Construction strategy										√			√										

Policy	Policy area	1.1 Land	1.2 Energy	1.3 Water	2.1 Wildlife sites	2.2 Habitats / species	2.3 Access to sites	3.1 Heritage assets	3.2 Character	3.3 Good spaces	4.1 Emissions	4.2 Waste & recycle	4.3 Climate change	5.1 Human health	5.2 Crime	5.3 Open space	6.1 Services / facilities	6.2 Inequalities	6.3 Affordable housing	6.4 Involvement	7.1 Access to work	7.2 Infrastructure	7.3 Economy
CSF/23	Countryside enhancem't					√			√	√						√		√					
CSF/24	Using existing resources		√									√											
CSF/25	Mgmt of services, etc.																			√			
CSF/26	Timing & service provision										√											√	

APPENDIX 5: MITIGATION PROPOSALS

Policy / policies	Proposed mitigation	Delivery mechanism (proposed or known)
CSF/1	Clarify the amount of greenfield land (this is agricultural land adjacent to the built area of the Monsanto site) which will be required for the development	Minor policy text clarification
CSF/2	Consider whether to merge CSF/1 and CSF/2	Text adjustment entirely at the Council's discretion
CSF/3	As for CSF/1	As for CSF/1
CSF/4	None	
CSF/5	None	
CSF/6	Clarify the need for District and City councils to collaborate in determining what additional facilities are required as a result of growth either side of the A10	Policy text clarification
CSF/7	None	
CSF/8	None	
CSF/9	Clarify what arrangements will be available to allow Trumpington West residents to reach services in Trumpington centre and on the opposite (east) side of the A10 – and possibly vice versa for residents of new housing within the city boundary who may want to access facilities in Trumpington West	Policy text clarification
CSF/10	None	
CSF/11	Also require employers occupying units in Trumpington West to submit a green travel plan (possibly depending in size of unit)	Minor policy text clarification
CSF/12	None	
CSF/13	None	
CSF/14	Possibly propose that the cycle/footpath forms part of a circular walking route through the country park and landscaped area, as suggested for the linked green areas at Northstowe	Minor policy text clarification
CSF/15	None	
CSF/16	None	

Policy / policies	Proposed mitigation	Delivery mechanism (proposed or known)
CSF/17	Consider making more specific the need for facilities for youths to address the fear of crime issue indirectly. The City open space standards do state requirements for this	Minor policy text revision
CSF/18	None	
CSF/19	None	
CSF/20	None	
CSF/21	None	
CSF/22	None	
CSF/23	None	
CSF/24	None	
CSF/25	None	
CSF/26	Consider repositioning the statement that the development will fund all associated infrastructure in policy CSF/2 as appears a fundamental issue of sustainability.	Policy text adjustment

APPENDIX 6: OUTLINE MONITORING PLAN

Indicator	Current value	Type	Data source(s)	Data quality	Threshold	Reaction(s)	Responsibility
Loss of undeveloped land							
Brownfield land stock	Not known	Important local context indicator	Urban capacity studies / GIS?	Not known	Dynamic, depends on consumption of existing stock and future needs ⁹	Periodic survey of available land for redevelopment	SCDC, through future capacity studies?
Housing completed on brownfield land in last year	27% (2003)	Important local output indicator	Planning proposals	Council is source so assumed to be good	37% (Structure Plan target). Also 42% - suggests brownfield stock is being used to quickly	Review balance of greenfield and brownfield use	SCDC, adjusted through phasing of housing delivery?
Hectareage of employment land completed on brownfield land in last year	Not specified	Local output indicator	Planning proposals	Council is source so assumed to be good	Dynamic, depends on existing stock and future needs (see above)	As above	SCDC, adjusted through phasing of employment land availability?
Energy consumption							
Gas consumption (KwH) per home per year	15,395KwH (2001/2)	Significant (adverse) impact indicator	Utility companies	Somewhat crude measurement but will indirectly track impact of energy saving initiatives	Any increase (since this suggests adverse trend on a wide scale) ¹⁰	Review design criteria (notably policies NE/1 to NE/3)	SCDC can change energy efficiency targets for new housing but not householders' attitudes
Electricity consumption (KwH) per home per year	No information	Significant (adverse) impact indicator	Utility companies	As above	As above	As above?	As above
% of new homes achieving the EcoHomes 'good' standard	Not yet collected	Important local output indicator	BRE	To be determined	75%?	Enforce standards with revised policy	SCDC

⁹ A possible threshold is if the projected stock of brownfield land is less than that needed to meet projected allocations for housing and employment land for the next five years.

¹⁰ Ideally the data would be available on a parish or settlement basis to identify any particularly poorly-performing areas.

Indicator	Current value	Type	Data source(s)	Data quality	Threshold	Reaction(s)	Responsibility
Water consumption							
Water consumption per household per year	No information	Significant (adverse) impact indicator	Water companies	Not known	As above	Review design criteria; possibly set targets for installing new technology using policy NE/18	SCDC?
Avoid damage to designated sites							
% of SSSIs in favourable or unfavourable recovering condition	72% (2005)	Local context indicator	English Nature annual / semi-annual surveys	Good	Any reversal in improvement rate shown in recent years (review once achievement is over 90%?)	Council Environmental Officer to discuss appropriate actions with E.N. contacts	English Nature
Maintain / enhance characteristic habitats, etc.							
Achievement of BAP targets for habitats & species	Not yet measured	Local output indicator ¹¹	County Council; English Nature	Not known, and parameters will be difficult to calibrate initially	To be determined	Liaise with RSPB, English Nature and wildlife groups	English Nature, RSPB, other groups
Improve opportunities to enjoy wild places							
% of rights of way open and in good condition ¹²	Not known	Local output indicator	Council's annual survey	Assumed to be acceptable – based on 5% sample	Initially at least 65%, but should be increased over time	Identify priorities for improvement; liaise with Countryside Agency and others	SCDC, Countryside Agency, BTCV and other voluntary groups ?
Levels of usage of rights of way and other sites	Not known	Local output indicator	Possibly through QoL survey or similar	May be patchy and inconsistent	To be determined	Liaise with other agencies to promote facilities	To be determined – possibly SCDC & Countryside Ag'cy

¹¹ Only counts as an output indicator if statistics can measure the impact of LDF policies; otherwise it is a context indicator.

¹² Ideally this parameter should also include Countryside Enhancement Areas (policy NE/11) and possibly sites for remediation in the Green Belt (policy GB/8). Note that DEFRA also publishes a headline sustainability indicator – frequency of visits to the countryside. This is a potentially useful indicator that also tracks transport mode, however it is not clear that it is collected systematically at regional or lower level.

Indicator	Current value	Type	Data source(s)	Data quality	Threshold	Reaction(s)	Responsibility
Avoid damage to heritage assets							
% of listed buildings at risk	2% (2004)	Local context indicator (proxy for development pressure)	Council's GIS and Devt Control records	Not known	To be determined	Review allocations and development control criteria ?	SCDC
Maintain & enhance townscape & landscape							
% of developments in or within 400m of a conservation area, SMR or similar	Not known	Local context indicator (proxy for development pressure)	English Heritage (Pastscape database)	Good although very fragmented	To be determined	Review allocations and development control criteria	SCDC
Create spaces that look good, etc.							
Satisfaction with quality of the built environment	90% (2002/3)	Local output indicator	QoL Surveys	Generally good but depends on response rates	75% satisfaction 20% concern with deterioration	Review spatial pattern and ideally identify specific problems from responses. Address with design guidance / revision of SPD ?	SCDC and others depending on causes
Reduce emissions & pollutants							
CO ₂ emissions per dwelling / year	Not measured	Significant (adverse) impact indicator	To be developed	Not yet established	To be determined	Review design criteria and amend SPD, Development Brief and other documents	SCDC
Background NO ₂ /NO _x levels	Ca. 50 µg/m ³	Significant (adverse) impact indicator	AQ Monitoring network – needs to be supplemented with more local monitoring	Quality good but compromised by small no. of sites	40 µg/m ³	Consider declaring AQMA. Could be obviated if more detailed local data available	SCDC
Background PM ₁₀ levels	Between 40 and 70 µg/m ³	Significant (adverse) impact indicator	As above – and may need to be monitored on ad hoc basis for large construction sites	As above	40 µg/m ³ to end 2005 then 20 µg/m ³	Depends on source – declare AQMA if problem is widespread or identify local	SCDC

Indicator	Current value	Type	Data source(s)	Data quality	Threshold	Reaction(s)	Responsibility
						sources	
% of main water courses in good or fair quality	100% (2002)	Local context indicator	EA monitoring	Good	94%	Identify sources and nature of contaminations	SCDC / EA / others
No. substantiated public complaints about odours, noise, light and other problems	Not measured	Local context indicator	Council records?	Not yet established	To be determined	Determine need for new policy / plan guidance or action on case-by-case basis	SCDC / Env. Health / others
Waste arisings							
Household waste collected per household / year	Not measured	Local output indicator	WCA records	Not yet established	To be determined (based on BVPI target)	Consider fiscal & other measures	SCDC / WCA
% household waste from which value is recovered	25.6% (2002/3)	Local output indicator	WCA records	Good	40% (2005)	Improve resident involvement and awareness. Look at new treatment approaches	SCDC / WCA / others
Limit / reduce vulnerability to climate change							
No. of properties at risk from flooding	Not yet calculated	Significant (adverse) impact indicator	GIS-based survey	Should be good	To be determined	Review flood risk prevention measures with Env. Agency	SCDC / Environment Agency
Maintain and enhance human health							
Life expectancy at birth	Male – 79 years; female – 82 years (2002/3)	Local context indicator	Office of National Statistics (census + monitoring)	Good	Any reduction	Alert PCTs and regional health authorities	Health trusts, D of Health, etc.
Exercise levels ¹³	Not yet calculated	Local output indicator	Local surveys	Will depend on sample size and response rates	To be determined	Alert PCTs	Health trusts and SCDC
No. of people commuting on foot or cycle	14% (2003 – East of England only)	Local output indicator	Local surveys, possibly also with data from corp.	Will depend on sample size and response rates	To be determined, though should be at least 30% for	More promotion; review patterns to identify problem	SCDC + County Council transport planning

¹³ Indicator to be determined, though it could be based on the percentage of people involved in sporting activity at least once a week, or the number who walk at least two miles each week for leisure (including dog walking).

Indicator	Current value	Type	Data source(s)	Data quality	Threshold	Reaction(s)	Responsibility
			travel plans		new development	areas	
Reduce crime and the fear of crime							
Recorded crimes per 1000 people ¹⁴	57 (2003)	Local context indicator	Local research groups	Assumed to be good	Any increase (?)	Liaise with police authority; identify spatial patterns	SCDC & Cambs Police
% of residents feeling safe or fairly safe after dark	70% (2003)	Local context indicator	QoL Survey	Will depend on sample size and response rates	Any reduction	Identify localities where perception is poor	SCDC
Improve quantity / quality of public open space							
Hectareage of strategic open space ¹⁵	4.3 ha. / 1000 people	Local output indicator	Open space surveys	Assumed to be good, though depends on survey frequency	To be determined (not clear what national targets exist at present)	Review allocation; identify scope to expand space and funding sources	SCDC & also Cambs County Council
Improve quality, range and accessibility of services & facilities							
% of population in categories 1-3 for access to a range of basic amenities ¹⁶	83% (2004)	Local output indicator	County monitoring; also data from Countryside Ag'cy; supplemented by council monitoring	Assumed to be good	Any reduction, and any failure to meet spatial targets in AAPs (eg. policies NS/6 & NS/8 in Northstowe AAP)	Review design briefs and housing allocations to prioritise growth at best-served sites	SCDC
Available capacity in local primary and secondary schools	Not identified	Significant (adverse) impact indicator	Local survey / education authority monitoring	Assumed to be good once collected	To be determined based on discussions with ed. authority ¹⁷	Review provision with education authority and impact of any remaining housing	SCDC + Cambs Education Authority

¹⁴ Ideally this indicator should discriminate between types of crime - burglary; thefts of vehicles; thefts from vehicles; sexual offences; crime against the person – consistent with UK sustainable development and ONS indicators.

¹⁵ The scope of this parameter could be expanded to provide detail of different types of open space, and this could subsume information about informal play space, formal recreation / sporting facilities, etc. An alternative indicator would be the % of residents living within 200m of open space, although comparative statistics do not exist currently and the indicator would have to be estimated using the Council's GIS system.

¹⁶ In principle this parameter could be used to assess the viability of housing allocations in smaller communities. Monitoring should also ensure that spatial criteria in the AAPs in particular for locating all dwellings within a given distance of local centres, public transport access, etc. are being achieved.

¹⁷ The 2000 settlement survey reveals that many village colleges had student enrolments well in excess of their nominal capacity, and the threshold should reflect a realistic normal capacity for each type of establishment.

