



Greater Cambridge Local Plan: Draft Plan

Sustainability Appraisal

Cambridge City Council and South Cambridgeshire District Council

Final report

Prepared by LUC

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Greater Cambridge Local Plan: Draft Plan

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Chapter 1

Introduction

1.1 South Cambridgeshire District Council and Cambridge City Council (the Councils) have commissioned LUC to undertake a Sustainability Appraisal (SA) (incorporating Strategic Environmental Assessment (SEA), Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA) of their Local Plan.

1.2 The Councils are required by law to carry out both SEA and SA of the Greater Cambridge Local Plan. The Councils have appointed LUC to do this on their behalf. SEA assesses the likely environmental effects of a plan, whereas SA builds on this to assess economic and social effects as well. The SA also includes a Health Impact Assessment to determine the impacts of the Local Plan on people's health and well-being, and an Equality Impact Assessment to identify if any groups of people with 'protected characteristics' within Greater Cambridge may be disproportionately affected.

1.3 This report relates to the Greater Cambridge Local Plan: Draft Plan (Regulation 18) (2025) and should be read in conjunction with that document. The purpose of this report is to assess the likely sustainability impacts of the preferred options and reasonable alternatives for the Local Plan.

Context for the Greater Cambridge Local Plan

1.4 Comprising Cambridge City and South Cambridgeshire District, Greater Cambridge covers approximately 360 square miles, with a total population of around 290,000 people across the two local authority areas. Cambridge City and South Cambridgeshire have a unique relationship, in that South Cambridgeshire entirely surrounds Cambridge City. Greater Cambridge borders Huntingdonshire and East Cambridgeshire to the north; Central Bedfordshire to the west; North Hertfordshire, Uttlesford and Braintree to the south, and to the east, it borders West Suffolk. The plan area falls within the East of England region.

1.5 Whilst Cambridge City is distinctly urban, South Cambridgeshire is a mainly rural district. With Cambourne in the west, Histon to the north and Sawston in the south being the most populated settlements in Greater Cambridge, after Cambridge City. The new town of Northstowe is under construction in the north of the district.

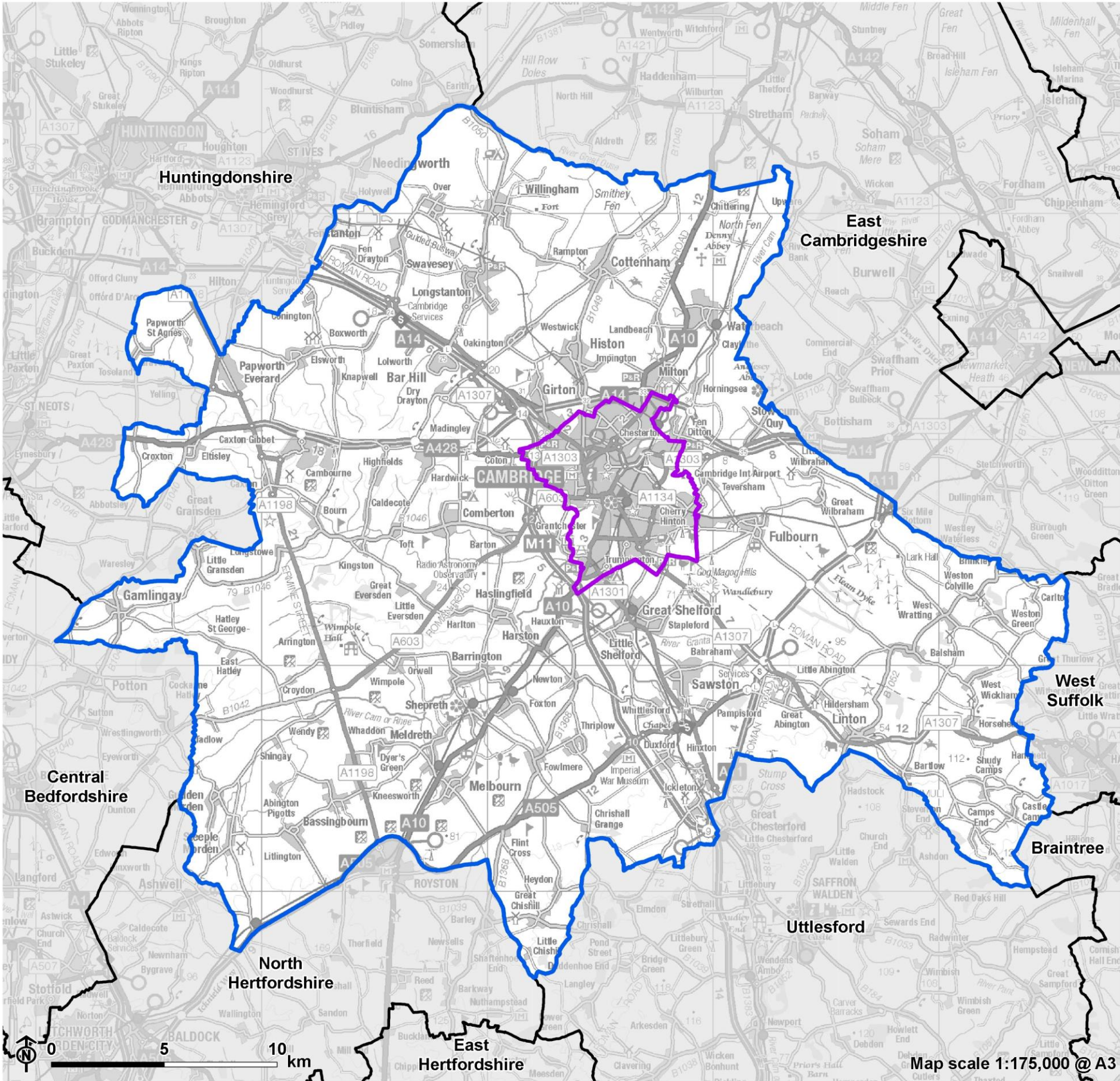
1.6 Cambridge is a city of international importance in terms of its world-class university, research, heritage, culture and science. Cambridge also plays a key functional role in planning terms as the dominant centre in Cambridgeshire and as a main nodal point of the Oxford-Milton Keynes-Cambridge Arc and M11 corridor.

1.7 As a prominent hub for research and the dominant centre of Cambridgeshire, Cambridge has strong north-south transport links to London and north Cambridgeshire via train and the M11 corridor. Approximately 23,367 people commute daily from South Cambridgeshire to the city. Whilst South Cambridgeshire currently has limited access to bus services and other more sustainable modes of transport, particularly in the more remote west and eastern parts of Greater Cambridge, the Cambridgeshire and Peterborough Local Transport and Connectivity Plan (2023) sets out a number of measures to improve public and active transport links in the area.

1.8 Greater Cambridge contains a wealth of historic assets, with over 4,000 listed buildings, 32 conservation areas and 24 registered parks and gardens across Cambridge and South Cambridgeshire. A variety of mineral resources are also found in the Greater Cambridge Local Plan area, including sand, gravel and chalk. These extensive deposits often occur under high quality agricultural land or in areas valued for their biodiversity and landscapes, such as river valleys.

1.9 The location of Greater Cambridge within the wider East of England region is shown in Figure 1.1 below.

Figure 1.1: Location of Greater Cambridge



Greater Cambridge Local Plan SA
Greater Cambridge Shared Planning



Figure 1.1 : Location of Greater Cambridge

- Cambridge district boundary
- South Cambridgeshire district boundary
- Neighbouring local authority

The new Local Plan

1.10 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, a strand of work which originated as part of the City Deal agreement with central government established in 2014. The individual Councils both adopted separate Local Plans in September and October respectively in 2018 which set out the development needs of the local authority areas up to 2031.

