



Greater Cambridge Local Plan: First Proposals

Sustainability Appraisal Non-Technical
Summary

**Cambridge City Council and South
Cambridgeshire District Council**

Final report

Prepared by LUC

October 2021

Non-Technical Summary

Introduction

1.1 This Non-Technical Summary relates to the Greater Cambridge Local Plan: First Proposals Sustainability Appraisal ('main SA Report') and should be read in conjunction with that document as well as the First Proposals document itself.

1.2 This Non-Technical Summary and the main SA Report were prepared by LUC on behalf of Cambridge City Council and South Cambridgeshire District Council (the Councils) as part of the Sustainability Appraisal (SA) of the Greater Cambridge Local Plan.

The Local Plan

1.3 Cambridge City Council and South Cambridgeshire District Council have committed to preparing a joint Local Plan for their combined area, referred to as Greater Cambridge. The Greater Cambridge Local Plan will replace the Local Plans adopted individually by the Councils in September and October respectively in 2018, which set out the development needs of the local authority areas up to 2031.

1.4 The adopted Local Plans acknowledged the commitment to an early review of their Local Plans beginning in 2019. This decision to take forward the early review of the Local Plans was made in order to establish what impact the anticipated changed infrastructure and economic growth in the area might have on housing need and other aspects of spatial and transport planning. The Greater Cambridge Local Plan will also address issues regarding housing needs, progress in delivering the development strategy and in particular the proposed new settlements, and provision to meet the requirements of caravan dwellers.

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1.5 The plan period for the Greater Cambridge Local Plan will cover the period to 2041. Once adopted, the Greater Cambridge Local Plan will replace the Cambridge Local Plan (2018) and the South Cambridgeshire Local Plan (2018).

Sustainability Appraisal and Strategic Environmental Assessment

1.6 The Councils are required by law to carry out both Sustainability Appraisal and Strategic Environmental Assessment of the Local Plan. The Councils have appointed LUC to do this on their behalf.

1.7 Strategic Environmental Assessment is the process of assessing the likely environmental effects of a plan or programme (such as the Local Plan) and the requirements for this are set out in the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended) (known as the Strategic Environmental Assessment Regulations). The Government recommends that the requirements for both Sustainability Appraisal and Strategic Environmental Assessment are met through one integrated process, referred to as Sustainability Appraisal (SA).

1.8 The purpose of SA is to promote sustainable development through integrating sustainability considerations into the preparation of plans. It should be viewed as an integral part of good plan making and an ongoing process, involving ongoing iterations to identify and report on the potential social, economic and environmental effects of the Local Plan and alternatives to the Local Plan to consider how well sustainable development will be achieved.

1.9 The SA also incorporates Health Impact Assessment, which aims to determine the impacts of the Local Plan on people's health and well-being.

1.10 An overview of the stages of SA is set out below.

SA Stage A: Scoping

1.11 The SA process began in 2019 with the production of a Scoping Report for the Greater Cambridge Local Plan. The Scoping stage of the SA involves understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context and key sustainability issues. The SA Scoping Report also sets out information about the methodology for this and later stages of the SA, including the ‘Sustainability Appraisal Framework’ - the sustainability objectives against which Local Plan options have been appraised. The sustainability objectives making up the Sustainability Appraisal framework are presented below. The Scoping Report was consulted on from January to February 2020. The comments received in response to this consultation and how they have been addressed are set out in Appendix A of the SA Report.

SA Framework

1.12 The bullet points below present the headline SA objectives. Each SA objective is supported by one or more decision-making questions, which are presented in the main SA Report.

- SA 1: Housing - To ensure that everyone has the opportunity to live in a decent, well-designed, sustainably constructed and affordable home.
- SA 2: Access to services and facilities - To maintain and improve access to centres of services and facilities including health centres and education.
- SA 3: Social inclusion and Equalities - To encourage social inclusion, strengthen community cohesion, and advance equality between those who share a protected characteristic (Equality Act 2010) and those who do not.
- SA 4: Health - To improve public health, safety and wellbeing and reduce health inequalities.

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- SA 5: Biodiversity and geodiversity - To conserve, enhance, restore and connect wildlife, habitats, species and/or sites of biodiversity or geological interest.
- SA 6: Landscape and townscape - To conserve and enhance the character and distinctiveness of Greater Cambridge's landscapes and townscapes, maintaining and strengthening local distinctiveness and sense of place.
- SA 7: Historic environment - To conserve and/or enhance the qualities, fabric, setting and accessibility of Greater Cambridge's historic environment.
- SA 8: Efficient use of land - To make efficient use of Greater Cambridge's land resources through the re-use of previously developed land and conserve its soils.
- SA 9: Minerals - To conserve mineral resources in Greater Cambridge
- SA 10: Water - To achieve sustainable water resource management and enhance the quality of Greater Cambridge's waters.
- SA 11: Adaptation to climate change - To adapt to climate change including minimising flood risk.
- SA 12: Climate change mitigation - To minimise Greater Cambridge's contribution to climate change
- SA 13: Air quality - To limit air pollution in Greater Cambridge and ensure lasting improvements in air quality.
- SA 14: Economy - To facilitate a sustainable and growing economy.
- SA 15: Employment - To deliver, maintain and enhance access to diverse employment opportunities, to meet both current and future needs in Greater Cambridge.