Indicator	Current value	Type	Data source(s)	Data quality	Threshold	Reaction(s)	Responsibility
							allocations
Reduce inequalities related to age, gender, etc.							
% of residents who feel their local neighbourhood is harmonious ¹⁸	70% (2002/3)	Local output indicator	QoL survey	Good but depends on sample size / response rates	Any reduction	Review pattern and nature of concerns to identify appropriate responses	SCDC + community groups
Ensure all groups have access to housing							
House price / earnings ratio	6.6 (2003)	Significant (adverse) impact indicator	Land registry; Office of National Statistics	Good	To be determined, but initially set at 5 as indicative of wider national conditions	Review housing allocations and criteria for affordable housing	SCDC
% of homes judged unfit to inhabit or of sub-standard quality	Not identified	Significant (adverse) impact indicator	Housing Needs survey	Good, though survey is periodic	To be determined	Review housing completion rates and affordable housing provision	SCDC
House completions available under 'affordable' funding / tenancy	19% (2003)	Significant (adverse) impact indicator	Planning applications (Dev't Control)	Good	50% (or target in Development Control Policies if this changes)	Review housing allocations and criteria for affordable housing	SCDC
Encourage active involvement in community activities							
% of adults who feel they can influence decisions	22% (2002/3)	Local context indicator	QoL survey	Good but depends on sample size / response rates	To be determined	Follow-up survey to determine reasons for feeling lack of influence	SCDC + community groups
Usage levels for community facilities in new development ¹⁹	Not yet measured	Local output indicator	Local survey	May be difficult to measure accurately and consistently	To be determined	Initiatives to encourage more use of facilities	SCDC

¹⁸ Note that the baseline include the index of multiple deprivation. While this might be included in monitoring it is not evident that land use planning policy can substantially affect the parameter, compared to other areas of Council policy on social and welfare provision.

¹⁹ This is a speculative indicator intended to measure whether the design policies for new communities at Northstowe and Cambridge East are successfully encouraging community involvement; it is not proposed as a county-wide measure. However, consideration needs to be given to the feasibility of this measure.

Indicator	Current value	Type	Data source(s)	Data quality	Threshold	Reaction(s)	Responsibility
Help people gain access to satisfying & appropriate work							
Unemployment level	1.0% (2004)	Local output indicator	Office of National Statistics and local sources	Good, though depends on calculation method	+0.5% increase in any 12-month period	Identify spatial and sectoral pattern; review employment land allocations	SCDC ?
% of economically active residents working within 5kms of home	37.2% (2001)	Significant (adverse) impact indicator	Office of National Statistics (needs to be supplemented by more regular local monitoring?)	Good provided it is based on full survey rather than a sample	Reduction below 35%	Review employment land allocations and/or development criteria	SCDC
Support appropriate investment in infrastructure, etc.							
% of pupils achieving 5 or more A* to C GCSE grades	63.1% (2001)	Local context indicator	QoL survey and Education Auth'y monitoring	Good	To be determined (through discussion with education auth'ty)	Liaise with education authority	County / local education authorities and schools / colleges
Level or value of developer contributions in the current year	Not currently measured	Local output indicator	Planning applications	Depends on ease of data collection	To be determined ²⁰	Review policy on contributions and revise SPD as necessary	SCDC
Improve the vitality, etc. of the local economy							
Net annual growth in VAT registered firms	0.9% (2001/2)	Local context indicator	Cambs CC survey	Assumed to be good though may be surveyed infrequently	Shrinkage of >0.1% in the year	Investigate sector and spatial pattern?	SCDC ?
Economic activity rate	83.7% (2001) ²¹	Local context indicator	Office of National Statistics	Good	Change of -2% or more	Review spatial and sectoral pattern	SCDC ?
Sectoral split of employment	Not yet determined	Local output indicator	Local survey?	To be determined	To be determined (threshold needs to reflect shifts in sectoral balances)	Review policy on employment land use allocations	SCDC ?

²⁰ The indicator ideally needs to measure the volume of contributions relative to the area developed, the notional market value of the development or the land it occupies, or some other meaningful comparator, since it is meaningless to set a threshold or target level solely in terms of value of contributions.

²¹ Note that this parameter expresses the % economically active out of the population within the economically active age band (15-75). The figure as a percentage of total population was just over 73% at the time of the last census.

APPENDIX 7: DETAIL OF POST CONSULTATION CHANGES

Change	Summary of implications for SA / SEA	Action for SA / SEA
CAMBRIDGE SOUTHERN FRINGE AAP		
Context		
Delete the 3rd sentence in paragraph 1.13 and replace as follows: "...Whilst under the terms of the new plan making system the LDF must be in general conformity with RSS6, in the circumstances of the Cambridge area it is also appropriate and consistent for the LDF to meet the policy requirements of the Structure Plan, as there is currently no evidence that the draft RSS14 is proposing divergent emerging policies on the development strategy for the sub region relative to those set out in the current RSS and the 2003 Structure Plan.	Procedural clarification of the role of the document.	No change required
Chapter A: Introduction		
Add a new section to Chapter E Delivering The Cambridge Southern Fringe to show the proposed housing trajectory for Southern Fringe which will include annual house building targets and proposed milestones timing of service, facility and infrastructure provision.	Editorial amendment consistent with that made to other LDDs to provide additional information on the scope of the Plan.	No change required
Amend A.5 2 nd bullet to read: 'A Strategic Design Guide which will identify the particular character of Trumpington West and set out the general principles for good design of the urban extension as a whole, to be submitted to and approved by the Local Planning Authority prior to the granting of planning permission for reserved matters applications.'	Editorial change to clarify when strategic design guide is required.	No change required
Amend the Proposals Map to clearly indicate the extent of the Southern Fringe AAP, with the inset map boundaries precisely drawn	Editorial amendment consistent with that made to other LDDs to provide additional information on the scope of the Plan.	No change required

Chapter B: Vision & Development Principles

<p>Include new section in Introduction to follow paragraph 1.16 as follows: "RELATIONSHIP WITH OTHER PLANS AND STRATEGIES 1.16A The Council has consulted all key stakeholders at three stages in the preparation of the DPDs and it is for them to advise the Council how their own strategies affect the South Cambs LDF. Where such information has been received, this has been taken into account in preparing the DPDs. Where organisations did not advise the Council of their delivery plans, it will be for Cambridgeshire Horizons, as the delivery vehicle for the Cambridge Sub Region, to draw together the delivery plans for all aspects of the major developments as part of the negotiations on the planning obligations agreements."</p>	<p>Procedural clarification</p>	<p>No change required</p>
<p>Amend "Wandlebury" to "Wandlebury Country Park" throughout document.</p>	<p>Editorial amendment</p>	<p>No change required</p>
<p>CSF/2 Development & Countryside Principles</p>		
<p>Revise criterion I of CSF/2 to read: "...built to be an exemplar of sustainable living with low carbon and greenhouse GAS emissions and be able to accommodate the impacts of climate change;"</p>	<p>Editorial clarification</p>	<p>No change required</p>
<p>Include new chapter in Part E: "E4 Monitoring Cambridge Southern Fringe" drawn from the separate Monitoring Strategy.</p>	<p>Requires creation of new material consistent with changes to the other LDDs.</p>	<p>No change required</p>
<p>Revised paragraph 1: A Strategic Masterplan and Strategic Design Guide for the Cambridge Southern Fringe as a whole will be submitted to and approved by the Local Planning Authorities prior to the granting of any planning permission to ensure that Trumpington West will develop:</p>	<p>Change appears to remove an important planning document but is balanced by changes to criterion (cc) – see below.</p>	<p>No change required</p>

Amend criterion (f): "With a landscaped setting which respects and reinforces local landscape character including countryside enhancement measures AND WHICH RESPECTS THE UNDERLYING HISTORIC CHARACTER OF THE SITE ESTABLISHED BY REFERENCE TO HISTORIC LANDSCAPE CHARACTER DATABASE AND ARCHAEOLOGICAL EVALUATION;"	Emphasises the requirement for archaeological survey, although this actually reiterates that in CSF/16.	Assessment against objective 3.1 increased to strongly positive ('+++') and appropriate changes made to section 6.2, and Appendices 3 and 4.
Amend criterion g of CSF/2 to read: "These routes will provide OPPORTUNITIES for linkages to the wider Strategic Open Space network including Coton Countryside Reserve, Teversham Country Park, Milton Country Park, WIMPOLE HALL and Wicken Fen;"	Addition of a further item to the network of links. Does not affect the overall intention of the policy.	No change required
Amend criterion (m): "As a place where people can live in a healthy and safe environment and have access to most of their learning needs'	Change reflects scope of Council's ability to require people to adopt a healthy lifestyle but does not affect the overall, positive assessment.	No change required
Amend criterion (p): Green spaces and water features to contribute to the character of the area, provide a recreational resource and enhance biodiversity AND LANDSCAPE, AND PROVIDE GREEN LINKS TO THE WIDER COUNTRYSIDE;	Clarification of function which was implicit in original policy and supporting text, and also evident in the description of these features in the other AAPs.	No change required
Amend wording of criterion (t) of CSF/2 to read: " With a well developed, high quality, DEDICATED network of footpaths, bridleways and cycleways to support sustainable transport, recreation and health within the urban extension, and an improved network connecting it to TRUMPINGTON HIGH STREET, the City, neighbouring villages, the open countryside and the wider network;"	Intention to exploit the site and its proximity to the existing amenities in Trumpington was clear in the original policy and supporting text.	No change required

Amend wording in criterion (x) of CSF/2 to read: "An appropriate level of services and facilities including education, sport, recreation AND HEALTH	Clarification of facilities to be provided.	Change is acknowledged alongside objective 5.1, however this and 7.2 (infrastructure) are already fairly positive and it was not considered necessary to change the scoring.
Amend criterion CSF2 (y): In such a way that the developers provide necessary services, infrastructure and facilities, EITHER DIRECTLY OR VIA FINANCIAL CONTRIBUTIONS, including APPROPRIATE provision for long-term management and maintenance;	Clarifies the mechanisms for seeking contributions and the intention to seeking financial ones also. The second change is assumed to refer to the possible need for external financing where CSF facilities benefit the wider community, as well as the need for an explicit link between contributions and their purpose. These issues are already reflected in the assessment and comments, particularly of objective 7.2.	No change required
CSF2 (bb) In phases to ensure that the necessary, landscaping and infrastructure are provided from the start and services and facilities are provided in step with THE development and the needs of the community;	While this appears a minor change it makes less clear the phasing of provision of these facilities. While the change appears to remove the need for all forms of infrastructure from the outset, it does not make clear the need for some, such as landscaping and screening, and a range of basic facilities.	Comments against objective 7.2 and in the summary have been added to note this issue which appears to be mainly one of clarification rather than a major change in the intent of the policy.
Amend criterion (cc): With minimum the impact of development during construction on both the existing and new communities AND TO THE ENVIRONMENT;	Inferred from the original policy, and others on delivering the development which refer to the need to mitigate construction impacts.	Change noted in the assessment comments but not considered sufficient to warrant adjusting the score.
Add: A STRATEGIC DESIGN GUIDE TO SET OUT THE GENERAL PRINCIPLES FOR GOOD DESIGN OF THE TOWN AS A WHOLE TO BE SUBMITTED TO AND APPROVED BY THE LOCAL PLANNING AUTHORITY PRIOR TO THE GRANTING OF PERMISSION FOR RESERVED MATTERS APPLICATIONS. CSF2 (dd) In accordance with Masterplans , Design Guides and Design Codes WILL BE PREPARED for each phase of development, TO BE submitted to and approved by the Local Planning Authority prior to the granting of any planning permission FOR RESERVED MATTERS APPLICATIONS.	Changes balance the amendment of the first policy paragraph to ensure a key document is still produced.	Re-scored with a more positive performance against objectives 3.2 and 3.3 in the short and medium terms. This did not affect the comments in the main report or scores in the Appendices.

Chapter C: Trumpington West & the Southern Setting of Cambridge

CSF/3 The Revised Cambridge Green Belt		
Amend criterion 1 of CSF/4 to read: "Ensure that the development at Trumpington and Addenbrooke's Hospital / The Bell School does not detract from the CHARACTER AND setting of Cambridge;"	Already implicit in the policy and text. No effect on the assessment.	No change required
Replace paragraph C2.5 with the following: "The Green Belt boundary at Trumpington West abuts the western and southern built edge of the development. This development edge relates to the contours of the site, existing features associated with the previous use of the site, the enhanced River Cam corridor, the southern gateway to Cambridge and strategic views across the landscape towards Trumpington and Cambridge beyond. It provides a Green Belt boundary and community park that will protect and enhance the quality and purpose of the remaining green belt land."	Various textual changes which describe the features which define the extent of the revised Green Belt but which do not appear to change the intention or extent of the policy apart from providing clarification of the features which will be included in the Belt.	Brief review of relevant assessments undertaken it was concluded no changes were appropriate.