1.11 The adopted Local Plans acknowledged the commitment to an early review of their Local Plans beginning in 2019, with public consultations taking place in 2020, and late 2021. The 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. Further, during Examination of the individual Local Plans, a number of issues were highlighted for specific attention. These related to the assessment of housing needs, progress in delivering the development strategy and in particular the proposed new settlements and provision to meet the requirements of caravan dwellers. Following the First Proposals consultation, work has continued to refine the evidence base, including new studies and updates to studies on a wide range of topic areas. The latest Local Development Scheme (January 2025) sets out that the Regulation 18 Draft Plan will be consulted on in Autumn/Winter 2025, with the Regulation 19 Proposed Submission Plan consultation in Summer/Autumn 2026, and submission for Examination expected in Winter 2026.

The plan period for the Greater Cambridge Local Plan will cover the period 2024-45. It will replace the Cambridge Local Plan (2018) and the South Cambridgeshire Local Plan (2018).

Important note: North East Cambridge allocation

1.12 North East Cambridge was a significant allocation in the First Proposals consultation, and was appraised as such. In August 2025 the Government announced that it will not be funding the relocation of the Cambridge Waste Water Treatment Plant (CWWTP) through the Housing Infrastructure Fund, which means that there is uncertainty as to whether the effective delivery of the residential component of the Councils' vision for North East Cambridge will take place in the time period previously envisaged, including the assumed delivery of

housing within the plan period. Building on the policies for this area already included in the adopted Local Plans, for this Draft Local Plan consultation the Councils are retaining the allocation for North East Cambridge incorporating the vision previously set out in the North East Cambridge Proposed Submission Area Action Plan, noting the significant benefits that a comprehensive mixed use development at this site would bring. Delivery of this vision would be subject to alternative funding being found to enable the relocation of the CWWTP. As such, this SA supporting the Draft Local Plan retains an assessment of the development strategy including North East Cambridge, and a site specific allocation policy that responds to the vision for the site assuming relocation of the CWWTP.

1.13 Ahead of the Proposed Submission stage in 2026, the Councils will continue to engage with relevant partners to confirm a refined position for that later plan-making stage. This refined plan position will inform the version of this SA that accompanies the Proposed Submission Local Plan.

Important note: Water supply and water recycling capacity

1.14 The plan area is within an area of serious water stress. 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 the growth required in the Local Plan, without having a detrimental impact on the environment.

1.15 In March 2025, Cambridge Water published its latest Water Resources Management Plan (WRMP) [\[See reference 1\]](#) for the period of 2025 to 2050. The plan outlines how they will continue to meet the demand for water in the Cambridge region whilst also focusing on the protection and enhancement of the environment over the next 25 years. Since the previous WRMP in 2019 and in response to climate change and the associated impacts relating to future water supply needs for both people and the environment, a regional water resource planning group, known as Water Resource East (WRE), was developed, which includes Cambridge Water, Anglian Water, Affinity Water and Essex and Suffolk Water. This has led to the development of a regional plan, which combines the supply and demand needs from these water companies and non-public water supply sectors. Cambridge Water's WRMP is closely aligned with other companies' WRMPs in WRE to ensure consistency of approach.

1.16 The WRMP outlines that Cambridge Water supplies public water to a network of five supply zones, which lie within a single Water Resource Zone (WRZ). The Cambridge Zone is the largest of the five supply zones and has been highlighted to have "more water than is needed there to meet demand, so the surplus water is transferred to other zones as required". The water resources used to supply development within the WRZ are currently obtained from nearly 100% abstraction of chalk aquifers.

1.17 The Cambridge Water supply region lies adjacent to Affinity Water to the south and Anglian Water to the north, east and west. These water companies also abstract from the same underlying chalk aquifer and as such any increase in development as a result of the GCLP would place pressure on the aquifer in combination with development in areas outside of the GCLP area.

1.18 A Water Supply Evidence document for Greater Cambridge has recently been developed by AtkinsRéalis [\[See reference 2\]](#), which assesses the water availability forecasts in the WRMP24 preferred programme. This states that any new development that takes place within Greater Cambridge must not increase abstraction and risk deterioration to rivers and water bodies, of which 90% are already considered to have lower than 'good' ecological status. As such,

Cambridge Water has committed to significantly reducing abstraction over the planning period (2025 – 2050). To meet future demand, new water supply options will be developed such as a short-term transfer from Anglian Water's Grafham Water reservoir and a new Fens reservoir alongside enhanced demand management.

1.19 Greater Cambridge Shared Planning service (GCSP) has worked closely with Cambridge Water, WRE, the Water Scarcity Group and other key stakeholders in the region to understand the timeline of water availability. This has informed the preparation of the Local Plan, which has ensured that growth is phased so that it aligns with water availability in the region. This has included the delay of large-scale development until 2032 and beyond, once the Anglian Water Transfer comes online.

Sustainability Appraisal and Strategic Environmental Assessment

1.20 Sustainability Appraisal is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely social, environmental and economic effects of the policies and proposals within a plan from the outset of its development.

1.21 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required by the SEA Regulations (Statutory Instrument 2004, No 1633, as amended by Statutory Instrument 2018 No 1232 and by Statutory Instrument 2020 No 1531). The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and which set the framework for future consent of projects requiring Environmental Impact Assessment (EIA). The purpose of SEA is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans with a view to promoting sustainable development.

1.22 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. National Planning Practice Guidance shows how it is possible to satisfy both requirements by undertaking a joint SA/SEA process, and to

present an SA report that incorporates the requirements of the SEA Regulations. The SA/SEA of the Greater Cambridge Local Plan is being undertaken using this integrated approach and throughout this report the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of SEA'.

Requirements of the SEA Regulations and where these are addressed in this SA Report

1.23 The text below signposts how the requirements of the SEA Regulations have been met in this report.

Reporting Requirements

1.24 The SEA Regulations require the responsible authority to prepare, or secure the preparation of, an 'environmental report', which in this case will comprise the SA report. The environmental report must set out the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated (Regulation 12). The information to be given (as listed in Schedule 2 of the SEA Regulations) is set out below, with the relevant chapter(s) and appendices that include that information referred to.

- An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes – covered in Chapter 1, Chapter 3 and Appendix B of this SA Report.
- The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme – covered in Chapter 3 and Appendix B of this SA Report.
- The environmental characteristics of areas likely to be significantly affected – covered in Chapter 3 and Appendix B of this SA Report.
- Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC – covered in Chapter 3 and Appendix B of this SA Report.
- The environmental protection, objectives, established at international, community or national level, which are relevant to the plan or programme

and the way those objectives and any environmental, considerations have been taken into account during its preparation – covered in Chapter 3 and Appendix B of this SA Report.

- The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects) – covered in Chapter 4, Chapter 5 and Appendix C of this SA Report.
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme – Chapter 5 of this SA Report sets out a series of recommendations for each policy approach, including measures to avoid, minimise and mitigate negative effects identified, where appropriate.
- An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information – covered in Chapter 2, Chapter 4 and Appendix E (for the strategic spatial and site options) and Chapter 5 (for the policy approaches) of this SA Report.
- A description of measures envisaged concerning monitoring in accordance with Regulation 17 – this will be included in future iterations of SA, once policies and the Local Plan’s monitoring framework are finalised.
- A non-technical summary of the information provided under the above headings – this will be included alongside the SA at Regulation 19 stage.