SA Stage B: Developing and refining options and assessing effects

1.13 Developing options for a plan is an iterative process, usually involving a number of consultations with the public and stakeholders. Consultation responses and the SA can help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan.

1.14 The SA can help decision makers by identifying the potential positive and negative sustainability effects of each Local Plan option being considered, as well as opportunities to enhance positive effects and avoid or reduce negative ones. The SA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. Factors such as public opinion, deliverability, conformity with national policy will also be taken into account by plan-makers when selecting preferred options for their plan.

1.15 The Councils held a 'First Conversation' consultation in January and February 2020. This included an Issues and Options consultation document, which set out four 'big themes', as well as six spatial distribution options. These were subject to SA and the results were presented in the Sustainability Appraisal of Issues and Options (December 2019) and the findings are summarised below.

1.16 In 2020, the Councils identified three growth level options (minimum, medium and maximum) and further developed each of the spatial distribution options set out in the First Conversation into 'Strategic Spatial Options', ensuring each could meet each growth level option. The Councils also identified two additional Strategic Spatial Options at this stage. In November 2020, the Councils published initial evidence base findings and development strategy options assessments, including an SA of the Strategic Spatial Options at different levels of growth. The results of this assessment are presented in Appendix C of the main SA Report and summarised below (note that these have been updated to take account of baseline updates).

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1.17 Since November 2020, the Councils have determined that the minimum and maximum growth levels are not reasonable, and have identified a 'medium+' growth level as the preferred option. The medium+ growth scenario is similar to the medium growth scenario, but provides slightly more homes per year in order to try and reduce in-commuting by providing sufficient homes for workers to live in Greater Cambridge. Assessments of the Strategic Spatial Options under the medium growth scenario are considered to also represent the likely effects under the medium+ growth scenario and have not therefore been updated.

1.18 In 2021, the Council identified two additional Strategic Spatial Options (resulting in 10 Strategic Spatial Options overall), both of which have been subject to SA. The results of this assessment are presented in Chapter 4 of the main SA Report and summarised below. These two additional options have been assessed only against the medium+ growth scenario, given that the minimum and maximum scenarios are not considered to be reasonable and there would be no difference in effects between the medium and medium+ scenarios.

1.19 As well as the overall Strategic Spatial Options, the Councils have identified a number of site allocation options. More than 700 sites were tested by the Councils through the Greater Cambridge Housing and Employment Land Availability Assessment (2021) (HELAA), in a wide range of locations across Greater Cambridge. The testing of sites through the sustainability appraisal has focused on reasonable alternative sites, informed by the emerging preferred strategy option, and the testing carried out via the HELAA as to where a site was suitable, available and achievable for development. The results of this appraisal are presented in Chapter 4 of the main SA Report and summarised below.

1.20 The First Proposals document sets out proposed policy directions for a number of policy areas. For each policy area, the First Proposals document set out a summary of the preferred policy approach, why a policy on that area is considered necessary and the alternatives considered (including reasonable alternative and those considered but deemed to not be reasonable). The preferred policy approaches and reasonable alternatives were subject to SA

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and the results are set out in Chapter 5 of the main SA Report and summarised below.

SA Stage C: Preparing the Sustainability Appraisal Report

1.21 This Non-Technical Summary summarises the process that has been undertaken to date in carrying out the SA of the Local Plan. It summarises the findings of the appraisal of the spatial distribution options, Strategic Spatial Options, site options, preferred policy approaches and reasonable alternatives to these.

SA Stage D: Consultation on the Local Plan and this SA report

1.22 The Councils are inviting comments on the Local Plan, the main SA report and this Non-Technical Summary. These documents are being published on the Greater Cambridge Shared Planning website for consultation. Comments received will be taken on board and addressed at the next stage of the SA and Local Plan process.

SA Stage E: Monitoring implementation of the Local Plan

1.23 Recommendations for monitoring the likely significant social, environmental and economic effects of implementing the Local Plan will be included at the subsequent stage of plan preparation when policies are more fully drafted and the likely significant effects of the plan are more certain.

Policy Context

1.24 The Greater Cambridge Local Plan is not prepared in isolation, being greatly influenced by other plans, policies and programmes and by broader sustainability objectives. In line with the requirements of the SEA Regulations, relevant international, national, regional, sub-regional and local plans have been reviewed in relation to their objectives, targets and indicators. The full review is included in Appendix B of the main SA Report.

1.25 There are a number of relevant international agreements, mostly relating to conservation and enhancement of the natural and built environment, as well as a commitment to tackling climate change, through the 2015 Paris Agreement.