Chapter D: Trumpington West

D2 Housing Objectives		
Amend CSF/6 (5) to read: 'High quality infrastructure for non-car modes PEDESTRIANS AND CYCLISTS providing a network through the development to encourage sustainable travel'	Editorial change.	No change required
Amend start of CSF/6 (6): 'HIGHLY ACCESSIBLE AND DEDICATED NETWORK of cycle paths and footpaths....'		
Amend D4/c to read: "To ensure the provision of a WELL INTEGRATED MIX of housing types, TENURES and sizes, including affordable housing, to meet the identified needs of all sectors of the community, including key workers."	Change appears to amplify the intent of the closing words of the existing policy and is considered a clarification only that was assumed in the assessment.	No change required
CSF/7 Trumpington West Housing		
Amend criterion 1 of CSF/7 to read: "Trumpington West will provide an adequate and continuous supply of land for housing for at least 600 dwellings WITHIN SOUTH CAMBRIDGESHIRE."	Clarification reflecting the geographical scope of the Council's powers and which does not affect the build level.	No change required

Amend CSF/7 (3) 2nd sentence: 'It will require imaginative and high quality developments BOTH IN TERMS OF DESIGN AND MATERIALS which...'	Clarifies considerations of quality.	No change required
CSF/9 Community Services, Facilities, etc.		
Amend objective D4/c to read: 'To ensure provision of appropriate high quality community services and facilities, leisure, arts and cultural facilities of a high standard of design which would reasonably be expected to be found in the expanded Trumpington'	Clarifies considerations of quality	No change required
Amend CSF/9 (2): 'The development at Trumpington West will make a proportional contribution to the provision of the full range of community services and facilities, EDUCATION, HEALTH AND SOCIAL CARE FACILITIES, leisure, art and culture identified in the strategy.'	Addresses a point in the original assessment which contributed to an uncertain score ('?'). However an additional point about healthy lifestyles depending on personal choices of residents remains valid.	Scoring against objective 5.1 improved to positive ('+') though this does not affect other comments in the assessment, main report or appendices.
Add to CSF/9 (4) '...requiring the phased delivery of community services, facilities, leisure, arts and culture OF A HIGH STANDARD OF DESIGN...'	Clarifies considerations of quality	No change required
Add to end of para. D4.4: "THE DEVELOPMENT WILL PAY FOR OR CONTRIBUTE TO THE COST OF ALL OF SERVICES OR FACILITIES WHICH WOULD NOT HAVE BEEN NECESSARY BUT FOR THEIR DEVELOPMENT EVEN WHERE THIS WOULD CONFER SOME WIDER BENEFIT ON THE COMMUNITY. ONLY IF EXTRA PROVISION IS MADE BECAUSE IT IS DESIRABLE TO SERVE THE WIDER COMMUNITY WOULD IT BE APPROPRIATE THAT FUNDING FROM OTHER SOURCES WOULD BE REQUIRED."	Statement clarifies intention to seek contributions on the basis of the Council's right to link these to the infrastructure necessitated by the development in its own right. Also makes provision for external funding which we presume will be proportional to the estimated level of benefit to the wider community so as not to provide an undue or unfair burden on the developers.	Comments at left added to those alongside objective 7.2 (infrastructure) but the existing score was considered appropriate and was not changed.

<p>Add new paragraph after D4.4: 'The range of community services and facilities needed to serve Trumpington West as a whole will be determined through joint working between the two local planning authorities and the County Council as service provider. Facilities may be located in either the City or South Cambridgeshire depending on detailed masterplanning. The County Council has advised that a single primary school will be provided to serve the whole development at Trumpington West.'</p>	<p>Provides further details on the location of services and facilities.</p>	<p>No change required</p>
<p>D5 Transport Objectives</p>		
<p>Add new heading and paragraph after paragraph D5.13: Green Travel Plans: Employers in Trumpington West will be required to prepare green travel plans to show how they intend to ensure that travel to work by car by their employees is not encouraged, and travel by other modes is positively promoted.'</p>	<p>Transport Objectives were assessed independently during Regulation 25 assessment. The most relevant component of the preferred policies is in CSF/11, where para. 4 on car pooling refers to the possibility of travel plans. This change strengthens that policy intent and the scoring and comments have been adjusted accordingly.</p>	<p>CSF/11 score against emissions (objective 4.1) and access (6.1) both made more positive (increased from '++' to '+++’ in the longer term in both cases), and comments added against these objectives and in the summary. Corresponding changes made to section 6.2 in the main report, and to Appendix 4 scores. However we note that this change refers to “green travel plans” whereas post consultation changes to another AAP removed the reference to “green”.</p>

Amend objective D5/c: "To provide a HIGHLY ACCESSIBLE network of SAFE AND CONVENIENT cycleways, segregated from other modes where appropriate and secure cycle parking facilities."	Both requirements implicit in the policy and other text and assumed in the assessment.	No change required
CSF/10 Road Infrastructure		
Replace CSF10 (1) with: Planning permission for development at Trumpington West will not be granted until it has been demonstrated by the applicants that there will be sufficient highway capacity on Hauxton Road to serve all stages of the development such that morning peak traffic queuing between Shelford Road and the M11 would not be materially worse than conditions prevailing at the time of submission of the first planning application;	Appears to make minor change to the conditions that would have to be satisfied (reference to school holiday periods) but does not appear to affect the overall intention of the policy to a significant degree.	No change required
Delete sub heading 'Addenbrooke's Access Road' above CSF/10 (4).	Editorial adjustment	No change required
Add to CSF/10 (4): 'All new infrastructure linking the urban extension to the existing network will have appropriate landscaping to ensure they integrate into the existing landscape character AND MITIGATE THE IMPACT OF THESE NEW ROADS ON EXISTING AND PROPOSED DEVELOPMENTS'	To further clarify the purpose of landscaping new infrastructure.	No change required
Add new criterion to CSF/10: 'No dwellings at Trumpington West shall be occupied until the Addenbrooke's access road is completed.'	Phasing issue.	No change required
Amend reference in paragraph D5.1 from 'Medical Research Park' to 'Cambridge Bio-Medical Campus'	As above	No change required
In D5.7 2nd bullet add Sawston as a location where rights of way will be provided to.	Slight improvement to connectivity with surrounding villages but no change to assessment required.	No change required

Add to CSF/11 (3): 'There will be a network of dedicated, HIGHLY ACCESSIBLE, segregated...	Clarifies considerations of quality	No change required
Add to end of D5.13: 'Development at higher densities may require more innovative design to incorporate off-street car parking, for example through integrating garages within the footprint of dwellings and underground parking.'	Highlights the importance of design issues. Change is consistent with amendments made to the other AAPs.	No change required
Amend second sentence of paragraph 7 of Appendix 1 to read: 'In addition to these ratios provision should be made for visitors at the ratio of 1 space for every 4 units, provided that off-street car parking spaces resulting from the development would not be above THE DISTRICT WIDE AVERAGE OF 1.5 car parking spaces per dwelling, the maximum level permitted by PPG3.	Amendment responds to clarification from GO-East about parking standards and reflects planning guidance.	No change required
CSF/12 Landscape Principles		
CSF12 (1) A Landscape Strategy for Trumpington West must be submitted and approved prior to the granting of planning permission, OF A LEVEL OF DETAIL APPROPRIATE TO THE TYPE OF APPLICATION. It will be implemented as part of the conditions / planning obligations for the development of the new urban extension. The strategy will:	Appears to be a procedural classification only.	No change required
Amend CSF12 (2): A Strategy for Construction Spoil will be required which will need to be approved by the Local Planning Authority prior to the granting of any planning permission. The Strategy will ensure CONSTRUCTION SPOIL that spoil is retained on-site MUST BE in a manner appropriate to the local topography and landscape character.	Change replaces a clear requirement with an indication of what the Council would like the developer to provide. However other changes (to policy CSF/22) ensure this issue is a requirement and the change appears to remove a possible additional administrative and procedural requirement replacing it with a policy obligation.	No change required
Amend CSF12 (3): IN ORDER TO ASSIST THE CREATION OF A MATURE LANDSCAPE AT AN EARLY STAGE IN THE DEVELOPMENT existing landscape features on the Trumpington West site will be retained WHERE THEY CAN MAKE A SIGNIFICANT CONTRIBUTION TO THE URBAN ENVIRONMENT in order to assist in the creation of a mature landscape within	Makes the policy marginally more pragmatic but this is intuitive in the original intention and taken into account in the original assessment.	No change required

the urban extension at an early stage in its development.		
Add new criterion to CSF/12: 'Take account of the historic character of the landscape'	Provides further detail for the landscape strategy.	No change required

Para. D6.1 (add to end) THE LEVEL OF DETAIL REQUIRED IN A LANDSCAPE STRATEGY WILL BE DIFFERENT AT THE OUTLINE AND DETAILED PLANNING APPLICATION STAGES, WITH A STRATEGY AT THE OUTLINE STAGE BEING MORE STRATEGIC IN NATURE.	Content clarification	No change required
CSF/13 Landscaping within Trumpington West		
Amend last sentence of CSF/13 (2): 'Public access will include provision for walking ,cycling AND HORSE RIDING.	Reflects principles established elsewhere in the plan.	No change required
Amend CSF/13 (3): 'Road and bus crossings through the Green Fingers will be designed to limit any ADVERSE safety implications...'	Editorial change.	No change required
Amend CSF13 (4): "The built environment will be landscaped with high quality design, materials and planting; this will be addressed in the Strategic Design Guide required by the Local Planning Authority which will need to be approved PRIOR TO THE GRANTING OF ANY RESERVED MATTERS APPLICATIONS OR DETAILED PLANNING CONSENTS." prior to the approval of any planning permission.	Considered to be a procedural clarification.	No change required
Amend CSF13 (5): 'Open spaces which have a recreational or utility AMENITY function...	Editorial change.	No change required
D7 Biodiversity Objectives		
Amend D7/f: To provide for the MANAGEMENT, maintenance, AND MONITORING of habitats.	Expands nature of what the policy is seeking. This is considered to improve the 'fit' with statements in the policy itself rather than adding something to it.	No change required
CSF/15 Biodiversity		
Add to Policy CSF/15 (4): 'Connections will be provided for Green Fingers within the urban extensions to the surrounding countryside by enhanced landscaping, planting and the creation of wildlife habitats to provide links to larger scale wildlife habitats further afield including Nine Wells, the Magog Down, Wandlebury, the River Cam corridor, Coton Country Park, WIMPOLE HALL, and Wicken Fen.'	Extends the range of facilities but not the intent of the policy (and corresponds to a change made to CSF/2).	No change required

CSF/16 Archaeology at Trumpington West		
Revise Policy CSF/16 to read: "The developers of Trumpington West will be required to undertake a detailed, fully analytical archaeological assessment and evaluation of known and suspected sites or features of archaeological importance, including the Scheduled Ancient Monument between Trumpington West and the river. The results of the comprehensive site survey will inform the design of any development at Trumpington West."	Change appears to be a response to an objection which proposed that assessment should be clearly required in advance of seeking planning permission. Assuming this is correct it adjusts the timing but not the intention of the policy.	No change required
CSF/17 Public Open Space and Sports Provision		
Replace paragraph C3.10 with: 'The development will be required to contribute towards provision of Strategic Open Space at a standard of 5.1ha per 1000 people. Strategic Open Space provides more than a local function and spaces are generally larger, more varied, and provide a different visitor experience to village open spaces.'	Change is consistent with S.O.S. standards proposed in other LDDs.	No change required.
Amend policy CSF/17 point 1 to read: Provision for outdoor sports facilities, teenagers and children, informal open space and allotments will be made in Cambridge Southern Fringe in accordance with the Open Space and Recreation Standards set out in Appendix 3.	Editorial clarification; text in para. 9.3 signposts the same link. It is assumed the standards themselves are unchanged.	No change required
Amend: CSF17 (2): A Strategy for Formal Sports Provision will be prepared, for the approval of the Local Planning Authority before occupation of the first house at Trumpington West. It will provide a full assessment of the formal indoor and outdoor sports facilities required to meet the needs of the new community. It will take account of the Major Sports Facilities Strategy for the Cambridge Sub-Region prepared by Cambridgeshire Horizons, and consider the implications for Cambridge Southern Fringe.	Clarifies the approach to considering recreation in the wider Cambridge Sub Region.	No change required

<p>Amend CSF17 (3): The requirements of the strategy FOR FORMAL SPORTS PROVISION WHICH ARE DIRECTLY RELATED TO THE NEEDS OF THE FUTURE RESIDENTS OF TRUMPINGTON WEST AND ITS IMPLEMENTATION will be funded MET in full by the development IN TERMS OF QUANTITY, QUALITY AND ACCESSIBILITY OF FACILITIES PROVIDED.</p>	<p>Reins in policy within the scope of what the Council is entitled to seek that it necessitated by the development.</p>	<p>No change required</p>
<p>Amend D9.4 to read: 'A Strategy for Formal Sport will enable comprehensive planning of facilities at Cambridge Southern Fringe. The Strategy will be completed in partnership with Cambridgeshire Horizons along with other partner organisations and professional bodies such as Sport England and the Governing Bodies of Sport. It must also include an assessment of local and national sporting trends. A MAJOR SPORTS FACILITIES STRATEGY FOR THE CAMBRIDGE SUB-REGION IS BEING PREPARED BY CAMBRIDGESHIRE HORIZONS. THE STRATEGY FOR FORMAL SPORT MUST CONSIDER THE IMPLICATIONS OF THIS STRATEGY FOR CAMBRIDGE SOUTHERN FRINGE.</p>	<p>Clarifies the approach to considering recreation in the wider Cambridge Sub Region.</p>	<p>No change required</p>
<p>CSF/18 Countryside Recreation</p>		
<p>A strategy will be developed WITH REFERENCE TO THE RIGHTS OF WAY IMPROVEMENT PLAN to link all parts of the Southern Fringe to the wider countryside through an enhanced network of RIGHTS OF WAY INCLUDING footpaths, cyclepaths and bridleways the provision of which will be funded by planning obligations on development at Trumpington West and development within Cambridge City at Glebe Farm, Clay Farm, Showground, Addenbrooke's and The Bell School Site.</p>	<p>Clear improvement of the policy, the need for which was referred to implicitly in the original assessment.</p>	<p>Score against access to wild places objective (2.3) increased to reasonably positive ('++') and improvement of 3.3 (places that work well). Comments against objective 5.3 (open space) also amended though the change does not address quality or quantity of space. Corresponding changes made to the review of objective 2.3 in section 6.2 of the main report, and to Appendices 3 and 4.</p>