1.25 (Regulation 12(3)) requires that the report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment. These requirements are addressed throughout this SA Report.

Consultation Requirements

1.26 The SEA Regulations also set out the consultation processes that should be undertaken when preparing an environmental report.

- Authorities with environmental responsibility must be consulted, when deciding on the scope and level of detail of the information which must be included in the environmental report (Regulation 12(5)) – Consultation was undertaken on the SA Scoping Report in January and February 2020.
- Authorities with environmental responsibility and the public shall be given an effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Regulation 13) – an SA Report for the First Proposals consultation was published for consultation between 1 November to 13 December 2021. This SA Report for the Regulation 18 Draft Plan will be published for a six week consultation period in Autumn/Winter 2025/26.
- Any relevant EU Member State must be consulted, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Regulation 14) – this does not apply to this SA Report.

Provision of Information on the Decision

1.27 Regulation 14 of the SEA Regulations addresses taking the environmental report and the results of the consultations into account in decision-making. When the plan or programme is adopted, the public and any countries consulted under Regulation 14 must be informed and the following made available to those so informed:

- The plan or programme as adopted; a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report, the opinions expressed and the results of consultations entered into have been taken into account, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and Monitoring of the significant environmental effects of the plan's or programme's implementation (Regulation 17) - To be addressed after the Local Plan is adopted.

1.28 Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Regulations – this report has been produced in line with current guidance and good practice for SEA/SA and this section has demonstrated where the requirements of the SEA Regulations have been met.

Health Impact Assessment

1.29 Health Impact Assessment (HIA) aims to ensure that health-related issues are integrated into the plan-making process. HIA of the Greater Cambridge Local Plan has been integrated into the SA. SA objective 4: Health specifically considers impacts on health, while SA objectives 2, 3, 13, 14 and 15 also consider factors that could indirectly affect or benefit people's mental and physical health and well-being (access to services and facilities, social inclusion and equality, air quality, economy and employment). Further explanation is provided in Chapter 2.

Equalities Impact Assessment

1.30 The requirement to undertake formal Equalities Impact Assessment (EqIA) of plans was introduced in the Equality Act 2010, but was abolished in 2012. Despite this, authorities are still required to have regard to the provisions of the Equality Act, namely the Public Sector Duty which requires public authorities to have due regard for equalities considerations when exercising their functions. The SA considers whether the Local Plan is likely to disproportionately affect any groups with particular 'protected characteristics' under the Equality Act, as well as whether the Local Plan may disproportionately affect any other groups, such as different socio-economic groups, through the application of SA objective 3: Social inclusion and equalities. Further explanation is provided in Chapter 2.

1.31 A separate EqIA [\[See reference 3\]](#) has been undertaken of the Local Plan by the Councils and has been drawn upon to inform the findings for SA objective 3, where relevant.

Habitats Regulations Assessment

1.32 The requirement to undertake Habitats Regulations Assessment (HRA) of development plans is set out in the Habitats Regulations 2017, as amended (SI No. 2017/1012, as amended by The Conservation of Habitats and Species

(Amendment) (EU Exit) Regulations 2019 (SI 2019/579)). The purpose of HRA is to assess the impacts of a land-use plan against the conservation objectives of nature conservation sites afforded the highest level of protection in the UK (formerly classified under EU legislation and now protected by the Habitats Regulations) and to ascertain whether it would adversely affect the integrity of that site.

1.33 The HRA is being undertaken and reported on separately but the findings have been taken into account in the SA where relevant (for example to inform judgements about the likely effects of potential development locations on biodiversity).

Structure of this report

1.34 This section has introduced the SA process for the Greater Cambridge Local Plan. The remainder of the report is structured into the following sections:

- Chapter 2: Methodology describes the approach that is being taken to the SA of the Greater Cambridge Local Plan.
- Chapter 3: Sustainability Context for Development in Greater Cambridge summarises the policy context for the Local Plan SA and the key environmental, social and economic issues in the area.
- Chapter 4: Appraisal of Spatial Options presents the SA findings for the Strategic Spatial Options and site options that have been considered in the preparation of the Local Plan.
- Chapter 5: Sustainability Appraisal Findings for the Draft Local Plan and reasonable alternatives presents the SA findings for the draft policies and reasonable alternatives to those set out in the Draft Local Plan document.
- Chapter 6: Conclusions and Next Steps summarises the key findings from the SA and describes the next steps to be undertaken.

1.35 The main report is supported by a number of appendices, as follows:

- Appendix A presents the consultation comments received in relation to previous stages of the SA.
- Appendix B presents the review of relevant plans, policies and programmes and updated baseline information.

- Appendix C presents the assessment of Strategic Spatial Options, as prepared in November 2020 and updated in 2021 to take account of baseline updates.
- Appendix D sets out the criteria applied in assessing site options.
- Appendix E sets out the Councils' approach to identifying site options for appraisal as reasonable alternatives in the SA as well as the Councils' justification for selecting the preferred spatial strategy and the sites to take forward for allocation and discounting alternatives.
- Appendix F sets out the sustainability findings for the reasonable alternatives the Councils considered for the site allocation policies at the First Proposals stage.