1.26 At the national level, the most significant policy context (other than the SEA Regulations) for the Local Plan is the National Planning Policy Framework (NPPF). The NPPF sets out information about the purposes of local plan-making, stating that plans should:

- Be prepared with the objective of contributing to the achievement of sustainable development.
- Be prepared positively, in a way that is aspirational but deliverable.
- Be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees.
- Contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals.
- Be accessible through the use of digital tools to assist public involvement and policy presentation.
- Serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

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1.27 The NPPF requires local planning authorities to set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:

- Housing (including affordable housing), employment, retail, leisure and other commercial development.
- Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, Flood risk and coastal change management, and the provision of minerals and energy (including heat).
- Community facilities (such as health, education and cultural infrastructure).
- Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

1.28 The NPPF also promotes well-designed places and development, as well as protection and enhancing beneficial use of the Green Belt.

1.29 Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development, including qualitative aspects such as design of places, landscapes, and development.

Baseline Information and Key Sustainability Issues

1.30 Baseline information provides the context for assessing the sustainability of proposals in and options for the Greater Cambridge Local Plan and it provides the basis for identifying trends, predicting the likely effects of the plan and monitoring its outcomes. In line with the requirements of the SEA Regulations, consideration has been given to the current state of the environment in Greater Cambridge. Detailed baseline information is presented in Appendix B of the main SA Report. As well as environmental issues, the baseline information includes a description of social and economic issues in Greater Cambridge.

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1.31 The baseline information contributed to the identification of a set of key sustainability issues for the area, which in turn helped to develop the SA framework presented above. The key sustainability issues identified for Greater Cambridge are set out below. In line with the requirements of the SEA Regulations, the SA considers the likely evolution of the environment if the Local Plan were not to be implemented. Given that both Councils have adopted Local Plans, which seek to ensure development is appropriate to the area, serves the local population and protects important features, it has been assumed these would continue to be in place, at least in the short term, if the Greater Cambridge Local Plan were not prepared and adopted. However, without the Greater Cambridge Local Plan, the full development needs of the area may not be met, and there would be a missed opportunity to require more sustainable development. The main SA Report sets out more detailed considerations of the likely evolution without the plan for each of the key issues listed below.

Key Sustainability Issues

- The population structure of South Cambridgeshire reflects an ageing population. This has the potential to result in pressure on the capacity of local services and facilities including healthcare and ensuring the right type of homes are provided. However, Cambridge has one of the ‘youngest’ populations in the country which needs different housing and social needs. To accommodate future provision of student accommodation more student rooms will need to be built by 2026.
- Cambridge and South Cambridgeshire are some of the least affordable areas in the country outside of London. House prices in Cambridge are high comparable to the regional and national average and sustained population and employment growth has led to a housing shortage within Cambridge, with high house prices and low levels of housing affordability.
- Overall, Greater Cambridge is not a deprived area. However, there are disparities between the least and the most deprived areas in Greater Cambridge. Two wards within Cambridge are within 20% of the most deprived in the UK.

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- Health in Greater Cambridge is generally recorded as being at reasonably good level or higher. However, there are inequalities displayed between the most and least deprived areas of Greater Cambridge in terms of health.
- The provision of green space varies throughout Greater Cambridge. For example, open spaces are not evenly distributed, with many suburbs experiencing a relative paucity of open space in comparison with the City Centre and the west of the City. A deficiency in recreational or open space provision has been identified in a number of specific areas including provision for informal play space and outdoor sports. There is also potential for new development to result in loss of access to open spaces and elements of green infrastructure as well as impacts upon their quality.
- In general Greater Cambridge is a relatively safe sub-region in which to live. In recent years however certain types of crime such as violent crime, anti-social behaviour and illegal drug use have increased in Greater Cambridge.
- Greater Cambridge has two AQMAs, one within South Cambridgeshire alongside the A14 and the other covering the entire city centre area of Cambridge. Residents of existing and any new nearby development could experience adverse health effects associated with air pollution, and also noise, which may be worsened by increasing levels of traffic.
- Cambridge needs to ensure that it is able to continue its vital role as a world class centre for higher education, research and knowledge based industries as the regional, national and global economies rely on it.
- Greater Cambridge needs to ensure a future supply of jobs and continued investment to ensure identified employment development opportunities are taken forward and deprivation issues tackled. Although the main focus of employment is in Cambridge, there is a need to ensure a diverse range of employment opportunities are available across Greater Cambridge, for example, in the smaller settlements. Within Cambridge, despite the focus on higher education, research and knowledge based industries, there is a need for a variety of employment opportunities, both skilled and lower-skilled across a range of economic sectors.