<p>Add before last sentence of para. D9.11: THIS SHOULD BE DEVELOPED HAVING REGARD TO THE RIGHTS OF WAY IMPROVEMENT PLAN (ROWIP). THIS IS A STATUTORY PLAN REQUIRED BY THE COUNTRYSIDE AND RIGHTS OF WAY (CROW) ACT 2000. THE ROWIP WILL SUPPORT IMPROVEMENTS TO THE RIGHTS OF WAY NETWORK OVER THE WHOLE COUNTY, AND IT IS ANTICIPATED THAT THE COUNTY COUNCIL WILL WORK WITH DISTRICTS AND OTHER PARTNERS TO ACHIEVE THIS</p>	<p>Procedural clarification related to the previous amendment.</p>	<p>No change required</p>
<p>Amend paragraph D9.12 to read: 'Opportunities for enabling greater access to the countryside through the creation of new or improved public rights of way should be identified. The county and district councils have developed the concept of Strategic Open Space (SOS). SOS provides more than a local function and spaces are generally larger, more varied, and provide a different visitor experience to open spaces within built up areas. There is currently a shortfall in terms of quality, accessibility and quantity of Strategic Open Space in the Cambridge Sub Region. A standard for the provision of SOS has been developed. This will be used to ensure that new developments provide or contribute to appropriate levels of Strategic Open Space. The standard for strategic open space, as included in the Development Control Policies DPD is 5.1ha of Strategic Open Space per 1000 people which reflects the level of SOS in 2004 and seeks to ensure that levels of provision per head of population are not reduced as a result of development. This should be provided within 5 miles of people's homes and be accessible by means other than just by car. The development will be required to contribute towards provision of Strategic Open Space.'</p>	<p>Change provides more detail on the nature of S.O.S. and how it differs from other recreational space. In principle seeking contributions towards provision of this space is in line with policy on this matter, although it adds a further financial sum from the developer (we assume the nature of S.O.S. means it would be delivered by land purchases funded by a pool of contributions rather than on a per-development basis).</p>	<p>No change required</p>

Amend wording of paragraph 9.13 to read '...Strategic OPEN SPACE needs of the Cambridge Southern Fringe'.	Editorial clarification	No change required
CSF/18 Countryside Recreation – Appendix 3: Open Space & Recreation Standards		
Add new paragraph to table reiterating policy CSF/18: Development at Trumpington West will provide strategic open space in accordance with the standards set out in the Development Control Policies DPD.	<i>Repeats change already assessed above</i>	
D10 Integrated Water Strategy Objectives		
Add: TO INCORPORATE THE PRINCIPLES OF SUSTAINABLE DRAINAGE SYSTEMS WITHIN THE DEVELOPMENT.	Clause 1 of CSF/19 refers to the need for such a system and this was taken into account in the assessment.	No change required
CS/19 Land Drainage, Water Conservation, etc.		
Add the following to policy CSF/19 at the end of paragraph 1 A STRATEGIC SURFACE WATER DRAINAGE SCHEME WILL BE REQUIRED AT THE OUTLINE PLANNING APPLICATION STAGE FOR THE SOUTHERN FRINGE AREA Add to the table under para E2.5 at the row on surface water drainage "A STRATEGIC SURFACE WATER DRAINAGE SCHEME WILL BE REQUIRED"	Change consistent with that proposed to the Cambridge East AAP recognising the need for a mechanism to coordinate individual developers' drainage infrastructure. Original scoring of this policy was already strongly positive against objective 4.3 (climate change impacts).	Scores against objective 4.3 made strongly positive ('+++') in the short and medium term.

<p>Amend policy CSF/19(3) & (4) to allow for more than one body to take responsibility for surface water drainage subject to a requirement to integrate management and maintenance regimes with all other relevant bodies as follows: "3. All water bodies and watercourses required to serve the development will be maintained and managed by one or more organisations publicly accountable bodies to ensure a comprehensive and integrated approach to surface water drainage with clearly defined areas of responsibility and funding ensure that: 4No development shall commence until the written agreement of the Local Planning Authority has been secured to ensure that organisations with sufficient powers, funding, resources, expertise and integrated management have legally committed to maintain and manage the surface water systems for Trumpington West in perpetuity."</p>	<p>Procedural change reflecting possibility that more than one management body will be needed.</p>	<p>No change required</p>
<p>Delete Policy CSF/19 (3.) (d.).</p>	<p>Removes the requirement to improve water quality in the Hobson's Brook and Nine Wells former SSSI. The requirement has been withdrawn as a result of an objection which appears to question whether it is strictly related to the development itself (where development presumably refers to Trumpington West rather than the landscape improvements planned for the area south of Addenbrooke's. This change does appear to remove a rare opportunity for development to improve natural environmental conditions, however the legal prerogative above is recognised.</p>	<p>Assessment of objective 2.1 was only mildly positive and this reflects policy intentions across the whole of CSF. This individual change was not considered sufficient to warrant a change to '?' or even '-' though it is noted in the assessment comments.</p>

Amend CSF19 (3) h. The managing organisation will be funded in perpetuity at the cost of the development.	Procedural change assumed to reflect the scope of the obligations that the Council can seek.	No change required
Amend criterion 5 of Policy CSF/19: 'All development in Trumpington West will incorporate water conservation measures, including water saving devices, rainwater harvesting and greywater recycling, whilst managing the recycling of water to ensure no adverse impact on the water environment and biodiversity.' Add new sentence to the end of paragraph D10.11 to read: "...THIS IMPORTANT ISSUE SHOULD BE CONSIDERED AS PART OF THE CAMBRIDGE SOUTHERN FRINGE PROPOSALS.	Change is consistent with those in other LDDs and reflects advice from GO-East that the planning system cannot specify target levels of achievement. In the circumstances the amendment to para, 10.11 appears the most the Council can do in the circumstances with this planning instrument.	Scoring against objective 1.3 (water consumption) changed from absolutely positive to conditionally positive. Reason for the change noted in the assessment, its summary, and in the appropriate part of section 6.2 of the main report.
<i>CSF/21 An Exemplar in Sustainability</i>		
Delete paragraphs D10.12 and D10.13.	Removes paragraphs referring to target levels of water consumption and is therefore subsumed by the comments above.	No change required
Add additional bullet to paragraph 10.6: Green roofs where appropriate to the urban design;	Supportive in principle but not considered sufficiently extensive to warrant change to the assessment.	Comments against various objectives reviewed but no change required

<p>Amend paragraph D12.4: Policy CSF/19 in the Land Drainage and Water chapter seeks water conservation measures to be incorporated into the development, whilst managing the recycling of water to ensure no adverse impact on the water environment and biodiversity. Within Trumpington West there will be exemplar projects in sustainable development in response to the Structure Plan policy. Improvements upon the standards of water conservation would contribute towards such exemplar projects.</p>	<p><i>Additional editorial change to reflect change to policy CSF/19.</i></p>
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Chapter E: Delivering the Cambridge Southern Fringe

<p>CSF/22 Construction Strategy</p>		
<p>CSF/22 (new first bullet) A COMPREHENSIVE CONSTRUCTION STRATEGY WILL BE REQUIRED FOR ALL PHASES OF DEVELOPMENT.</p>	<p>Strengthens the existing policy by providing a mechanism to coordinate various actions to limit construction impacts.</p>	<p>Performance against objectives 3.2 (character) and 4.1 (emissions) improved, the latter becoming fairly significant. Rational explained in additional comments, and acknowledged in the summary of achievement of objective 4.1 in the main report.</p>
<p>Action Add two new sections to Chapter E. " Delivering Cambridge Southern Fringe" will include matters affecting delivery and a housing trajectory. " Monitoring Cambridge Southern Fringe " will be drawn from the separate Monitoring Strategy and provide a framework to ensure that the implementation and delivery of Southern Fringe is efficiently and effectively carried out.</p>	<p><i>Additional content requirement (content not specified) which repeats a change to the introduction.</i></p>	

<p>Amend: CSF22 (1) The location of the site accesses for construction vehicles for Trumpington West will be taken from Hauxton Road outside the existing built-up area of Trumpington and ensure that any haul roads are located, designed and landscaped in such a way as to minimise any noise, smell, dust, visual or other adverse impacts on existing residents and businesses, and the new residents and businesses at Trumpington West. THEY SHOULD ALSO AVOID ADVERSE EFFECTS ON THE ENVIRONMENTAL AMENITIES OF BIODIVERSITY, RIGHTS OF WAY AND GREEN SPACES. Traffic flows will be monitored to ensure that the public has a mechanism to feed back any concerns that arise during development.</p>	<p>Taken into account implicitly in the original assessment, and we would assume these issues would be addressed in practical terms through the Construction Strategy (see above).</p>	<p>No change required (in addition to those mentioned above).</p>
<p>Change Paragraph 2 of CSF/22 to read: "Construction haul roads for development at Glebe Farm, Clay Farm, Showground, Addenbrookes the Bells School Site with Cambridge will not be permitted in the countryside within South Cambridgeshire."</p>	<p>Notwithstanding objections from developers, this change removes the need for landscaping to protect the open land south of Addenbrookes from the effects of construction activities. It is difficult to judge the impact of this change and within the wider area of the CSF it has been assumed that its impact will be negligible, not the least because it is temporary. Moreover it raises the procedural issue of whether, in confining haul roads to the City side of the boundary, the Council can require contractors to implement measures beyond its boundary.</p>	<p>No change believed to be necessary</p>
<p>Add new criterion after CSF/22 (2) to read: 'No construction traffic will be permitted to access the site during peak hours to avoid exacerbating existing congestion on Hauxton Road.'</p>	<p>Procedural matter to mitigate impact of construction traffic.</p>	<p>No change required</p>

<p>CSF22 (add new section after 3) CONSTRUCTION METHODS DEVELOPMENT AT TRUMPINGTON WEST WILL BE REQUIRED TO RECYCLE CONSTRUCTION WASTE WITHIN THE SITE DURING CONSTRUCTION AND IN THE LONG TERM. EXCEPTIONS WOULD INCLUDE WASTE HAVING POTENTIALLY HAZARDOUS PROPERTIES AND ANY OTHER MATERIALS WHERE OFF-SITE TREATMENT WOULD BE MORE APPROPRIATE. A 'RESOURCE RE-USE AND RECYCLING SCHEME' WILL BE NEEDED TO ADDRESS TREATMENT OF ALL WASTE ARISING DURING THE DEVELOPMENT.</p>	<p>Makes explicit certain requirements referred to in the supporting text and already taken into account in the earlier assessments.</p>	<p>No change required</p>
<p>Amend last paragraph of CSF/22 to read: " All suitable construction spoil generated by development at Trumpington West will be accommodated within the development site and in accordance with a landscaping scheme to be approved by the Local Planning Authority. Landscaping with spoil will be required alongside the M11 motorway to act as a noise barrier to protect Trumpington West and Trumpington Meadows Country Park from traffic noise. The Construction Strategy will demonstrate how this is to be addressed and will be required to be prepared and approved before development commences.</p>	<p>Change provides clarification, and also that only suitable spoil should be accommodated on site, a requirement implicit in the original assessment.</p>	<p>No change required</p>

<p>Add new paragraph after E1.2: 'Whilst it is not appropriate for the Area Action Plan to make policy statements relating to development within Cambridge City, the District Council is concerned that any haul roads within Cambridge City to serve development in the Southern Fringe that are located close to properties in South Cambridgeshire should include landscaping and noise attenuation measures to minimise disruption to local residents. The Council will make representations to this effect in response to consultation on any planning applications submitted to Cambridge City Council.'</p>	<p>Relates to appropriate siting of haul roads outside the District.</p>	<p>No change required</p>
<p>Amend para. E1.4: Cambridge City Council, in association with the Cambridge Forum for the Construction Industry runs a 'Considerate Contractors Scheme' designed to ensure that construction activities do not make life unpleasant for people who live and work nearby. SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL IS DEVELOPING A SIMILAR SCHEME.</p>	<p>Procedural clarification.</p>	<p>No change required</p>
<p>Add to end of E1.6: 'Key issues such as access arrangements and working hours will be determined through conditions on planning permissions to ensure that impacts on existing and emerging communities are minimised during construction.'</p>	<p>Editorial change.</p>	<p>No change required</p>

<p>Add new paragraph after E1.6: ' A temporary processing plant could be located on the site to treat the waste construction material. Any application would be dealt with by Cambridgeshire County Council as the waste planning authority. Any such facility should be located as far as possible from housing and any other sensitive uses. Exceptions to on-site treatment would include hazardous materials and any other materials where off-site treatment would be more appropriate. A Resource Re-use and Recycling Scheme requires categorising of nature and type of waste or surplus material arising, its volume, and proposals for dealing with each component. This promotes waste minimisation, and maximises opportunities for re-use and recycling of materials.'</p>	<p>Makes more explicit the mechanisms for implementing recycling on the site.</p>	<p>No change required</p>
<p>CSF/24 Making Use of Existing Buildings</p>		
<p>Amend wording of CSF/24 to read: "Redundant buildings together all other redundant structures will be recycled, WHERE APPROPRIATE, within the Cambridge Southern Fringe to provide a local source of hardcore or other building materials."</p>	<p>Editorial clarification</p>	<p>No change required</p>
<p>CSF/25 Management of Services, Facilities, etc.</p>		
<p>Amend: CSF25 (last paragraph) Management strategies will need to demonstrate that it receives the full support of the local communities who must be involved in the development of services, facilities, landscape and infrastructure. THEY MUST ALSO BUILD IN PROVISION FOR ONGOING CONSULTATION WITH THE EMERGING COMMUNITY.</p>	<p>Extends duration and scope of consultation.</p>	<p>Performance against objective 6.4 (community involvement) increased from '+' to '++' and corresponding changes made to the main report (section 6.2) and Appendix 4.</p>
<p>CSF/26 Timing & Order of Service Provision</p>		
<p>Include new chapter "E3: Delivering Cambridge Southern Fringe" to include matters affecting delivery and a housing trajectory. Include new chapter "E4 Monitoring Cambridge Southern Fringe" with indicators drawn from the separate Monitoring Strategy.</p>	<p><i>Reiterates change already reviewed previously (to Introduction).</i></p>	

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INTRODUCTION

This document is an appendix to the Environmental / Sustainability Report on the Cambridge Southern Fringe Area Action Plan (AAP). It contains the detailed assessments of draft policies which the Council proposes to include in the AAP. It has been assessed using the Sustainability Appraisal (SA) Framework defined in the Council's Scoping Report, to determine how successfully the policies – individually and collectively – achieve agreed economic, social and environmental development objectives for the District.