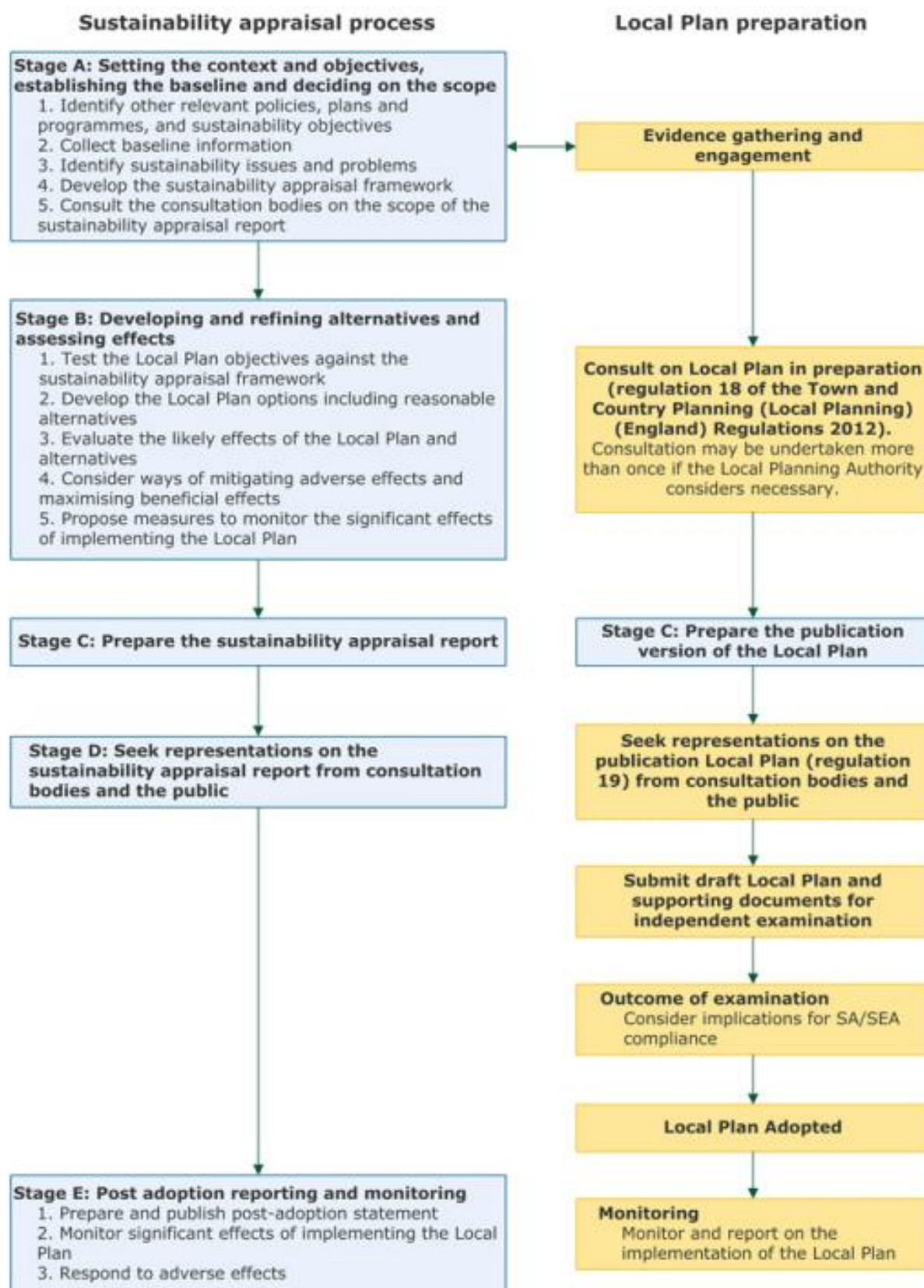
Chapter 2

Methodology

Introduction

2.1 In addition to complying with legal requirements, the approach being taken to the SA of the Greater Cambridge Local Plan is based on current best practice and the guidance on SA/SEA set out in the national Planning Practice Guidance, which involves carrying out SA as an integral part of the plan-making process. The main stages of the plan-making process and how these correspond to the SA process are set out below.

Figure 2.1: Corresponding stages in SA and plan-making



Local Plan Step 1: Evidence Gathering and Engagement

- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
 - Identifying other relevant policies, plans and programmes, and sustainability objectives
 - Collecting baseline information
 - Identifying sustainability issues and problems
 - Developing the SA Framework
 - Consulting on the scope of the SA

Local Plan Step 2: Production

- Stage B: Developing and refining options and assessing effects
 - Testing the Local Plan objectives against the SA Framework
 - Developing the Local Plan options including reasonable alternatives
 - Evaluating the effects of the Local Plan and alternatives
 - Considering ways of mitigating adverse effects and maximising beneficial effects
 - Proposing measures to monitor the significant effects of implementing the Local Plan
- Stage C: Preparing the Sustainability Appraisal Report
 - Preparing the SA Report
- Stage D: Seek representations on the Local Plan and the Sustainability Appraisal Report
 - Public participation on Local Plan and the SA Report
 - Appraising significant changes

Local Plan Step 3: Examination

- Appraising significant changes resulting from representations

Local Plan Step 4 & 5: Adoption and Monitoring

- Making decisions and providing information

- Stage E: Monitoring the significant effects of implementing the Local Plan
 - Finalising aims and methods for monitoring
 - Responding to adverse effects

2.2 The sections below describe the approach that has been taken to the SA of the Greater Cambridge Local Plan to date and provide information on the subsequent stages of the process.

SA Stage A: Scoping

2.3 The SA process began in September 2019 with the production of a SA Scoping Report for the Greater Cambridge Local Plan.

2.4 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 Scoping Report presented the outputs of the following tasks:

- Policies, plans and programmes of relevance to the Local Plan were identified and the relationships between them and the Local Plan and the SA were considered, enabling any potential synergies to be exploited and any potential inconsistencies and incompatibilities to be identified and addressed.
- Baseline information was collected on environmental, social and economic issues in Greater Cambridge. This baseline information provides the basis for predicting and monitoring the likely effects of options for policies and site allocations and helps to identify alternative ways of dealing with any adverse effects identified.
- Key sustainability issues for Greater Cambridge were identified.
- A Sustainability Appraisal framework was presented, setting out the SA objectives against which options and subsequently policies will be appraised. The SA framework provides a way in which the sustainability impacts of implementing a plan can be described, analysed and compared. It comprises a series of sustainability objectives and associated sub-questions that can be used to 'interrogate' options and draft policies during the plan-making process. During the SA, the performances of the plan options (and later, policies) are assessed against these SA objectives and sub-questions.

2.5 The SA framework for the Greater Cambridge Local Plan is presented below, showing the SA objectives (labelled SA 1, SA 2 and so on) and appraisal questions (labelled SA 1.1, SA 1.2 and so on). This also shows how all of the 'SEA topics' (as listed in Schedule 2 of the SEA Regulations) have been covered by the SA objectives, reflecting the fact that an integrated approach is being taken to the SA and SEA of the Local Plan.

2.6 Public and stakeholder participation is an important part of the SA and wider plan-making processes. It helps to ensure that the SA Report is robust and has due regard for all appropriate information that will support the plan in making a contribution to sustainable development. The Scoping Report was consulted on in January and February 2020. Appendix A lists the comments that were received during the consultation on the SA Scoping Report and describes how each one was addressed, where relevant. A small number of updates have been made to the SA framework since the SA Scoping Report (December 2019) and Issues and Options (December 2019), to reflect consultation responses received in relation to those documents. No changes were made to the SA framework subsequent to this. The SA objectives themselves have not changed, but some of the sub-questions have been refined. These changes are as follows:

- Question 1.4 has been amended from 'Does the Plan provide for the housing needs of both an ageing and young population based on locational needs?' to 'Does the Plan provide for the housing needs of both an ageing population and younger adults (such as young professionals) based on locational needs?'.
- Question 3.1 has been amended from 'Does the Plan facilitate the integration of new neighbourhoods with existing neighbourhoods?' to 'Does the Plan facilitate the integration of new neighbourhoods with existing communities?'.
- Question 12.4 has been amended from 'Does the Plan support public transport?' to 'Does the Plan support the growth of public transport networks, modal shift away from private cars and onto public transport, and access to public transport options?'.
- Question 14.5 has been amended from 'Does the Plan support stronger links to the wider economy of the Oxford-Cambridge Arc?' to 'Does the Plan support stronger links to the wider economy of, and contribute to meeting sustainable economic growth envisaged across, the Oxford-Cambridge Arc, the Cambridge Norwich Tech Corridor and/or the Stanstead Growth Corridor?'.

Sustainability Appraisal Framework

SA objective 1: Housing

- To ensure that everyone has the opportunity to live in a decent, well-designed, sustainably constructed and affordable home.

Appraisal questions:

- SA 1.1: Does the Plan provide for the local housing need of Greater Cambridge?
- SA 1.2: Does the Plan deliver the range of types, tenures that Greater Cambridge needs over the plan period?
- SA 1.3: Does the Plan increase the supply of affordable homes in both urban and rural areas?
- SA 1.4: Does the Plan provide for the housing needs of both an ageing population and younger adults (such as young professionals) based on locational needs?
- SA 1.5: Does the Plan provide for specialist housing needs, including that of the student population and Gypsies and Travellers?
- Relevant SEA topics: Population, Human Health and Material Assets

SA objective 2: Access to services and facilities

- To maintain and improve access to centres of services and facilities including health centres and education.