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- Significant development is planned within the realm of the Oxford-Cambridge Arc with the role of Cambridge acting as a key component. However, this development must be done sustainably to ensure the long term success of the area.
- Both highway and bus networks suffer from limited capacity, which is unlikely to be able to cater for significant increases in traffic volumes without worsening congestion and lengthening journey times.
- Given the rural character of much of the South Cambridgeshire District a large proportion of the District's residents drive to work and some have limited access to bus services and other public transport links.
- Greater Cambridge has two AQMAs, one within South Cambridgeshire alongside the A14 and the other covering the entire city centre area of Cambridge. Additional development within Greater Cambridge has the potential to exacerbate air quality issues at AQMAs within Greater Cambridge and could have impacts on AQMAs in neighbouring authorities. Similarly, there is potential for a cumulative impact of development in neighbouring authorities alongside development in Greater Cambridge in terms of air quality at AQMAs in Greater Cambridge.
- The majority of Greater Cambridge contains best and most versatile agricultural land with a mix of classified agricultural land, Grades 1, 2 and 3. New development should, where possible, be delivered as to avoid the loss of higher grades of agricultural land.
- The Greater Cambridge contains safeguarded mineral resources which, where possible, should not be lost or compromised by future growth.
- Some of the water bodies which flow through Greater Cambridge have been identified by the Environment Agency as having 'bad' or 'poor' ecological status. There are also areas in Greater Cambridge which are covered by a Source Protection Zone.
- Over-abstraction of water in this region is a key issue and action is required now to ensure the availability of water for future uses, including potable water supply and food production, without having a detrimental impact on the environment, as low rainfall and over abstraction in rivers is causing serious concern. This is likely to be exacerbated by the effects of

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climate change, and it should be noted that there is significant cross-over between water resource availability and water quality.

- While carbon emissions from all sectors have fallen in both districts since 2005, given the rural nature of South Cambridgeshire there has been little progress on transport emissions, which still accounted for 53% of the total as of 2019. Both Councils have committed to meet net zero by 2050 at the latest, and to meet this will need to make significant shifts in energy efficiency of new and existing buildings, transport trends, and the further deployment of a range of renewables infrastructure.
- The effects of climate change in Greater Cambridge are likely to result in extreme weather events (e.g. intense rainfall, prolonged high temperatures and drought) becoming more common and more intense.
- Greater Cambridge will need to become more resilient to the increased risk of flooding in particular. Given the low-lying nature of the plan area, it is at significant risk of fluvial and surface water flooding, especially in the north, which is likely to be exacerbated by climate change.
- Greater Cambridge contains and is in close proximity to a number of both designated and non-designated natural habitats and biodiversity. This includes those designated for their national and international importance. Not all SSSIs are in favourable condition.
- Although designated sites represent the most valued habitats in the plan area, the overall ecological network is also important for biodiversity as a whole and helps to support the health of designated sites, allowing species to migrate in response to climate change. The fragmentation and erosion of habitats and the wider ecological network in Greater Cambridge, including the identified sparse woodland cover and condition of water bodies, is an ongoing threat to biodiversity.
- There are many sites, features and areas of historical and cultural interest in the plan area, both designated and non-designated, a number of which are at risk and identified on the Heritage at Risk register. In the context of significant ongoing pressures for development locally, these assets, and their landscape setting, may be at risk of adverse effects from poorly located or designed development, particularly in areas where there is likely

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- Option 3: Edge of Cambridge – Green Belt.
- Option 4: Dispersal – new settlements.
- Option 5: Dispersal – villages.
- Option 6: Public transport corridors.

1.36 A summary of the likely effects identified for each of these options is set out in Table 2. The full assessment can be found in the SA of Issues and Options (December 2019).

Strategic Spatial Options

1.37 Strategic Spatial Options are non-site specific options for the overall distribution of development. A total of 10 Strategic Spatial Options have been subject to SA as follows:

- Spatial option 1: Densification of existing urban areas.
- Spatial option 2: Edge of Cambridge - outside Green Belt.
- Spatial option 3: Edge of Cambridge - Green Belt.
- Spatial option 4: Dispersal - new settlements.
- Spatial option 5: Dispersal – villages.
- Spatial option 6: Public transport corridors.
- Spatial option 7: Supporting a high-tech corridor by integrating homes and jobs (southern cluster).
- Spatial option 8: Expanding a growth area around transport nodes.
- Spatial option 9: Preferred options spatial strategy (Blended strategy including Cambourne).
- Spatial option 10: Blended Strategy including Edge of Cambridge: Green Belt.

1.38 Strategic Spatial Options 1 to 8 were originally assessed in 2020 and three growth scenarios were considered for each (minimum, medium and maximum). As the minimum and maximum growth scenarios are not considered to be reasonable, only the SA findings for the medium growth scenario are summarised below. Strategic Spatial Options 9 and 10 are additional options, identified in 2021, and were only assessed against the medium+ scenario.

1.39 For all 10 Strategic Spatial Options, the SA considered the likely effects of the options within the plan period (2020-2041). All options except Option 3

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'Edge of Cambridge – Green Belt' and Option 5 'Dispersal – villages' include some development that is not likely to be completed until after the plan period. For these options, an assessment was also carried out for when developments are fully built out ('All time').

1.40 A summary of the likely effects identified for each Strategic Spatial Option for 2020-2041 is set out in Table 3 and for all time is set out in Table 4. The full assessments can be found in Chapter 5 and Appendix C of the main SA Report.