Each policy is assessed in terms of the nature of its impact (positive / negative / neutral / cannot be determined without further data); its relative magnitude (ie. significance); and its duration over time. The symbols used in the assessments are explained below.

Symbol	Likely effect against the SA Objective
++ +	Strong and significant beneficial impact
++	Potentially significant beneficial impact
+	Policy supports this objective although it may have only a minor beneficial impact
~	Policy has no impact or effect is neutral insofar as the benefits and drawbacks appear equal and neither is considered significant
?	Uncertain or insufficient information on which to determine base the assessment at this stage
_	Policy appears to conflict with the objective and may result in adverse impacts
--	Potentially significant adverse impact
-- -	Strong and significant adverse impact

Brackets are used primarily to show slow change in the impact – eg. in the sequence: + / +(+) / ++. However in a small number of cases they are used as follows (+++) to indicate a likely impact which must be qualified because of lack of information at present.

Each policy is assessed against the 22 objectives in the SA Framework. Each table is followed by a summary of the principal issues identified in the assessments, and a summary outlining proposed mitigation measures and likely cumulative (and other) impacts.

When reviewing this document we recommend you begin with these summaries and consult the detailed markings to obtain more information on comments or issues which may be of specific interest.

VISION & DEVELOPMENT PRINCIPLES

CSF/1 – The vision for the Cambridge Southern Fringe

Provides a general statement defining the developments and what the Council wishes to achieve.

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	~	(-)	-	Appears to take a small amount of agricultural land to the west and south of the PBI site (see Mitigation comments in the summary at the end of the assessment). Unlike Northstowe and Cambs East development is not based on Structure Plan requirements, unlike that within the City boundary. Finding more of South Cambridgeshire's housing requirements on the edge of Cambridge rather than in its villages will reduce the length of journeys to work in Cambridge and this supports sustainability of the site. The western extension of the Green Belt will see agricultural land (pasture?) given over to a country park. It is assumed this land is no longer required for agriculture, though the change in use is not irreversible.
1.2 Reduce the use of non-renewable resources including energy	~	(-)	-	Will increase energy and resource consumption in absolute terms, offset by (a) opportunities to encourage sustainable commuting by new residents and (b) other plan policies on energy and water conservation. Marked as a relatively minor impact given the scale of development compared to Northstowe and Cambridge East.
1.3 Limit water consumption to sustainable levels	~	(-)	-	As above.
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	(+)	+	+(+)	Makes provision for access to new Green Belt.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	Overall neutral although policy text acknowledges the need to protect the setting of Hobson's Brook.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Addressed in part, but policy CSF/2 is a more comprehensive statement of the plan's effect on this objective.
3.3. Create places and spaces that look good and work well	~	~	~	As for 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	Effect not evident from policy text – see policy CSF/11.
4.2 Minimise waste production and support recycling	~	(-)	-	As for 1.2.

4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	Not addressed explicitly – see other policies.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	(+)	+	+(+)	Makes provision for access to new Green Belt. See also policy CSF/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.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	Not stated – see policy CSF/7.
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	~	~	~	Not stated – see policy CSF/6.
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 very general statement of the Council's intentions, and many of the associated issues are evaluated more fully in the assessment of other policies. Note that development at Northstowe and Cambridge East is predicated on achieving house building targets specified by ODPM, and taking forwards proposals in the adopted Structure and Local Plans. As finding more of South Cambridgeshire's housing requirements on the edge of Cambridge rather than in its villages will reduce the length of journeys to work in Cambridge, loss of agricultural land must be balanced against its sustainability as a location for additional housing growth.

Summary of mitigation proposals: The current proposals map for the western sector shows Trumpington West extending onto what is currently agricultural land although this appears to be part of the Monsanto facility itself. As such it is not clear whether this land is brownfield or greenfield, and it would be helpful if the maps and/or text could clarify this point.

Secondary, cumulative or synergistic effects: None identified.

CSF/2 – Development and countryside improvement principles

Provides a general but comprehensive statement of the broad principles of the development covering landscaping, biodiversity, access, housing, employment, 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	~	(-)	-	See comments for policy CSF/1.
1.2 Reduce the use of non-renewable resources including energy	~	(-)	-	As above.
1.3 Limit water consumption to sustainable levels	~	(-)	-	As above.

2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Positive, assuming landscaping will use locally characteristic features and species. A post consultation change makes explicit the need for construction activity to avoid environmental impacts.
2.3 Improve opportunities for people to access the countryside and wild places	~	+	++	Creation of new Green Belt and country park on the west of the development and improvement of access through the area south of Addenbrookes.
3.1 Avoid damage to designated historic sites and their settings	+++	+++	+++	Original text was intrinsically supportive because landscaping west and south of Trumpington aims to protect key areas (eg. Gog Magog Downs) from visual intrusion by new development. Post consultative change to criterion F made the links to archaeological evaluation of the area quite explicit although this is in effect a cross reference to policy CSF/16 which already identified a survey requirement.
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++(+)	+++	Components of this policy state a range of landscaping and other design tactics to limit the visual impact of new development while linking the urban extension into the existing settlement of Trumpington. Post consultation changes clarify the need for a strategic design guide for the settlement.
3.3. Create places and spaces that look good and work well	++	++(+)	+++	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	Supportive in principle as broad design will encourage residents to use park & ride, walking or cycling for a range of different trip purposes. However development will add to noise and light impacts in an otherwise quiet area and these issues will need to be addressed in the design guide. We also assume the site is currently under bio-agricultural use and it may be appropriate to require a contaminated land survey before development consent is granted. Development will also result in short-term construction impacts that will need appropriate mitigation (see policy CSF/22).
4.2 Minimise waste production and support recycling	~	(-)	-	As for 1.1, etc.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+(+)	++	Positive contribution by providing facilities in western and southern parts of the area, and improving public access. A post consultation change also makes explicit the need for health care facilities.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+(+)	++	Provided both in west and south.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Provides for local employment and increased services in Trumpington (coordinated with Cambridge City Council) and easy access to park & ride facilities for commuting and other

				purposes.
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	~	(+)	+	Modest growth compared to other AAPs, but will add to housing stock, including affordable homes.
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	+	+	+	As for 6.1.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	(+)	(++)	In combination with development within the city boundary, the AAP provides for infrastructure, services, etc. not just housing. However a post consultation change adjusted the approach to require provision in time with development, though some items will be needed at the outset. This weakens the support for this objective although it appears to be mainly an issue of clarification.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	It is assumed that extension of retail and other facilities at Trumpington (lies in Cambridge City) will not conflict with the district retail hierarchy (see Development Control policies SF/1 to SF/6).
Summary of assessment: Clearly a broad overarching statement of the scope of the development that is consistent with the agenda for sustainable development in many areas. However one post consultation change adjusted the apparent timing of provision of infrastructure, making less clear what services and amenities will be provided at the outset for the benefit of the first residents.				
Summary of mitigation proposals: It is not certain what additional clarity is delivered by separating policies CSF/1 and CSF/2 since the latter provides the amplification that is missing in the former. However this is a minor issue only. Also, the site's current use may justify a contaminated land survey prior to granting development consent.				
Secondary, cumulative or synergistic effects: None identified.				

TRUMPINGTON WEST & CAMBRIDGE'S SOUTHERN SETTING

CSF/3 – The site for Trumpington West

Defines the site as that currently occupied by the Monsanto agricultural research facility, comprising brownfield land occupied by buildings and (apparently) agricultural land which is part of the facility..

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	?	?	?	As noted for CSF/1 the proposals map suggests that some land currently under agriculture will be turned over to housing and other land uses. However this appears to be land attached to the Monsanto facility, and therefore being used for agro-research rather than commercial farming. Consequently the land could be considered to be brownfield. Given the need to meet the District's house building commitments, the key issue of this definition is whether this development will contribute to the level of house building on brownfield land.
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.	~	~	~	

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: There is little to say for this assessment as it merely defines the location and approximate extent of the area where development of the western part of the AAP area.			
Summary of mitigation proposals: Clarification of the status of open land to the west of the Monsanto buildings at Trumpington West would be helpful.			
Secondary, cumulative or synergistic effects: None identified.			

CSF/4 – The revised Cambridge Green Belt

Defines the intention to extend or reallocate areas into the Green Belt to maintain its dual purpose of keeping separate the city and its surrounding, and in maintaining open land around the city to preserve its setting and views towards its heart.

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	++	++	++	Clearly supportive. One concern raised in the initial appraisal is that redesignation of the western part of the site should not lead to development pressure in the future. Therefore it will be important to resist further redesignation of the Green Belt here to allow creeping development (although this may be restricted to some degree by proximity to the Cam floodplain).
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	(+)	(+)	(+)	Implicitly supportive.
2.3 Improve opportunities for people to access the countryside and wild places	+	++	+++	Supported by new access routes and the country park.
3.1 Avoid damage to designated historic sites and their settings	+	+	+	Supportive as it protects the setting of the Cam to the west and north and maintains the open visual aspect of the area adjacent to the Gog Magog Downs.
3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)++	+++	+++	Very clearly the principal objective of this policy.

3.3. Create places and spaces that look good and work well	++	++	++	Expected to be beneficial; proximity to Green Belt and newly landscaped areas should improve quality of Trumpington West environment.
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	(+)	(+)	(+)	Implicitly supportive provided that the Green Belt is maintained and provides separation of development from the Cam floodplain.
5.1 Maintain and enhance human health	+	++	+++	Provides for public parkland and other open land on the west and south.
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 5.1.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	Issue of improved leisure facilities subsumed under 5.1 above.
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 sustainable policy ensuring that green separation of Cambridge and its surrounding villages is maintained. The benefit of the policy will be improved by securing public access through the Green Belt.				
Summary of mitigation proposals: None identified.				
Secondary, cumulative or synergistic effects: None identified.				

CSF/5 – Landscape, biodiversity, recreation and public access

Defines a number of specific proposals for additional planting and creation of access infrastructure to improve the quality of the landscape adjoining the new built-up area in the west of the site, and to maintain and improve the open aspect of the land to the south of Addenbrookes. The policy states an intention to seek developer contributions for these improvements.

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	~	~	~	No designated sites locally. However an ecological survey should be undertaken before any improvements begin to check for protected species so that their requirements can be taken into account.
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	++	+++	Very clear contribution with improvement of landscaping which adds vegetation features. These include linear features and copses, both of which have biodiversity value and are typical of the local landscape.
2.3 Improve opportunities for people to access the countryside and wild places	+	++	+++	As above.
3.1 Avoid damage to designated historic sites and their settings	+	+	+	As for policy CSF/4.
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+(+)	++	Landscape features in west area will be beneficial but the need to add vegetation must be balanced against maintaining open views towards the city centre (although the skyline of the centre is not visible from this quarter). That in the south is intended to be selective and to maintain open views towards the Downs.