Appraisal questions:

- SA 2.1: Does the Plan support the existing city, district, local, neighbourhood, rural and minor rural centres?
- SA 2.2: Does the Plan provide for sufficient local services and facilities to support new and growing communities (e.g. schools, employment training and lifetime learning facilities, health facilities, sport and recreation, accessible green space and services in local centres)?
- SA 2.3: Does the Plan provide for development within proximity to existing or new services and facilities that are accessible for all?
- Relevant SEA topics: Population, Human Health and Material Assets

SA objective 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.

Appraisal questions:

- SA 3.1: Does the Plan facilitate the integration of new neighbourhoods with existing communities?
- SA 3.2: Does the Plan promote developments that benefit and are used by existing and new residents in Greater Cambridge, particularly for Greater Cambridge's most deprived areas?
- SA 3.3: Does the Plan meet the needs of specific groups in Greater Cambridge, including those with protected characteristics and the needs of a growing and ageing population?
- SA 3.4: Does the Plan promote the vitality and viability of Greater Cambridge's city, district, local, neighbourhood, rural and minor rural centres through social and cultural initiatives?
- SA 3.5: Does the Plan help to support high levels of pedestrian activity/ outdoor interaction, where people mix?
- SA 3.6: Does the Plan remove or reduce disadvantages suffered by people due to their protected characteristics?
- Relevant SEA topics: Population, Human Health and Material Assets

SA objective 4: Health

- To improve public health, safety and wellbeing and reduce health inequalities.

Appraisal questions:

- SA 4.1: Does the Plan promote health and wellbeing and encourage healthy lifestyles by maintaining, connecting, creating and enhancing multifunctional open spaces, green infrastructure, and recreation and sports facilities and by providing access to recreational opportunities in the countryside?
- SA 4.2 Does the Plan promote healthy lifestyle choices by encouraging and facilitating walking and cycling, including provision of dedicated cycleways, as well as permeable and legible streets?

- SA 4.3: Does the Plan safeguard human health and well-being by promoting climate change resilience through sustainable siting, design, landscaping and infrastructure, particularly green infrastructure?
- SA 4.4: Does the Plan provide sufficient access to local health services and facilities (e.g. health centres and hospitals)?
- SA 4.5: Does the Plan encourage local food growing?
- SA 4.6: Does the Plan promote mental wellbeing through the design of attractive places and opportunities for social interaction?
- SA 4.7: Does the Plan promote principles of good urban design to limit the potential for crime in Greater Cambridge?
- SA 4.8: Does the Plan contribute to a reduction in the fear of crime?
- Relevant SEA topics: Population, Human Health and Climatic Factors

SA objective 5: Biodiversity and geodiversity

- To conserve, enhance, restore and connect wildlife, habitats, species and/or sites of biodiversity or geological interest.

Appraisal questions:

- SA 5.1: Does the Plan avoid adverse effects on internationally and nationally designated biodiversity and geodiversity assets within and outside Greater Cambridge?
- SA 5.2: Does the Plan avoid adverse effects on locally designated biodiversity and geodiversity assets within and outside Greater Cambridge, including ancient woodland?
- SA 5.3: Does the Plan seek to protect and enhance ecological networks, including opportunity areas (buffer and stepping stone opportunities) identified through biodiversity opportunity mapping, promoting the achievement of biodiversity net gain, whilst taking into account the impacts of climate change?
- SA 5.4: Does the Plan provide and manage opportunities for people to come into contact with wildlife whilst encouraging respect for and raising awareness of the sensitivity of biodiversity?
- Relevant SEA topics: Landscape, Biodiversity, Flora, Fauna and Cultural Heritage

SA objective 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.

Appraisal questions:

- SA 6.1: Does the Plan protect and enhance Greater Cambridge's sensitive, special landscapes, such as fens, and historic settlements?
- SA 6.2: Does the Plan protect and enhance Greater Cambridge's natural environment assets (including parks and green spaces, common land, woodland and forest reserves) and public realm?
- SA 6.3: Does the Plan protect the setting of the city of Cambridge, including key views into and out of the city?
- Relevant SEA topics: Landscape, Biodiversity, Flora, Fauna and Cultural Heritage

SA objective 7: Historic environment

- To conserve and/or enhance the qualities, fabric, setting and accessibility of Greater Cambridge's historic environment.

Appraisal questions:

- SA 7.1: Does the Plan conserve and enhance Greater Cambridge's designated heritage assets, including their setting and their contribution to wider local character and distinctiveness?
- SA 7.2: Does the Plan conserve and enhance Greater Cambridge's non- designated heritage assets, including their setting and their contribution to wider local character and distinctiveness?
- SA 7.3: Does the Plan safeguard, and where possible enhance, the historic fabric of the city of Cambridge?
- SA 7.4: Does the Plan provide opportunities for improvements to the conservation, management and enhancement of Greater Cambridge's heritage assets, particularly heritage at risk?
- SA 7.5: Does the Plan promote access to, as well as enjoyment and understanding of, the local historic environment for Greater Cambridge's residents and visitors?
- Relevant SEA topics: Archaeological Heritage

SA objective 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.

Appraisal questions

- SA 8.1: Does the Plan maximise the provision of housing and employment development on previously developed land?
- SA 8.2: Does the Plan ensure contaminated land is remediated where appropriate?
- SA 8.3: Does the Plan minimise the loss of best and most versatile agricultural land to development?
- Relevant SEA topics: Soil and Material Assets

SA objective 9: Minerals

- To conserve mineral resources in Greater Cambridge.

Appraisal questions:

- SA 9.1 Does the Plan ensure that unnecessary or unjustified sterilisation of mineral resources is prevented?
- Relevant SEA topics: Material Assets

SA objective 10: Water

- To achieve sustainable water resource management and enhance the quality of Greater Cambridge's waters.

Appraisal questions:

- SA 10.1: Does the Plan ensure there is sufficient water to serve new growth for the lifetime of the development in a changing climate without negatively impacting on the environment?
- SA 10.2: Does the Plan seek to improve the water quality of Greater Cambridge's rivers and water bodies?
- SA 10.3: Does the Plan minimise inappropriate development in Source Protection Zones?
- SA 10.4: Does the Plan ensure that there is sufficient waste water treatment infrastructure and environmental capacity to accommodate the new development in a changing climate?

- SA 10.5: Does the Plan promote development which would avoid water pollution due to contaminated runoff from development?
- SA 10.6: Does the Plan support efficient use of water in new developments, including the recycling of water resources, promoting water stewardship and water sensitive design where appropriate?
- Relevant SEA topics: Water, Biodiversity, Fauna and Flora

SA objective 11: Adaptation to climate change

- To adapt to climate change including minimising flood risk.

Appraisal questions:

- SA 11.1: Does the Plan minimise inappropriate development in areas prone to flood risk and areas prone to increasing flood risk elsewhere, taking into account the impacts of climate change?
- SA11.2: Does the Plan promote the use of Natural Flood Management schemes, sustainable drainage systems (SuDS) and flood resilient design?
- SA11.3: Does the Plan promote design measures in new development and the public realm to respond to weather events arising from climate change, such as heatwaves and intense rainfall?
- SA 11.4: Does the Plan provide, enhance and retrofit green infrastructure?
- Relevant SEA topics: Water, Material Assets, Climatic Factors and Human Health

SA objective 12: Climate change mitigation

- To minimise Greater Cambridge's contribution to climate change

Appraisal questions:

- SA 12.1: Does the Plan promote energy efficient design?
- SA 12.2: Does the Plan encourage the provision of energy from renewable sources?
- SA 12.3: Does the Plan promote the use of locally and sustainably sourced, and recycling of, materials in construction and renovation?