Site Options

1.41 All sites were assessed in the same way, using the assumptions set out in Appendix D of the main SA Report. Site options were grouped by 'source of supply', drawing on the typologies included in the consideration of Strategic Spatial Options. These sources of supply are:

- Densification of existing urban areas.
- Edge of Cambridge: Green Belt.
- Edge of Cambridge: Non Green Belt.
- Integrating homes and jobs - Southern cluster.
- Growth around transport nodes: Cambourne Area.
- Dispersal: Villages.
- Dispersal: Villages / Transport Corridors.

1.42 A summary of the likely effects identified for each site is set out in Table 5 to Table 11.

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GCSP ref	Site	Proposed use	SA 1	SA 2a	SA 2b	SA 3a	SA 3b	SA 3c	SA 4a	SA 4b	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12a	SA 12b	SA 13	SA 14	SA 15
51601	Land south of A428 and west of the A1198, Caxton	Residential	+	++?	+++?	0	0	0	+	0	-?	--?	--?	--	0	-?	-	+++?	+	-	0	-
51612	Land north east of Bourn	Residential	+	++?	++?	0	0	0	+	0	-?	--?	-?	--	--?	-?	-	-	+	-	0	-
51668	Land north and south of Cambridge Rd, Eltisley	Residential	+	++?	+++?	0	0	0	+	0	-?	--?	-?	--	0	-?	-	+	+	-	0	-
40076	Land south west of Caxton Gibbet	Mixed use	+	--?	--	0	0	0	-	0	-?	-?	-?	--	0	0	0	+	-	-	++	++
40114	Land north of Cambourne, Knapwell	Mixed use	+	++	+++?	0	0	0	+	0	--?	--?	--?	--	0	-?	-	+++?	+	-	+	++
56461	Land at Crow Green, north-east of Caxton Gibbet	Employment	0	--?	N/A	+/0	0	0	-	0	-?	--?	-?	--/+	0	0	-	+	-	0	++	+

Table 10: Summary of SA findings for site options for Dispersal: Villages

GCSP ref	Site	Proposed use	SA 1	SA 2a	SA 2b	SA 3a	SA 3b	SA 3c	SA 4a	SA 4b	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12a	SA 12b	SA 13	SA 14	SA 15
40014	Oakington Road, Cottenham	Residential	+	-?	-	+	0	0	-	0	-?	0?	0?	+	0	0	0	+	-	-	0	--
40108	Land to the rear of 38 Histon Road, Cottenham	Residential	+	-?	++?	0	0	0	-	0	0?	-?	-?	-	0	0	-	+	-	-	0	-
40163	Gamlingay First School, Green End, Gamlingay	Residential	+	++?	++?	+	0	0	+	-?	-?	-?	-?	+	0	-?	-	+	-	-	0	-
40164	Land west of South End, Bassingbourn	Residential	+	++?	++?	0	0	0	-	0	0?	-?	-?	--	--?	0	-	+	-	-	0	-
40179	Land at Belsar Farm, Sponge Drove, Willingham	Residential	+	-?	--	0	0	0	+	0	-?	0?	-?	--	--?	0	-	+	-	-	0	-

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GCSP ref	Site	Proposed use	SA 1	SA 2a	SA 2b	SA 3a	SA 3b	SA 3c	SA 4a	SA 4b	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12a	SA 12b	SA 13	SA 14	SA 15
40215	The Moor, Moor Lane, Melbourn	Residential	+	-?	+	0	0	0	-	0	-?	0?	0?	--	--?	0	-	-	-	-	0	++
40251	Land at Beach Road, Cottenham	Residential	+	-?	-	0	0	0	+	0	0?	-?	-?	--	0	0	-	+	-	-	0	-
40253	Land at Bennell Farm (west), West Street, Comberton	Residential	+	-?	+	0	0	0	+	0	-?	-?	0?	--	--?	0	-	+	-	-	0	-
40271	Land east of Balsham Road, Fulbourn (40271)	Residential	+	-?	-	0	0	0	+	0	-?	0?	-?	-	--?	-?	-	-	-	-	0	-
40272	Land east of Balsham Road, Fulbourn (40272)	Residential	+	-?	-	0	0	0	+	0	-?	0?	-?	-	--?	-?	-	-	-	-	0	-
40286	Bird Farm, Cambridge Road, Fulbourn	Residential	+	-?	-	0	0	0	++	0	-?	-?	-?	--	--?	--?	0	+	-	-	0	-
40296	Land to the south of Oakington Road, Cottenham	Residential	+	-?	+	0	0	0	-	0	0?	-?	-?	--	0	0	-	+	-	-	0	-
40329	Land to the west of Oakington Road, Girton	Residential	+	--?	-	0	0	0	-	0	-?	-?	-?	-	--?	-?	-	+	-	-	0	-
40345	Ely Road, Milton	Residential	+	-?	-	+/0	0	0	-	0	-?	-?	-?	--/+	--?	0	-	+++?	-	-	0	-
40468	Land south of Priest Lane, Willingham	Residential	+	-?	-	0	0	0	+	0	-?	-?	-?	--	--?	0	-	+	-	-	0	-
40489	Land to the west of Cambridge Road, Melbourn (40489)	Residential	+	-?	+	0	0	0	-	0	-?	-?	-?	--	--?	0	-	+	-	-	0	++
40490	Land to the west of Cambridge Road, Melbourn (40490)	Residential	+	-?	+	0	0	0	-	0	-?	0?	-?	--	--?	0	-	+	-	-	0	++