3.3. Create places and spaces that look good and work well	+	+(+)	++	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	<p>Some limited benefit from sound-dampening measures along the M11 corridor. The policy refers only to a requirement on the north side, although it would be beneficial on the south to provide a tranquil setting in the country park.</p> <p>By their nature country parks are intended for wider communal use. It is not clear how access to the park will be provided, especially for those travelling from other parts of Cambridge, or further afield. We assume city residents will be encouraged to use the park & ride facility at Trumpington, and that this car park will also be available for use by anyone travelling to the site from a distance. It is not clear what access will be provided from the south at Hauxton. In both cases this may lead to minor growth in traffic at certain times (but probably not at peak hours).</p> <p>It is not clear what, if any lighting will be provided along footpaths and cycleways in the southern section as the need to design out crime and give these routes a safe appearance must be balanced against avoiding light pollution in an area that is currently unlit. Consideration may need to be given to safe but discrete lighting on these routes.</p>
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	(+)	(+)	(+)	Landscaped areas will prevent development creep towards the Cam floodplain.
5.1 Maintain and enhance human health	(+)	(++)	(+++)	Provides opportunity for healthy exercise; achieving the objective depends on public attitudes.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	(See 4.1 above.)
5.3 Improve the quantity and quality of publicly accessible open space	+	++	+++	Very clearly supportive.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Improved access to leisure facilities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	?	?	?	The council intends to seek Section 106 contributions although the process is not clear in terms of its relationship with developments within the City. This issue is clarified by policy CSF/23.
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: Another clearly sustainable proposal intended to enhance local landscape sympathetically and where appropriate in order to mitigate the effects of development, provide localised aesthetic improvements, and provide countryside recreation opportunities for local residents.

Summary of mitigation proposals: An initial concern of the assessment was that the small scale of Trumpington West appeared to offer little opportunity to seek additional contributions to the extensive landscaping measures proposed by this policy. In fact policy CSF/23 clarifies the intention of the City Council to seek contributions from those developing land with the city boundary, even though the improvements will affect land across the boundary in the District. We are not aware of a precedent for this type of approach and assume it is permissible.

Secondary, cumulative or synergistic effects: There is a potential contribution to traffic levels from people travelling to the country park by car and it is not clear what parking facilities will be provided at the north and / or southern end of the park. Apart from this the overwhelming impact of the policy is positive (ie. synergistic) by maintaining and enhancing the existing open landscape in this area.

TRUMPINGTON WEST

CSF/6 – The structure of Trumpington West

Describes the mixed land use proposed at Trumpington West, identifies the focus on sustainable transport using a variety of modes, and outlines the edge treatment on the south and west where new development will overlook Green Belt land.

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	~	(-)	-	Increase in resource use inevitable with re-development (consistent with marking for policy CSF/1).
1.3 Limit water consumption to sustainable levels	~	(-)	-	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	Biodiversity not mentioned specifically but is covered by comments under CSF/4 and CSF/5.
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	+	+(+)	++	Recognises need for sensitive treatment of new development to the west of Hauxton Road to minimise its impact on the adjacent open land. Proposes buildings no more than 4 storeys high. It is not possible for us to assess whether this is consistent with the height of buildings at the southwest end of Trumpington though the policy notes this will screen industrial buildings in the vicinity.

3.3. Create places and spaces that look good and work well	+	+	+	Depends on design guidance but assumed to be supportive.
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	+	++	Positive contribution by encouraging / connecting with various forms of public and personal transport. The supporting text mentions access to the guided busway but our understanding is that this interchange would be at Addenbrooke's hospital.
4.2 Minimise waste production and support recycling	~	(-)	-	As for 1.2.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	Supports objective through requiring recreation facilities and promoting sustainable transport modes.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	(Addressed in other policies).
6.1 Improve the quality, range and accessibility of services and facilities	(+)	(+)	(+)	Policy text implies that most of the supporting retail and community infrastructure will be provided in Trumpington (though possibly with some in the development). It is assumed that the range and capacity of facilities in central Trumpington are already adequate, or that expansion of those facilities and development of Trumpington West will be coordinated by the District and City councils.
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	+	+	+	Mentioned specifically.
6.4 Encourage and enable active involvement of local people in the community	+	+	+	Encourages integration of Trumpington West with the existing community, but see comments against objective 6.1.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+(+)	++	Modest contribution within the settlement, but there may be expansion of employment at the Addenbrooke's site about ½ a mile to the east, and easy access to central retail, office and academic employment via the park & ride facility.
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	Proposals seek to link development with existing infrastructure in Trumpington so it is not isolated.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	(Nothing specifically relevant),
Summary of assessment: A fairly straightforward policy which aims to provide basic communal infrastructure, facilities and a small amount of employment within the new development, but which focuses more on ensuring it is integrated with the existing community of Trumpington.				
Summary of mitigation proposals: It is not clear what pressure the development might put on the existing facilities (retail / communal) in Trumpington; whether development should be conditional on improving those facilities; and the extent to which the District and City councils will need to coordinate planning on this issue.				
Secondary, cumulative or synergistic effects: The principal secondary impact appears to be the effect on facilities in Trumpington.				

CSF/7 – Trumpington West housing

Proposes an ambitious design for 600 homes based on a high average density of 50 dwellings per hectare comprising a range of housing types (including some medium-rise apartments in appropriate locations) and tenancy arrangements.

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	?	?	?	Appears to involve loss of some open land but compensates this by using high average density to contain the footprint and make space for other land uses (see assessment of this objective for policy CSF/8).
1.2 Reduce the use of non-renewable resources including energy	~	~	~	(Adverse absolute impacts already addressed under policies CSF/1 and CSF/2). However the policy makes no reference to the use of sustainable construction techniques consistent with Development Control policies NE/1 - NE/3.
1.3 Limit water consumption to sustainable levels	~	~	~	As above.
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	?	?	?	Impact expected to be neutral but parts of the development appear to include buildings up to four storeys which are not typical of much of the surrounding housing. This will need careful landscaping to mitigate its impact, although the plan states that such medium-rise development on the south of the site is itself a mitigation of the impact of industrial land uses to the north.
3.3. Create places and spaces that look good and work well	+	+	+	Will be addressed more directly by design guides, but proposal for a range of housing types appears to support this objective.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	(Adverse impacts addressed under policies CSF/1 and CSF/2).
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	~	~	~	Depends on design.
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	Addressed by other policies.
6.1 Improve the quality, range and accessibility of services and facilities	++	++	++	Density will be adjusted (as per PPG3) to concentrate housing close to employment, services and transport access.

6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+(+)	++	Supportive through tenancy arrangements (income disparity) and easy access to services and transport (mobility disparity).
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	++	+++	House size and tenancy mixes are consistent with the Development Control policy, and address District needs by prioritising 1 and 2 bed homes and providing 50% of capacity is available for social rented and intermediate/key workers. (Mark reflects growth in stock as development expands).
6.4 Encourage and enable active involvement of local people in the community	(+)	(+)	(+)	We assume housing mixture and design will encourage an integrated community rather than one subtly segregated on house type and (therefore) income.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Contribution modest as limited employment opportunity within the site, but other policies will contribute, and accessibility of housing and transport helps.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	Addressed more directly by other policies.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: A straightforward policy that is clearly sustainable in addressing the District's recent disparity in housing demand and supply, and which is consistent with the Development Control policies on housing type, mix and provision of affordable properties. The policy adopts a net density substantially higher than that required by PPG3, and this in some way mitigates the absolute impacts identified under other policies.				
Summary of mitigation proposals: We assume Development Control policies on energy conservation in new development (policies NE/1 and NE/3 in particular) would apply to this development. Cambridge East policy CE/28 makes specific provision for such technology as well as requiring exemplar projects which aims to achieve higher conservation targets, whereas this AAP only has the latter. We assume the same conservation objectives would also apply and this should be made clearer.				
Secondary, cumulative or synergistic effects: Principal synergistic impact is reversal of housing trends although its contribution is fairly modest alongside Cambridge East and Northstowe..				

CSF/8 – Employment

States intention to incorporate a modest level of B1 employment within the development, but implies that new residents will largely be employed elsewhere in Cambridge.

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	~	~	~	(We assume the higher housing density proposed in CSF/7 will provide space for employment land).
1.2 Reduce the use of non-renewable resources including energy	~	(-)	-	Some additional resource consumption from this land use although effect may be negligible due to limited employment capacity that will be provided.
1.3 Limit water consumption to sustainable levels	~	(-)	-	As above.
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	(+)	(+)	(+)	Policy implies increased commuting due to limited local employment, but this is mitigated by sustainable transport policy (see CSF/11).
4.2 Minimise waste production and support recycling	~	(-)	-	As for 1.2 and 1.3.
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	(~)	(+)	(++)	Benefit derives primarily from locating development where there is convenient access to transport routes to employment, notably in central Cambridge, rather than local provision.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	Difficult to see this making a significant contribution.
Summary of assessment: A straightforward policy with only limited (positive) impacts because of the small scale on which local employment can be provided. However this is mitigated by locating the development on good access routes into central Cambridge. Moreover the development itself is not part of the current sustainable communities hierarchy (see Core Strategy policies ST/4 to ST/7) and therefore greater provision might be inconsistent with its status.				
Summary of mitigation proposals: None identified.				
Secondary, cumulative or synergistic effects: None identified.				

CSF/9 – Community services, facilities, leisure, arts and culture

Proposes collaborative development of a range of facilities with the City Council so that they benefit the whole of Trumpington. The policy establishes the need to phase delivery of these facilities with occupation of new housing either side of the city boundary, and the intention to seek other contributions to the costs of these facilities.

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	~	(-)	-	Absolute impact; relative impact depends on whether there are more sustainable sites elsewhere.
1.3 Limit water consumption to sustainable levels	~	(-)	-	As above.
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	~	(-)	-	As for 1.2.

4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	Depends on community facilities provided; some will be leisure and may therefore encourage people to take exercise. As a result of a post consultation change which clarified the intention of providing social and health care facilities, the policy has been scored more positively.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	(Contribution of owards reducing fear of crime?)
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	Leisure facilities addressed in assessment of policy CSF/17.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Clearly supportive and will increase with phasing, but based on what is already available within Trumpington.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+(+)	++	By definition community facilities should be open to all and should avoid (eg.) financial charges which penalise some. It is assumed issues such as disabled access, representation of appropriate faiths, etc. will be defined in the detailed needs assessment which the policy requires.
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	++	++(+)	+++	The principal objective of this policy. A key issue will be ensuring good access for the first occupants to any facilities already in Trumpington, possibly supplemented with some facilities in the site itself.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	?	?	?	Some employment opportunities? Supporting text identifies that need for a primary school established already.
7.2 Support appropriate investment in people, places, communications and infrastructure	++	++	++	Clearly supportive because it aims to integrate the development into Trumpington village life, ensuring that its position on the far side of the A10 Hauxton Road is not a barrier. A post consultation change makes explicit the intention to seek contributions for all infrastructure necessitated by the development, and to seek external sources in part where it benefits the wider community.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: Another sustainable policy aiming to integrate the new development with the existing settlement of Trumpington, making use of its facilities and also providing a location for appropriate new public and private sector services.				
Summary of mitigation proposals: The initial SA report raised the issue of the potential barrier effect of the A10 on integration of the new community with the rest of Trumpington. In some respects this policy addresses the issue with social infrastructure, however access issues require some clarification.				
Secondary, cumulative or synergistic effects: The aim of the policy appears to prevent a somewhat cumulative effect whereby the new development grows but remains separate from the rest of Trumpington.				

CSF/10 – Road infrastructure

Requires the developer(s) to submit a transport assessment demonstrating that Trumpington West will not increase congestion on the A10 Hauxton Road during peak hours, to fund any appropriate traffic management measures, and to provide landscaping to limit the visual impact of the new access road between the A10 and the southern end of the extended Addenbrookes site.

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	(+)	(+)	(+)	Ideally it means the development is 'fuel-neutral' insofar as growth would not significantly increase fuel consumption as a result of commuting by private car.
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	~	+	+	Minor benefit from mitigating the Addenbrookes access road.
3.3. Create places and spaces that look good and work well	~	~	~	Any benefit subsumed by 3.2 and 6.1.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Policy aims to prevent increase in queuing traffic and impact on air quality. (Reduced congestion depends on much wide-ranging measures beyond the scope of the AAP).
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	(+)	(+)	(+)	Indirect contribution to improved health from controlling air quality.
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	+	+	+	Preventing congestion not only benefits local residents but also prevents worsening of access problems for other users of the A10.
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	+	+	+	Provides for appropriate improvements in traffic infrastructure funded by the development.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	Main effect is to prevent deterioration of road conditions as a result of extra traffic.
Summary of assessment: In principle this appears a sustainable policy designed to prevent even moderate traffic impacts as a result of the development. However the terms of the traffic assessment suggest that most of the new residents of Trumpington West will be expected to use sustainable transport, although the developer cannot prove this will occur conclusively. Moreover it appears that this condition will be imposed on Trumpington West while the effects of the Addenbrookes access road are not considered (presumably because this development lies wholly within the City boundary).				
Summary of mitigation proposals: See above.				
Secondary, cumulative or synergistic effects: The policy aims to mitigate (or minimise further) travel problems although the other comments suggest all impacts need to be considered.				

CSF/11 – Alternative modes

Establishes various measures and initiatives being promoted separately (eg. the guided busway) to provide infrastructure that will encourage residents to use sustainable transport for commuting, shopping trips, etc. from the outset. The policy makes clear several ways in which Trumpington West developments will be integrated with other transport infrastructure developments.