- SA 12.4: Does the Plan support the growth of public transport networks, modal shift away from private cars and onto public transport, and access to public transport options?
- SA 12.5: Does the Plan create, maintain and enhance attractive and well- connected networks of public transport and active travel, including walking and cycling?
- SA 12.6: Does the Plan support development which is in close proximity to city, district and rural centres, services and facilities, key employment areas and/or public transport nodes, thus reducing the need to travel by car?
- SA12.7: Does the Plan address congestion hotspots in the road network?
- Relevant SEA topics: Air, Human health, air and Climatic factors

SA objective 13: Air quality

- To limit air pollution in Greater Cambridge and ensure lasting improvements in air quality.

Appraisal questions:

- SA 13.1: Does the Plan avoid, minimise and mitigate the effects of poor air quality?
- SA 13.2: Does the Plan promote more sustainable transport and reduce the need to travel?
- SA 13.3: Does the Plan contain measures which will help to reduce congestion?
- SA 13.4: Does the Plan minimise increases in traffic, particularly non-electric vehicles, in Air Quality Management Areas?
- SA 13.5: Does the Plan facilitate the take up of low / zero emission vehicles?
- Relevant SEA topics: Air and Human Health

SA objective 14: Economy

- To facilitate a sustainable and growing economy.

Appraisal questions:

- SA 14.1: Does the Plan provide for an adequate supply of land and the delivery of infrastructure to meet Greater Cambridge's economic and employment needs?
- SA 14.2: Does the Plan support opportunities for the expansion and diversification of businesses?
- SA 14.3: Does the Plan provide for start-up businesses and flexible working practices?
- SA 14.4: Does the Plan support the prosperity and diversification of Greater Cambridge's rural economy?
- SA 14.5: Does the Plan support stronger links to the wider economy of, and contribute to meeting sustainable economic growth envisaged across, the Oxford-Cambridge Arc?
- SA 14.6: Does the Plan support the growth of the knowledge, science, research and high tech sectors?
- Relevant SEA topics: Population and Material Assets

SA objective 15: Employment

- To deliver, maintain and enhance access to diverse employment opportunities, to meet both current and future needs in Greater Cambridge.

Appraisal questions:

- SA 15.1: Does the Plan provide for employment opportunities that are easily accessible, preferably via sustainable modes of transport?
- SA 15.2: Does the Plan support equality of opportunity for young people and job seekers?
- Relevant SEA topics: Population and Material Assets

SA Stage B: Developing and refining options and assessing effects

2.7 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.

2.8 Regulation 12 (2) of the SEA Regulations requires that:

“The (environmental or SA) report must identify, describe and evaluate the likely significant effects on the environment of—

(a) implementing the plan or programme; and

(b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme.”

2.9 Any alternatives considered for the plan need to be ‘reasonable’. This implies that alternatives that are not reasonable do not need to be subject to appraisal. Examples of unreasonable alternatives could include policy options that do not meet the objectives of the plan or national policy (e.g. the National Planning Policy Framework) or site options that are unavailable or undeliverable.

2.10 The SA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. Indeed, there will often be an equal number of positive or negative effects identified for each option, such that it is not possible to ‘rank’ them based on sustainability performance in order to select a preferred option. Factors such as public opinion, deliverability and conformity with national policy will also be taken into account by plan-makers when selecting preferred options for their plan.

Issues and Options Consultation (First Conversation)

2.11 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 in Chapter 4.

2.12 The big themes (climate change; biodiversity and green spaces; wellbeing and social inclusion; and great places) were identified by drawing on views shared in a number of workshops held with community representatives and local organisations in summer 2019, the Councils’ priorities set out in the Cambridge City and South Cambridgeshire District corporate plans, and by taking into account national and local planning priorities and requirements.

2.13 The spatial distribution options considered at the Issues and Options stage were:

- Densification of existing urban areas.
- Edge of Cambridge: outside Green Belt.
- Edge of Cambridge: within Green Belt.
- Dispersal: new settlements.
- Dispersal: villages.
- Public transport corridors.

2.14 These were identified by the Councils as reasonable options drawing upon the development strategy options considered for the Councils' current Local Plans, as well as considering spatial options identified in the recent Cambridgeshire & Peterborough Independent Economic Review and other approaches taken nationally. In the Issues and Options document the Councils recognised that the best scenario would likely involve some growth in all of these locations but in different proportions depending upon the prioritisation of themes in the plan. These spatial distribution options formed the basis for, and evolved into, the Strategic Spatial Options set out below.

Strategic Spatial Options

2.15 Building on the initial options set out in the First Conversation, the Councils identified three growth level options for homes and jobs and eight strategic (non-site specific) spatial options, which were subject to an SA. A description of the options and explanation of how they were developed is set out in Strategic Spatial Options Chapter 4. These drew on the spatial distribution options considered at the Issues and Options Stage, but with greater consideration of how each could meet the three growth level options and ensuring reasonable alternatives had been considered. The eight Strategic Spatial Options are as follows:

- Densification of existing urban areas.
- Edge of Cambridge: outside Green Belt.
- Edge of Cambridge: within Green Belt.
- Dispersal: new settlements.
- Dispersal: villages.
- Public transport corridors.
- Supporting a high-tech corridor by integrating homes and jobs.

- Expanding a growth area around transport nodes.

2.16 These more detailed Strategic Spatial Options supersede those considered in the SA of Issues and Options.

2.17 The three growth levels considered were as follows:

- Minimum – Standard Method homes-led.
- Medium – central scenario employment-led.
- Maximum – higher employment-led.

2.18 Further information about each of the growth levels considered is provided in Chapter 4 from paragraph 4.6.

2.19 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 (these were updated in 2021 to take account of baseline updates).

2.20 In 2021, the Councils identified two additional Strategic Spatial Options (9 and 10), both of which have been subject to SA. The results of this assessment are presented in Chapter 4 and Appendix C. Note that in 2021, the Councils no longer considered the minimum and maximum growth levels to be reasonable and identified an updated preferred level of growth, referred to as the ‘medium+’ scenario. This level of growth was assumed in the appraisal of strategic spatial options 9 and 10. This was because:

- Planning for the higher jobs forecast and level of homes associated with it (maximum growth option) was rejected as while this higher jobs forecast could be possible, it is not the most likely future scenario. As such the Councils did not consider that it represents Greater Cambridge’s objectively assessed need, and would therefore not be a reasonable alternative.
- Planning for the government’s standard method local housing need figure (minimum growth option) was rejected as it would not support the most likely forecast for future jobs. As such the Councils did not consider that it represents Greater Cambridge’s objectively assessed housing or jobs need, and would therefore not be a reasonable alternative.

2.21 The Government’s updated Standard Method for calculating minimum housing need (December 2024) resulted in a number of homes for Greater

Cambridge that is materially higher than the 'medium+' scenario previously identified but not as high as the maximum employment growth and associated homes forecast in 2020. Two further Strategic Spatial Options have therefore been identified by the Councils in response to the increased objectively assessed need for homes for the plan area. These options (9a and 10a) are very similar to Strategic Spatial Options 9 and 10 that were tested at the First Proposals stage in 2021, but provide more specific locations to meet the higher level of growth. They are described more fully and the results of the SA are presented in Chapter 4 in this SA report.