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GCSP ref	Site	Proposed use	SA 1	SA 2a	SA 2b	SA 3a	SA 3b	SA 3c	SA 4a	SA 4b	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12a	SA 12b	SA 13	SA 14	SA 15
40549	Land off Bourney's Manor Close, Willingham	Residential	+	++?	-	0	0	0	++	0	-?	-?	-?	--	--?	-?	-	+	-	-	0	-
40555	Cockerton Road, Girton	Residential	+	--?	++?	0	0	0	+	0	0?	-?	-?	--	--?	0	-	+	-	-	0	-
47903	Land south of Cambridge Road, Melbourn	Residential	+	-?	-	0	0	0	-	0	-?	-?	-?	--	--?	0	-	+	-	-	0	++
56169	29 Station Rd, Shepreth	Residential	+	--?	--	+	0	0	-	0	0?	-?	0?	+	--?	0	-	++	-	-	0	--
OS154	Land adj (north) to 69 Long Road, Comberton	Residential	+	-?	-	0	0	0	-	0	0?	0?	-?	--	--?	0	-	-	-	-	0	-
51649	Land to the north of Meadow Road, Willingham	Residential	+	++?	++?	0	0	0	-	0	-?	0?	-?	--	--?	0	-	++	-	-	0	-
40028	Land west of Church Street, Haslingfield	Mixed use	+	--?	-	0	0	0	+	0	-?	0?	-?	--?	--?	0	-	+	-	0	+	++
40109	Hall Farm, Teversham	Mixed use	+	--?	++?	+/0	0	0	+	0	-?	-?	-?	--/+	--?	0	-	+	-	-	+	++
40151	Ramphill Farm, Rampton Road, Cottenham	Mixed use	+	-?	-	+/0	0	0	-	0	-?	0?	-?	--/+	0	0	0	+	-	-	+	++
40158	Madingley Mulch, Madingley Road, Cambridge	Mixed use	+	--?	--	+/0	0	0	-	0	-?	-?	-?	--/+	-?	0	0	+++?	-	-	+	++
40384	Old Highways Depot, Twenty Pence Lane, Cottenham	Mixed use	+	-?	--	+	0	0	-	0	-?	0?	-?	+	-?	0	-	+	-	-	+	++
40427	Land off Longstanton Road, Over	Mixed use	+	--?	-	0	0	0	-	0	-?	-?	-?	--	--?	0	-	-	-	-	+	++

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GCSP ref	Site	Proposed use	SA 1	SA 2a	SA 2b	SA 3a	SA 3b	SA 3c	SA 4a	SA 4b	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12a	SA 12b	SA 13	SA 14	SA 15
40544	Land at Potton Road, Gamlingay	Mixed use	+	-?	--	0	0	0	-	0	-?	-?	-?	--?	-?	-?	0	-	-	-	+	++
45107	Land to the south of the A14 Services, Boxworth	Mixed use	+	--?	--	+	0	0	-	0	-?	-?	0?	+	0	0	-	-	-	-	++	++
OS009	Land To The South Of Station Road, Gamlingay, Sandy, Beds SG19 3HE	Mixed use	+	+	-	0	0	0	+	-?	-?	-?	0?	--?	--?	-?	-	+	-	0	+	++
40490a	Land to the west of Cambridge Road, Melbourn	Mixed use	+	-?	+	0	0	0	-	0	-?	-?	-?	--	--?	0	-	+	-	-	+	++
40158	Madingley Mulch, Madingley Road, Cambridge	Employment	0	--?	N/A	+/0	0	0	-	0	-?	-?	-?	--/+	-?	0	0	+++?	-	-	+	+
40384	Old Highways Depot, Twenty Pence Lane, Cottenham	Employment	0	-?	N/A	+	0	0	-	0	-?	0?	-?	+	-?	0	-	+	-	-	+	+
40427	Land off Longstanton Road, Over	Employment	0	--?	N/A	0	0	0	-	0	-?	-?	-?	--	--?	0	-	-	-	-	++	+
40544	Land at Potton Road, Gamlingay	Employment	0	-?	N/A	0	0	0	-	0	-?	-?	-?	--?	-?	-?	0	-	-	-	+	+
45107	Land to the south of the A14 Services, Boxworth	Employment	0	--?	N/A	+	0	0	-	0	-?	-?	0?	+	0	0	-	-	-	-	++	+
OS057	Over, Norman Way (residue) (Policy E/5(1))	Employment	0	--?	N/A	0	0	0	-	0	-?	0?	-?	--	--?	0	-	-	-	0	+	+
OS250	Land to the south of the A14 Services	Employment	0	--?	N/A	+/0	0	0	-	0	-?	-?	0?	--?/+	0	0	-	-	-	-	++	+
OS254	Bayer CropScience Site, Hauxton	Employment	0	--?	N/A	+	0	0	-	0	0?	0?	-?	+	--?	-?	-	+	-	-	+	+