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	+	+(+)	++	If successful there is a clear long-term cumulative impact, though Trumpington West will make an incremental contribution.
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	(+)	(+)	(+)	Can contribute indirectly to reducing congestion in Cambridge's historic centre.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Reduced congestion will benefit Cambridge.
4.1 Reduce emission of greenhouse gases and other pollutants	+	++	+++	As for 1.2 in terms of the impact on reduced emissions, whether from moving or stationary traffic. See also comments for objective 6.1.
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	(+)	+	+(+)	Impact may be understated if sustainable transport promotion is effective.
5.2 Reduce and prevent crime and the fear of crime	?	?	?	Not addressed by specific measures but supportive text requires car parking facilities should 'design out crime'.
5.3 Improve the quantity and quality of publicly accessible open space	+	+(+)	++	Requires network of access routes which will help to reduce car movements and improve access and enjoyment.

6.1 Improve the quality, range and accessibility of services and facilities	+	++	+++	Addressed by several initiatives including bus and guided bus services, cycle and footpath routes to central Cambridge and to other local services and employment sites. A post consultation change to the Transport Objectives clarifies the requirement for a travel plan for new developments which was less definite in the original policy.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	(+)	(+)	(+)	In principle it provides for the needs of the less mobile and for those without (unable to afford or use) a car. It is probably too early to address this issue, but we assume some subsidy or discounted long-term travel ticket might be available to residents to encourage use of these services.
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	(+)	+	+(+)	Only addresses one of the decision-making criteria concerning non-car access to employment sites.
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+(+)	++	Clear indication the developments are an integral part of city-wide transport infrastructure improvements.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	Impact cannot be assessed but there will be incremental benefits from reducing congestion and improving traffic flows for those journeys that have to be made by car.
Summary of assessment: Clearly consistent with Development Control policies, sustainable transport policy (PPG13) and other guidance on car parking standards and encouraging healthier lifestyles. The policy makes it clear that developments at Trumpington West will be integrated with infrastructure improvements covering the rest of the city and beyond (eg. the guided busway), adding to this with improvements in footpath and cycleway provision that will have a local benefit. Post consultation changes to the preceding Transport Objectives provided a clearer signal of the intention to use travel plans to encourage delivery and use of sustainable transport initiatives.				
Summary of mitigation proposals: The supporting text requires the developer(s) to submit a transport assessment and travel plan, and encourages car pooling. Depending on their size it may be appropriate to require employers occupying the B1 properties to submit a green travel plan. The policy might also refer to the phasing of transport infrastructure with the development to ensure the sustainable alternatives are available from the outset.				
Secondary, cumulative or synergistic effects: There is an obvious long-term benefit to road congestion, urban character, air quality, etc. if the collective set of transport improvements can effect a behavioural change, and it is essential that new residents are encouraged to use sustainable alternatives as soon as possible (this issue is recognised in the equivalent policy for the Cambridge East urban quarter).				

CSF/12 – Landscape principles

Requires the developer(s) to submit a landscape strategy that delivers an integrated approach combining high quality urban design with edge treatment and landscaping beyond the development, as well as the integration of green corridors and open space with the broader design. The text reiterates the need to re-use construction spoil wherever appropriate, and to retain existing features.

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	(+)	(+)	(+)	Supportive in principle as it advocates re-use of spoil.
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	+	+(+)	++	Integrates planned landscaping measures with existing features of biodiversity value which will ideally assist recolonisation of the site by wildlife.
2.3 Improve opportunities for people to access the countryside and wild places	+	+(+)	++	Part of a suite of policies for landscape improvements and the infrastructure to encourage people to enjoy them.
3.1 Avoid damage to designated historic sites and their settings	?	?	?	Treatment on the west and northwest side must respect the characteristic / historic associations (Byron's Pool is less than half a mile to the north). Note also that Anstey Hall, a locally important listed building, lies adjacent to the northern edge of the development. This area lies within the City boundary and we assume that appropriate landscaping will be undertaken to limit any impact (recognising that it may have been affected by recent retail development in the vicinity).
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	++	++(+)	Main objective of policy is to improve the quality of the existing landscape although the approach appears a little inconsistent. South of Addenbrookes the objective is to retain the open aspect of the agricultural land between the city edge and the Downs to the south, enhancing it with vegetation features at the edges. To the southwest of Trumpington equally open agricultural land is to be transformed by planting of copses and hedgerows.
3.3. Create places and spaces that look good and work well	+	++	++(+)	Whether the replanting between Trumpington and the M11 is an improvement is an aesthetic judgement although previously the Council has advised us it considers there is scope to improve the visual impact of this entrance to the city (confirmed in part by policies CSF/5 and CSF/6). The current agricultural use of this land means there are few features of interest so the changes will improve distinctiveness while supporting biodiversity objectives.
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	+	(+)	++	Increases quality and quantity of space; other policies which establish the country park increase accessibility.
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: The policy mainly expands the detail in CSF/5, adding the requirement for green corridors and fingers and giving a clearer picture of the way in which various components of landscaping (new treatment and retention of existing features) will be integrated. There is a slight inconsistency in that agricultural land south of Addenbrookes will retain its open aspect where as that southwest of Trumpington will be broken up by new vegetation features. However the latter offers biodiversity benefits that the current land use cannot offer.				
Summary of mitigation proposals: None identified.				
Secondary, cumulative or synergistic effects: None identified.				

CSF/13 – Landscaping within Trumpington West

Reiterates part of policy CSF/12 requiring green fingers linking open vegetated space in the settlement with similar features surrounding it, and which will include some water features benefiting residents and wildlife.

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	?	?	?	Clause 1 of the policy implies the features may contribute to site drainage although this is not expanded a great deal and there is no corresponding reference in policy CSF/19.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	(+)	+	Green corridors will help wildlife to recolonise the site although this may be limited while construction work continues. Benefit may cumulative more rapidly than the marking suggests but this cannot be substantiated at present.
2.3 Improve opportunities for people to access the countryside and wild places	~	+	++	With other features and infrastructure (see CSF/5) will provide a network of routes though this is more pertinent for policy CSF/14.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)	Features will add to distinctiveness of townscape and green fingers are characteristic of parts of Cambridge. The relevance of water in these features is not as clear as at Northstowe (mimics fenland villages) and Cambridge East (similar temporary features nearby).
3.3. Create places and spaces that look good and work well	+	+	+	Features will help to break up the local townscape, moderating the impact of the fairly dense design (see housing densities stated in CSF/7).
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	May help air circulation, helping to maintain air quality.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?	See 1.3 but should be supportive in principle.
5.1 Maintain and enhance human health	+	+	+	With other features, providing opportunities for relaxation and leisure on the doorstep.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	Assumed to be neutral but will need to be 'designed' out' in the master plan.
5.3 Improve the quantity and quality of publicly accessible open space	+	+(+)	++	Quite clearly supportive (use of two rather than three +'s reflects limited size of development relative to Northstowe, etc.).
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Contributes to accessibility of informal leisure 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	?	?	?	Policy CSF/7 suggests extra space requirements have no clear adverse impact on housing provision.
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 further landscaping policy which builds a little on CSF/5, expanding definition of the role of green fingers (as informal recreation areas, biodiversity assets, and possibly parts of a SUDS). Requirements for high quality in design and safe access and crossing are equally straightforward. The policy advocates a similar approach and rationale to that for Cambridge East and Northstowe. The role of water in the feature here is less clearly linked to local comparators but would not harm its contribution to local character (and would be consistent with any SUDS function).

Summary of mitigation proposals: None identified.

Secondary, cumulative or synergistic effects: None identified.

CSF/14 – Linking Trumpington West to its surroundings

Two-part policy requiring landscaping of access routes and connectivity between landscape features in the development and those in its surroundings..

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	+	+	+	Access linkages for humans will also help wildlife movement and recolonisation of the site.
2.3 Improve opportunities for people to access the countryside and wild places	~	+	++	Clearly a key objective of this policy. Policy CSF/5 will provide for access within and through the features. The footpath / cycle route running up the east side of the country park can provide part of a circular walk similar to that proposed round the green separation and perimeter of Northstowe.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Clearly contributes provided features are not too obtrusive.
3.3. Create places and spaces that look good and work well	+	+	+	As for 3.2.
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	?	?	?	Depends on integration of these features with SUDS.
5.1 Maintain and enhance human health	~	+	++	Clear recreational benefit that will increase as features are established and interconnected.
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 5.1.
6.1 Improve the quality, range and accessibility of services and facilities	~	+	+	Access to informal leisure 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: Logical companion of CSF/13 which illustrates the integration of internal and external landscaping features. Little else to add.			
Summary of mitigation proposals: None identified.			
Secondary, cumulative or synergistic effects: None identified.			

CSF/15 – Enhancing biodiversity

Demands a biodiversity management strategy to be taken forward by a permanent officer, based on an ecological survey to identify the range and mosaic of habitats and to detect any habitats and species which may require special measures (including access restrictions). The policy also provides for biodiversity initiatives linking local improvements with existing protected and adjacent sites such as Wandlebury hill fort, Gog Magog Downs and the River Cam corridor.

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	+	(+)	(+)	Medium/long term qualification denotes uncertainty whether any protected species / habitats are present but key action is prompt survey so remedial measures can be included in the master plan. The supporting text identifies a number of potentially important local species and habitats and that Hobson's Brook has been previously classified as a SSSI. Any key sensitivities will need to be fed into the construction strategy to ensure temporary air and water contamination risks are identified and mitigated.
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	++	+++	Marking may be exaggerated if local key habitats are already being addressed / managed through the LBAP programme, but overall effect is clearly positive.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	Neutral because policy is concerned with managing these resources and may require access controls to protect important sites and species.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Contributes although the policy is more concerned with wildlife than landscape.

3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	We assume any sensitive habitats will be protected by mitigation to reduce air, water, noise, etc., impacts.
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.	~	~	~	
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: The impact of the policy will only be understood fully once the ecological survey which it mandates is complete and the impact <u>on</u> local wildlife of redevelopment, and <u>of</u> local protected species on the wider site design and construction processes can be better understood. The area includes two areas of potential importance (the Cam corridor and the links to the Downs and Wandlebury to the south) and we assume the need for a management strategy and supervising officer means these areas are not formally managed at present under the county BAP or any local BAP. The policy text provides for micro-level improvements (additional nesting boxes, etc.) is therefore complements the larger landscaping improvements which will introduce additional features into the landscape (hedgerows, copses, etc.).				
Summary of mitigation proposals: In due course it may be useful to indicate: [a] how the biodiversity officer post will be funded; and [b] what integration is envisaged between these facilities and existing formalised management of nearby assets (notably Wandlebury). These are not priorities for this stage of plan development.				
Secondary, cumulative or synergistic effects: None identified.				

CSF/16 – Archaeology at Trumpington West

Requires the developer(s) to commission an extensive expert field and desk survey of both parts of the site given the proximity of two Scheduled Ancient Monuments and the wide range of other local finds which suggest a range of potential remains from different periods may be present locally.

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	+++	+++	+++	The principal objective of the policy. The range of finds listed in the policy text suggests the survey will find much, though impact of the development may be negligible. Only the former Monsanto site is to be substantially redeveloped, so other developments will largely leave ground and therefore remains. The location of features needs to be determined to prevent disturbance by cabling, etc. earthworks along the M11 and for the SUDS. The policy does not define treatment as this depends on the significance of the find(s) and must be consistent with PPG16. The results must inform the construction strategy to prevent disturbance and to ensure additional inspection can occur.
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.	~	~	~
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 preventative policy the implications of which cannot be assessed fully without detail of the outcome. The extensive range of local finds summarised in the policy text suggests the survey will find and the results will need to be fed into the construction strategy. The limited area to be redeveloped (confined to the Monsanto site itself) suggests the risks of disturbance are localised, but it will still be essential to ensure there is no unnecessary disturbance; further on site inspection; and preservation in situ (ie. consistent with PPG16 and Development Control Policy CH/2).			
Summary of mitigation proposals: Depend on nature and significant of what is found.			
Secondary, cumulative or synergistic effects: None identified.			

CSF/17 – Public open space and sports provision

Requires the developer(s) to prepare a formal sports provision strategy based on standards consistent with those adopted by Cambridge City for the southern fringe area as a whole. The strategy must ensure adequate access of all housing to recreational space nearby and provide for public involvement in design.

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	~	~	~	Impact is local and not specifically characteristic (notwithstanding use of same standards as the City).
3.3. Create places and spaces that look good and work well	+	+(+)	++	Particularly important component of the development as it will help to break up the high density housing, ensuring it is not hemmed in and providing local amenity on the doorstep.
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	Depends on accessibility of other sports space if this was not provided, but if none was available nearby it could increase the number of car trips.
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	+	+(+)	++	An obvious objective of this policy although its impact depends on residents' use of the facilities.
5.2 Reduce and prevent crime and the fear of crime	+	+	+	Objective should be addressed as part of the broader design requirements for the site. Security is important especially for childrens' play space, but is reflected in the minimum distance requirements for access to LAPs, LEAPs, etc. The Scoping Report suggests links between crime (ie. including anti-social behaviour) and lack of facilities for teenagers. The City standards make provision for this group and it might be pertinent for the policy to stress this and any links to other community facilities required under policy CSF/9.
5.3 Improve the quantity and quality of publicly accessible open space	++	++(+)	+++	Clearly the principal objective of this policy. It is possible that improved provision in Trumpington West and the development within the city on the other side of the A10 could provide amenity to existing residents of the southwest end of Trumpington.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Contributies directly to provision of leisure amenity.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Supportive in principle as facilities will be communal. Provision for disabled access should be addressed in the design guide(s).
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	(Higher density of housing is assumed to make space for these amenities therefore their provision has no impact on availability of housing.)
6.4 Encourage and enable active involvement of local people in the community	++	++	++	Ideally will contribute to community involvement in sports and other activities. Clearly supportive in mandating the involvement of resident in design and selection of facilities.
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	+	+	+	Investment in essential part of social infrastructure.