Site Options

2.22 More than 700 sites in a wide range of locations across Greater Cambridge were assessed by the Councils through the Greater Cambridge Housing and Employment Land Availability Assessment (HELAA) (2021). The HELAA has been updated in 2025 to include amendments to some site boundaries advised by promoters, some new sites as well as updated evidence data, e.g. flood zones. The assessment of sites through the sustainability appraisal has focused only on 'reasonable alternative' sites, informed by the conclusions of the HELAA as to where a site was suitable, available and achievable for development, as well as the emerging preferred strategy option. Further information on how site options were identified and the reasons for why they have been selected for allocation or discounted is presented in Appendix E.

2.23 All reasonable alternative site options from the 2021 and 2025 HELAA have been subject to SA and the results of this appraisal are presented in Chapter 4.

Policy Approaches and Alternatives

2.24 The 2021 First Proposals document sets out proposed policy directions for a number of policy areas, based around the big themes identified at the Issues and Options stage. For each policy area, the First Proposals document set out a summary of the preferred policy approach, why a policy on that subject area is considered necessary and the alternatives considered (including reasonable alternatives and those considered but deemed to not be reasonable). In the 2025 Draft Local Plan, the preferred policy approaches have been updated where necessary to reflect current national legislation and planning policy as well as updated evidence studies. Where new policies have been added since the First Proposals document, any alternatives considered have been described

in a Topic Paper. Chapter 5 presents the SA findings for the proposed policy approaches included in the 2025 Draft Local Plan and the reasonable alternatives (from both 2021 and 2025). It also sets out alternatives that were considered but deemed to not be reasonable, with an explanation of why they were not considered to be reasonable.

SA Stage C: Preparing the Sustainability Appraisal report

2.25 This report is the SA Report for the Greater Cambridge Local Plan: Draft Plan (Regulation 18). This SA Report describes the process that has been undertaken to date in carrying out the SA of the Greater Cambridge Local Plan. It sets out the findings of the appraisal of Strategic Spatial Options, reasonable alternative site options, preferred policy approaches and their reasonable alternatives.

SA Stage D: Consultation on the Greater Cambridge Local Plan and this SA Report

2.26 This document is subject to consultation alongside the Greater Cambridge Local Plan: Draft Plan (Regulation 18) to which it relates. Comments received will be taken on board and addressed at the next stage of the SA process.

2.27 Appendix A presents the consultation comments that were received in relation to the SA Scoping Report, the SA of Issues and Options and the SA Report for the First Proposals document, and explains how they have been addressed.

SA Stage E: Monitoring implementation of the Local Plan

2.28 Recommendations for monitoring the likely significant social, environmental and economic effects of implementing the Greater Cambridge Local Plan will be included at the Regulation 19 stage of plan preparation when policies are finalised and the likely significant effects of the plan are more certain.

Appraisal methodology

2.29 The findings of the SA are presented as colour coded symbols showing a score for each option against each of the SA objectives along with a concise justification for the score given, where appropriate. The use of colour coding and symbols allows for likely significant effects (both positive and negative) to be easily identified, as shown in Table 2.1 below. The colour coding has changed from previous SA Reports to ensure they are in line with accessibility guidelines.

Table 2.1: Key symbols and colour coding used in the SA of the Greater Cambridge Local Plan

Symbol	Explanation
++	Significant positive effect likely
++/-	Mixed significant positive and minor negative effects likely
+	Minor positive effect
+/-	Mixed minor effects likely
-	Minor negative effect likely
--/+	Mixed significant negative and minor positive effects likely
++/--	Mixed significant positive and significant negative effects likely
--	Significant negative effect likely
0	Negligible effect likely
?	Likely uncertain effect

2.30 All potential effects identified are uncertain to some extent because they will depend on the specific design and construction techniques of development proposals that come forward and are determined in line with the policies in the Local Plan. Where this uncertainty is considered to be particularly significant, a question mark is added to the relevant score (e.g. +? or -?) and the score has

been colour coded as per the potential positive, negligible or negative effect (e.g. green, blue, orange, etc.).

2.31 The likely effects of spatial options and policies need to be determined and their significance assessed, which inevitably requires a series of judgments to be made. The appraisal has attempted to differentiate between the most significant effects and other more minor effects through the use of the symbols shown above. The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) has been used to distinguish significant effects from more minor effects (+ or -) this is because the effect of an option or policy on the SA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective. However, effects identified are relative to the scale of proposals under consideration.

2.32 The SA objectives are interlinked and impacts of the Local Plan will rarely affect a single objective in isolation. However, they are necessarily considered and discussed separately to clearly show how different sustainability topic areas may be affected by the Local Plan, and to aid interpretation and comparison between options. For example, effects on air quality are not in themselves positive or negative. Air quality is considered because it has implications for human and environmental health. Similarly, the contribution of development to climate change is important because of the likely impacts of climate change on human health, nature and the functioning of natural systems.

Appraisal of site options

2.33 Site options were appraised using the assumptions set out in Appendix D. Note that the criteria for the appraisal of site options have been updated since the Scoping Report in order to make best use of the information collated for the HELAA. The updated version is presented in Appendix D. Given that no site options were assessed before this point, this does not affect the conclusions of previous SA Reports.

2.34 The assumptions were applied using data directly from the HELAA and mapped data, using Geographic Information Systems (GIS).

Health Impact Assessment

2.35 Health Impact Assessment (HIA) aims to ensure that health-related issues are integrated into the plan-making process. As described in Chapter 1, HIA has been incorporated into the SA. SA objective 4: Health directly addresses health issues, while achievement of SA objectives 2: Access to services and facilities, 3: Social inclusion and equalities, 13: Air quality and 14: Economy and 15: Employment would also indirectly benefit people's health.

2.36 The HIA topics from the NHA London Rapid Health Impact Assessment Tool [\[See reference 4\]](#) are listed below, along with how each has been included in the SA framework:

- Housing quality and design.
 - SA objective 1: Housing.
- Access to healthcare services and other social infrastructure.
 - SA objective 2: Access to services and facilities.
 - Accessibility is also relevant to this topic (see below).
- Access to open space and nature.
 - SA objective 2: Access to services and facilities.
 - SA objective 4: Health.
 - SA objective 5: Biodiversity and geodiversity.
- Air quality, noise and neighbourhood amenity.
 - SA objective 13: Air Quality.
 - SA objective 6: Landscape and townscape.
 - SA objective 12: Climate Change Mitigation.
- Accessibility and active travel.
 - SA objective 4: Health.
 - SA objective 2: Access to services and facilities.
 - SA objective 12: Climate Change Mitigation.
- Crime reduction and community safety.
 - SA objective 4: Health.
- Access to healthy food.
 - SA objective 4: Health considers food growing.

- Other aspects of access to healthy food are not within the scope of the local plan. This issue should be addressed through other means.
- Access to work and training.
 - SA objective 15: Employment.
 - SA objective 14: Economy.
- Social cohesion and lifetime neighbourhoods.
 - SA objective 4: Health.
 - SA objective 3: Social inclusion and equalities.
 - Housing and accessibility (see above) are also relevant to this topic.
- Minimising the use of resources.
 - SA objective 8: Efficient use of land.
- Climate change.
 - SA objective 11: Adaptation to climate change.
 - SA objective 12: Climate change mitigation.
- Environmental quality.
 - SA objective 9: Minerals.
 - SA objective 10: Water.
 - SA objective 8: Efficient use of land.
 - SA objective 5: Biodiversity and geodiversity.