Table 11: Summary of SA findings for site options for Dispersal: Villages / Transport Corridors

GCSP ref	Site	Proposed use	SA 1	SA 2a	SA 2b	SA 3a	SA 3b	SA 3c	SA 4a	SA 4b	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12a	SA 12b	SA 13	SA 14	SA 15
40071	Land on the south side of Cambridge Road, Waterbeach	Residential	+	++?	-	0	0	0	-	0	-?	-?	-?	--	--?	-?	-	++	-	-	0	-
40102	93 Impington Lane, Impington	Residential	+	++	++?	+	0	0	+	0	0?	-?	-?	+	--?	0	0	++	+	-	0	++
40277	Land at Fenny Lane Farm, Meldreth	Residential	+	--?	-	+/0	0	0	-	0	-?	-?	-?	--/+	--?	0	0	++	-	-	0	-
40284	44 North End and Land at Bury End Farm, North End, Meldreth	Residential	+	--?	--	+	0	0	-	0	-?	-?	-?	+	--?	0	0	++	-	-	0	--
40338	Land off Whitecroft Road, Meldreth	Residential	+	--?	++?	0	0	0	+	0	-?	-?	-?	--	--?	0	-	++	-	0	0	-
40382	19a Fowlmere Road, Foxton	Residential	+	--?	-	0	0	0	-	0	-?	-?	-?	--	--?	0	0	++	-	-	0	-
40409	Land r,o no. 7 St Georges Close, Impington	Residential	+	-?	++?	0	0	0	-	0	0?	-?	-?	-	--?	0	-	+	-	-	0	-
40414	Land east of Cambridge Road, Hardwick	Residential	+	--?	++?	0	0	0	+	0	-?	-?	-?	--	0	0	-	+++?	-	-	0	-
40415	Land north of Home Close and west of Moat Way, Swavesey	Residential	+	++?	+++?	0	0	0	-	0	0?	-?	-?	--?	--?	0	-	++	-	-	0	-
40418	Land off Royston Road, Foxton	Residential	+	--?	-	0	0	0	-	0	-?	-?	-?	--	--?	0	-	++	-	-	0	-
40518	Land south of Hattons Road, east of Home Farm Drive, Longstanton	Residential	+	--?	++?	0	0	0	+	0	-?	-?	-?	--?	--?	-?	-	+	-	-	0	-

Non-Technical Summary

GCSP ref	Site	Proposed use	SA 1	SA 2a	SA 2b	SA 3a	SA 3b	SA 3c	SA 4a	SA 4b	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12a	SA 12b	SA 13	SA 14	SA 15
47535	Willow Tree Stables, 110-112 Whitecroft Road, Meldreth	Residential	+	--?	-	0	0	0	-	0	-?	-?	-?	--	--?	0	-	++	-	0	0	-
56132	Land to the rear of 124 High Street, Meldreth	Residential	+	--?	-	0	0	0	+	0	-?	-?	-?	--	--?	0	0	++	-	-	0	-
OS157	Land West of Over Road, Longstanton	Residential	+	--?	-	+/0	0	0	+	0	-?	0?	-?	-- ?/+	-?	-?	-	+	-	-	0	-
40190a	Land at Mansel Farm, Station Road, Oakington	Residential	+	--?	-	0	0	0	-	0	0?	-?	-?	--?	--?	0	-	++	-	0	0	-
51599a	Land at Highfields (phase 2), Caldecote	Residential	+	--?	-	0	0	0	-	0	-?	0?	0?	--?	0	0	-	+++?	-	-	0	++
OS219	East of bypass, Longstanton	Residential	+	-?	-	0	0	0	-	0	-?	0?	-?	--?	--?	0	-	-	-	-	0	-
40224	Land to the north of St Neots Road, Hardwick	Mixed use	+	--?	--	0	0	0	-	0	-?	-?	-?	--	0	0	-	+++?	-	-	+	++
40260	Land at Evolution Business Park, Milton Road, Impington	Mixed use	+	--?	-	+/0	0	0	-	0	-?	-?	0?	--/+	--?	0	-	-	-	-	+	++
40455	Land adj to Buckinghamway Business Park, Swavesey	Mixed use	+	--?	--	0	0	0	-	0	-?	-?	0?	--?	0	0	-	-	-	0	+	++
40550	Land between A428 and St Neots Road, Hardwick	Mixed use	+	--?	--	0	0	0	-	0	-?	-?	0?	--	0	0	-	+++?	-	-	+	++
51607	Scotland Farm, Dry Drayton	Mixed use	+	--?	--	0	0	0	-	0	0?	-?	-?	--	0	0	-	+++?	-	-	+	++
56211	Land to the south of Denny End Road, Waterbeach	Mixed use	+	+	-	0	0	0	-	0	0?	-?	-?	--	--?	0	-	++	-	0	+	++
40224	Land to the north of St Neots Road, Hardwick	Employment	0	--?	N/A	0	0	0	-	0	-?	-?	-?	--	0	0	-	+++?	-	-	++	+