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy ~ ~ ~

Summary of assessment: A further outline policy that supports the objectives of sustainable, inclusive and healthy communities, although its impacts are difficult to assess in detail without more design information, and the benefits will depend on residents' use of the facilities. Key issues of involving residents in the design and selection of facilities, and reflection of the need for safe childrens' play space are recognised. The Scoping Report identifies that the District is relatively poorly provided for recreational space. It is not clear whether the same applies to Cambridge City, but these facilities – together with those in new development to the east of the A10 – could benefit Trumpington residents, helping the integration of Trumpington West into the local community.

Summary of mitigation proposals: The Scoping Report also identifies the potential links between lack of youth facilities and fear of crime (assumed to be anti-social behaviour). The City space standards make provision for space for teenagers and it would be appropriate to address this issue more clearly by requiring facilities for teenagers either through recreational facilities or other amenities provided under the requirements of policy CSF/9.

Secondary, cumulative or synergistic effects: None identified.

CSF/18 – Countryside recreation

Requires development of a strategy linking the components of landscape and infrastructure enhancement to provide a wide-area recreational facility.

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	~	~	~	Strategy includes the country park which appears to take some land under pastoral agriculture at present, but this is not an irreversible change in land use.
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	++	++	++	A post consultation change makes explicit the link to the Council's obligation (under the Countryside & Rights of Way Act) to prepare a rights of way improvement plan, strengthening the policy-driven resolve to deliver this infrastructure.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Implicitly supportive but inherits this from the infrastructure and landscape requirements of other policies. Given the size of the area involved it might be helpful if the policy specified the need for ongoing management and suggested who might be responsible (or that the countryside access strategy should make proposals on these issues).
3.3. Create places and spaces that look good and work well	+	+	+	The original policy was implicitly supportive, although this policy is defines a procedural need. See also objective 2.3.
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	(+)	(+)	(+)	As for 3.3.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	The post consultation change mentioned against objective 2.3 addresses access which indirectly supports this objective (though without necessarily affecting quality or quantity).
6.1 Improve the quality, range and accessibility of services and facilities	(+)	(+)	(+)	As for 3.3.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Again, the policy is procedural but it will support a facility of benefit to the wider community.

				In reviewing this policy it became clear that there is little explicit mention of the access needs of the less mobile in this AAP. This issue is covered in principle by the Development Control Policies, but the AAP contains many policies addressing landscape and public access to open space on the south of Cambridge. Therefore it would be appropriate to acknowledge this issue even if it is addressed primarily through the design guide(s). See also comment about planning obligations in the mitigation section of this assessment (below).
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	~	~	~
<p>Summary of assessment: This is primarily a procedural policy requiring that a strategy for integrating countryside infrastructure is prepared. This action implies management of facilities to maximise their benefit to the wider community, and this will implicitly support several SA objectives (healthier lifestyles, provision of leisure facilities, spaces that work well, etc.). However a post consultation change makes clearer the Council's obligation to prepare a plan for delivering rights of way improvements, which will directly address access to wild spaces and open space in general.</p>				
<p>Summary of mitigation proposals: The text does not make it clear whether responsibility for preparing the strategy rests with the Council or the developer(s). The table accompanying section E2 of the AAP on planning obligation indicate responsibility lies with the developer(s) for the area south of Addenbrookes but it is not clear whether this applies also to Trumpington West. The AAP might make reference to the needs of disabled access and other groups to the range of countryside and recreational facilities, although Development Control Policy DP/3 clause 6 makes this an overriding requirement for all new development.</p>				
<p>Secondary, cumulative or synergistic effects: None identified.</p>				

CSF/19 – Land drainage, water conservation, foul drainage and sewage disposal

Requires a range of measures to minimise the impact of the site. Runoff should be drained into a SUDS incorporating buried features, some open channels, and possibly reedbeds adjacent to the Cam (for Trumpington West). Foul drainage will be directed towards the Milton treatment works or its successor, and the policy states the requirement for water conservation technology in new development that is consistent with the policies and targets specified in the other two AAPs.

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	(+)	(++)	(++)	Clearly an objective of this policy. The conservative marking reflects the limited size of the development (and therefore impact on water consumption) relative to Northstowe and Camb. East and also the post-consultation change which withdrew the original target of reducing consumption by 25% compared to existing average levels. This change is a legal / procedural requirement reflecting the scope of the planning system in general rather than this Plan.
2.1 Avoid damage to designated sites and protected species	+	+	+	Requires natural run-off rates to be maintained to prevent damage to water sensitive environments locally and further down the Cam, and to maintain local water levels to sustain a wider range of habitats. The original policy also envisaged that land use change may improve water quality leading to a reinstatement of Nine Wells as an SSSI, however this was withdrawn following consultation due to concerns about whether this could be a requirement of development at Trumpington West.
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	See 2.1 above and 3.2 below.
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	+	+	+	Proposes SUDS components to be buried although some open ponds and reedbed areas could be provided. However the latter would not be typical features in the area south of Addenbrookes, though they are more typical of the Cam floodplain to the west of Trumpington West. Open water features are proposed for the Trumpington West development, partly to contain storm run-off. It is not clear that such features are as typical of this part of the sub-region as they are at Northstowe, for example.

3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	Includes measures to prevent water contamination either by pollutants or excessive discharge. The policy makes clear the uncertainty about the future location of the receiving sewage treatment works and we assume that any redirection of foul drainage would be accommodated by changes to the sewage infrastructure off-site (ie. it would have no local impacts if it occurs during construction or after completion of Trumpington West). If this is not the case then a conditional clause linking development to sewage infrastructure may be necessary.
4.2 Minimise waste production and support recycling	++	++	++	Very clearly supported by water conservation measures.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+++	+++	+++	One of the principal objectives of this policy, with protection afforded to the built development and biodiversity resources. The effectiveness of the policy is improved by the need for a strategic surface water drainage system, which is specified in a post-consultation change to the policy.
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	?	?	?	Incorporation of SUDS/storm-relief related surface water features in Trumpington West could add to diversity and interest of some open spaces.
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	~	~	~	It is assumed that water conservation technology would not raise house costs, affecting the funding and therefore provision of affordable homes.
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	+++	+++	+++	All aspects are components of essential infrastructure.

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy ~ ~ ~

Summary of assessment: Clearly a sustainable policy that corresponds to policies in other AAPs and that in the Development Control Policies. Its key requirement is ensuring that the impact of the development on the water environment is minimised in terms of water quality, discharge and groundwater recharge. There are slight concerns about the potential impact of relocating the Milton treatment works if this has implications for the configuration of foul drainage on the site and – if this is the case – it suggests development should not begin until there is certainty about where sewage will be treated. The policy also proposes an SUDS system which is largely buried, reflecting the limited amount of surface water (ponded or in channels) in both sectors of the AAP. There is provision for surface water features in Trumpington West although these would not be as locally typical as the corresponding drainage facilities in Northstowe which mimic fenland surface drainage. The policy also includes controls to limit provision of surface water features in the area south of Addenbrookes and we assume that this requirement applies to drainage of the new housing to the south of Trumpington which lies within the city boundary. The policy is slightly weakened by the withdrawal of a target for reducing water consumption, but this is a legal / procedural necessity which reflects formal guidance.

Summary of mitigation proposals: None identified.

Secondary, cumulative or synergistic effects: The principal potential secondary impact is the effect of changed drainage patterns and runoff rates on local habitats and those further down the Cam, however this is addressed specifically by the policy text.

CSF/20 – Telecommunications infrastructure

Requires the developer or infrastructure provider to incorporate broadband telecommunications in the development and to design the infrastructure to enable convenient and non-disruptive maintenance and possibly upgrade in the future. The supporting text also refers to comparable policy on underground cabling, and to the desirability of sharing radio masts, both of which are consistent with Development Control policies SF/8 and SF/9.

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	(+)	(+)	(+)	Policy on masts in particular controls intrusion by these structures in two areas with an open aspect. There is likely to be particular pressure for masts along the M11.
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	+	+	+	As with other AAPs we note the possibility of using broadband infrastructure to deliver home shopping, community services, etc.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	?	?	?	Depends on pricing / recovery of costs of this infrastructure and the extent to which this is passed onto local residents. Some services will be helpful for the house-bound and others who may have difficulty visiting amenities, etc., in person.
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	+	+	+	As noted under 6.1. provides an opportunity to deliver community services by means other than post and personal visit.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	?	?	?	Possible attraction for B1 businesses relocating to the site although the benefits are likely to be relatively minor due to the limited employment provision envisaged by policy CSF/8.
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	Investment in leading edge telecoms infrastructure in an area renowned for its IT and distributed media capability.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	Benefits likely to be limited at this site due to limited scale of deployment compared to other developments.
Summary of assessment: A further straightforward policy requiring use of leading edge high capacity broadband infrastructure in the new development and controlling other visible telecommunications infrastructure, notably radio masts for which there may be specific pressure along the M11 corridor. Also, it exploits an opportunity to build leading edge broadband infrastructure into the new settlement, serving housing, service/amenity and employment uses. Providing this infrastructure is consistent with the sub-region's positioning as an important centre of excellence for R&D and IT skills, but it could deliver benefits to the broader community, in particular facilitating more community involvement through online services, and helping the less mobile to access services and facilities that would be otherwise difficult to reach.				
Summary of mitigation proposals: None identified but see below.				
Secondary, cumulative or synergistic effects: It is not clear what management and commercial relationship would exist between the suppliers of the infrastructure and service providers. As suggested above, even though it may be used principally for telecoms, broadcast media, etc., there is a potential secondary effect to be exploited in using the information infrastructure to deliver community services, promoting greater involvement and also providing a new means of access and interaction for the less mobile.				

CSF/21 – An exemplar in sustainability

Proposes to use the development to promote energy / water conservation technologies and other aspects of sustainable construction (efficient housing design; travel plan for site staff) consistent with those included in the other two AAPs.

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	(+)	+	+(+)	Policy refers specifically to sustainable construction, increased use of recycled materials, etc., and also supports this with a requirement for a travel plan for such developments (addresses emissions and fuel consumption). If exemplar programme results in widespread deployment then marking would be need to be increased although Northstowe and Cambridge East are most likely to deliver such benefits because they occur on a much larger scale.
1.3 Limit water consumption to sustainable levels	(+)	+	+(+)	Texts suggest 25% reduction in consumption required by policy CSF/19 could be increased in the exemplar projects.
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	~	~	~	Potential very long term cumulative benefit from a community based on more sustainable principles. Trumpington West would make a small incremental contribution.
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	+	+(+)	Beneficial in its objective of contributing to reduced emissions though impact will be negligible if restricted to exemplar projects.
4.2 Minimise waste production and support recycling	?	?	?	Could also be addressed, subject to agreement with the relevant authorities in the City and County Councils.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?	Some long-term incremental benefits from contribution to climate change and emissions reduction objectives. Again, these will be relatively small-scale alongside Northstowe and Cambridge East.
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	~	~	~	Effect assumed to be neutral provided the technology does not affect house prices. This assumes another agency, not the developer, would provide funding, though this is not clear from the policy text at present.
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	?	?	?	Infrastructure increasingly appropriate given the UK sustainable development strategy?
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: Mirrors policy NS/25 for Northstowe and CE/32 for Cambridge East in seeking to use a completely new development as a platform to demonstrate the feasibility of sustainable technologies while avoiding the costs and practical problems of retrofitting to established housing or business premises. Our assessment may suggest the benefits are restricted by the small size of Trumpington West compared to the other two developments, but this does not prevent it from making a positive, incremental contribution (see also cumulative effects below).				
Summary of mitigation proposals: None identified.				
Secondary, cumulative or synergistic effects: The limited benefits from various exemplars could be amplified if there is a matching policy in the Cambridge City LDF which advocates the same approach to new housing at Trumpington within the city boundary, and which could enable one or more developers to integrated their buying and design approach.				

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. See also comment against objective 3.2.
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	(+)	(+)	(+)	Post consultation change making clear the need for a Construction Strategy to manage the process and its impacts appears implicitly supportive.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	++	++	+(+)	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. 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. The specification of a construction strategy (see 3.2 above) enhances this.
4.2 Minimise waste production and support recycling	+	+(+)	+(+)	Supports objective by re-using construction spoil for sound-proofing along the M11. Current land uses permit little scope for re-using waste materials.

4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	(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).
5.1 Maintain and enhance human health	+	++	(+)	Considerate construction techniques and effective mitigation will limit impacts from odours and dust. Changing trend reflects a reduction in impacts towards completion of development at Trumpington West.
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 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	++	++	++	Community involvement is required by the policy and a post consultation change extends its duration
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.

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	+	+	+	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 pollutants	+	+(+)	++	Infrastructure is assumed to include transport facilities which 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	+	+	+	Benefits from transport infrastructure providing access to off-site employment, amenities,

location				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 (e.g. guided busway) lie outside the control of the Council and the developer(s). Also, the policy contains an 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 Development Control Policies. 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.