Non-Technical Summary

GCSP ref	Site	Proposed use	SA 1	SA 2a	SA 2b	SA 3a	SA 3b	SA 3c	SA 4a	SA 4b	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12a	SA 12b	SA 13	SA 14	SA 15
40260	Land at Evolution Business Park, Milton Road, Impington	Employment	0	--?	N/A	+/0	0	0	-	0	-?	-?	0?	--/+	--?	0	-	-	-	-	+	+
40455	Land adj to Buckingham Business Park, Swavesey	Employment	0	--?	N/A	0	0	0	-	0	-?	-?	0?	--?	--?	0	-	-	-	0	+	+
40550	Land between A428 and St Neots Road, Hardwick	Employment	0	--?	N/A	0	0	0	-	0	-?	-?	0?	--	0	0	-	+++?	-	-	+	+
51607	Scotland Farm, Dry Drayton	Employment	0	--?	N/A	0	0	0	-	0	0?	-?	-?	--	0	0	-	+++?	-	-	++	+
OS058	Longstanton: N of Hattons Road (Policy E/4(1))	Employment	0	--?	N/A	0	0	0	-	0	-?	--?	-?	--?	-?	0	-	+	-	0	++	+

Preferred Policy Approaches and Reasonable Alternatives

1.43 Table 12 shows a summary of SA effects for the preferred policy approaches. The reasonable alternatives to the preferred policy approaches generally consisted of not including the policy, or part of the policy, or including either a more or less stringent policy. ‘No policy’ was only considered to be a reasonable alternative for some policies, as for many policies national guidance requires local plans to address the issue, or there is a need to address a specific issue within Greater Cambridge. All reasonable alternative ‘no policy’ options were considered to have no effect on any of the SA objectives, as ‘no policy’ reflects the likely baseline without the plan (which is what the SA considers effects on). Where other reasonable alternatives were considered, they generally performed similarly to, or worse than, the preferred approach. The full assessment of preferred policy approaches and their reasonable alternatives is set out in Chapter 5 of the main SA Report.

1.44 Overall, the proposed direction of the Local Plan performs well in sustainability terms. There is a strong focus on providing an appropriate amount of development and in particular a variety of housing types and tenures, to meet the needs of a broad range of people. Whilst this level of growth will inevitably increase vehicular traffic, the spatial strategy and policies have a strong emphasis on minimising carbon emissions, particularly through minimising the need to travel, using land efficiently and making the most of existing and planned sustainable transport links. This does however, lead to potential risks for the historic townscape of Cambridge, but this can likely be mitigated by considerate layout and design of development. Overall, the proposed policy directions presented in the First Proposals document set a direction for a plan that will contribute to the strong economy of Cambridge city and the economic and academic role of the area in the wider sub-region, whilst creating pleasant, healthy and accessible places for people to live.

Non-Technical Summary

Table 12: Summary of SA effects for preferred policy approaches

Policy	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15
Vision	++	0	+	+	++	+	+	0	0	0	0	++	+	++	++
Aims	++	+	++	++	++	+	+	0	0	+	++	++	+	++	++
S/JH: New jobs and homes	++	+/-?	+	+/-?	-- /+?	-- /+?	--?	+/-?	-?	--?	-?	-- /+?	-- /+?	++	++
S/DS: Development strategy	+++?	+/-?	+/-	--/+	-- /+?	++/- -?	-?	-- /+?	--?	-- /+?	+/-?	++/- -	++/- -	+/-	+/-
S/SH: Settlement hierarchy	++	++	0	0	+/-?	+/-?	-?	-- /+?	-?	-?	-?	+/-?	-- /+?	+	+
S/SB: Settlement boundaries	+	+	0	0	+	+	+	+	0	0	0	+	+	0	0
S/NEC: North East Cambridge	++	++	+	++	--?	++	0	++	++	-?	++	++/-	++/-	+++?	++
S/AMC: Areas of Major Change	++	++	+	0	+/-?	+/-?	+/-?	++	0	0	0	+/-	+/-	++	++
S/OA: Opportunity areas in Cambridge	++	++	+	+	+/-?	+/-?	+/-?	++	0	0	+/-	+/-	+/-	++	++

Recommendations

1.45 The SA assessments identified a number of recommendations for the Councils to consider when preparing draft policies in order to minimise potential negative effects of the Local Plan and maximise the number, magnitude and likelihood of positive effects of the Local Plan. These recommendations are set out in Chapter 5 of the main SA Report. These include referencing the mitigation hierarchy, ensuring environmental improvements are resilient to the impacts of climate change and ensuring policies are specific about the circumstances in which they apply.

Next Steps

1.46 This Non-Technical Summary and the Sustainability Appraisal Report to which this Non-Technical Summary refers will be available for consultation alongside the Local Plan First Proposals document. Following this consultation, the responses received and the findings of the Sustainability Appraisal will be considered and incorporated into the next iteration of the Local Plan and accompanying SA.

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Report produced by LUC

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