Equalities Impact Assessment

2.37 There are three main duties set out in the Equality Act 2010, which public authorities including South Cambridgeshire and Cambridge City Councils must meet in exercising their functions:

- To eliminate discrimination, harassment, victimisation and other conduct that is prohibited under the Act.
- To advance equality of opportunity between persons who share relevant protected characteristics and persons who do not share it.
- To foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

2.38 The Equality Act 2010 identifies nine ‘protected characteristics’ and seeks to protect people from discrimination on the basis of these characteristics. They are:

- Age.
- Disability.
- Gender reassignment.
- Marriage and civil partnership.
- Pregnancy and maternity.
- Race.
- Religion or belief.
- Sex.
- Sexual orientation.

2.39 The Local Plan will be assessed to consider the likely impacts of the draft policies on each of the nine protected characteristics from the Equality Act 2010 listed above. This is being considered through a separate Equalities Impact Assessment (EqIA) undertaken by the Councils. SA objective 3: Social inclusion and equalities relates specifically to equalities and will draw on the findings of the EqIA.

2.40 It is noted that, as with health, equalities is a cross-cutting issue. For example, different groups may need different types of housing (such as people with disabilities, gypsies and travellers, those living in larger family groups). SA objective 1 (housing) will consider how the plan provides for those with different housing needs. SA objectives 2 (access to services and facilities), 4 (health) and 15 (employment) all include some consideration of the ability to access certain facilities, services and amenities by different groups, and SA objectives 12 (climate change mitigation) and 13 (air quality) similarly include consideration of access to sustainable modes of transport, which ultimately provide access to services, facilities and employment. The ability to access facilities, services and amenities easily is important for a range of people with protected characteristics, including those who are less mobile, unable to drive, or need to access medical services and facilities on a frequent basis, such as older people, disabled people and pregnant people. Accessibility is also important for those who cannot drive, choose not to drive, or have difficulty affording a car. Therefore, the SA findings also implicitly seek to minimise impacts on and improve equalities through the Local Plan.

Difficulties encountered

2.41 It is a requirement of the SEA Regulations that consideration is given to any data limitations or other difficulties that are encountered during the SA process.

2.42 Because many effects of development are dependent on the exact location, layout and design of development, it may be possible to mitigate some of the effects highlighted in this SA. However, given the inherent uncertainties about these details at this strategic stage of planning and assessment, the SA focuses on identifying potential significant effects of the options considered, whilst making no assumptions about detailed design or mitigation matters. This is particularly true for the assessment of Strategic Spatial Options, but also applies to the site options. The exception to this is when making assumptions about provision of new services, facilities and amenities at larger sites. For site options, the SA has used the same assumptions as the HELAA in this regard, as detailed in Appendix D.

2.43 The assessment of site options was based on the assumptions for the site assessment criteria detailed in Appendix D. These drew on HELAA data, where relevant. The HELAA made a number of assumptions regarding the thresholds at which new infrastructure (such as local/district centres and schools) would be provided.

2.44 The SA of the spatial and policy options for the Local Plan has been undertaken using available evidence. There may be gaps in this evidence base that, where possible, will be filled as information and data to inform the Local Plan preparation process continues, or that is obtained and presented during the planning application process. For example:

- There could be undiscovered archaeological features at any location within Greater Cambridge. For the purposes of this SA, we have focused on assessing the likely effects of development on known heritage assets, but further archaeological work may be necessary prior to any development in order to avoid loss of archaeological resources.
- The rate at which emissions from private vehicles will change over the course of the plan period as a result of technological improvements cannot be predicted or realistically factored into judgements about air quality.
- The SA has assumed that all site options can be joined to existing utilities networks in order to be considered to be reasonable (although this may require investments and upgrades to accommodate growth). However, there are known challenges with water supply in terms of sustainable

abstraction and also with water recycling capacity, that are explored in more detail within other evidence bases (see 'Important Note' in Chapter 1).

- The SA has considered impacts beyond the Local Plan boundary where possible. However, not all mapped datasets held by LUC extend beyond the plan boundary, including locations of schools, local centres, medical facilities, open space, conservation areas, employment sites and bus stops.
- The assessment of Strategic Spatial Options drew on analysis from a number of other evidence base studies that were prepared in 2021 and updated in 2023.
- GIS data relating to the Cambridgeshire and Peterborough Minerals and Waste Local Plan did not distinguish between minerals sites and consultation areas, and waste sites and consultation areas. As such, assessments relying on this dataset were precautionary and assumed any site or consultation area could relate to minerals development and therefore could have implications for SA objective 9: Minerals. This uncertainty has been recognised in relevant appraisals.

Chapter 3

Sustainability context for development in Greater Cambridge

Introduction

3.1 In order to set the context for the preparation of the Local Plan and the SA, it is important to have an understanding of how the Local Plan relates to other plans and programmes, the wider environmental, social and economic policy objectives set at an international, national and local level, and also the baseline trends and issues that characterise the Local Plan area.

Current adopted Local Plans

3.2 Cambridge City Council and South Cambridgeshire District Council are already pursuing a significant growth strategy, set out in their adopted plans (Cambridge Local Plan 2018 and South Cambridgeshire Local Plan 2018). A significant proportion of development is to be centred on the edges of Cambridge, complemented by a new settlement, Northstowe, to the north west of the city, a major extension to Cambourne to the west, and new settlements planned at Bourn Airfield, also to the west, and north of Waterbeach to the north, both of which are in the early stages of planning.

Cambridge Local Plan (2018)

The spatial strategy for Cambridge sets out the City's approach to planning for a compact city through focusing new development in accessible locations, reusing previously developed land and completing the delivery of planned new urban neighbourhoods, and small Green Belt releases where exceptional circumstances exist. Sufficient land for housing, jobs and education/research, and supporting land uses to meet objectively assessed needs, is allocated at locations and in amounts compatible with a compact city strategy. Emphasis is placed on the need to provide strategic transport infrastructure with a focus on sustainable modes. Continued protection is given to the Cambridge Green Belt, the River Cam corridor and the setting of the historic city. A network of centres is defined to meet appropriate retail and services, and to secure the diversity, vitality and viability of the city centre and district and local centres.

The need for new housing in Cambridge is high and the Local Plan sets out how the objectively assessed need for 14,000 additional homes between 2011 and 2031 can be achieved. This is through development of sites within the urban area of Cambridge, sites on the edge of Cambridge including large-scale housing developments which are underway on sites at Trumpington Meadows, Clay Farm, Glebe Farm, the National Institute of Agricultural Botany (NIAB), and the University of Cambridge's North West Cambridge site and through two small Green Belt releases. The Councils agreed in a Memorandum of Understanding that the housing trajectories for both areas be considered together for the purposes of housing delivery, including calculations of 5 year housing land supply, and this is reflected in both the Cambridge Local Plan and the South Cambridgeshire Local Plan.

South Cambridgeshire Local Plan (2018)

South Cambridgeshire aims to bring together the economy, social and natural environments to ensure a sustainable future for the District over the period to 2031 and beyond. There will be considerable change, not least with significant developments already planned at the new town of Northstowe and on the Cambridge fringes as well as in surrounding areas such as at Alconbury Enterprise Zone, and further major new developments to meet additional needs to 2031. As part of a sequential policy of encouraging a more sustainable pattern of living, only limited development to meet local needs will take place within villages in the District, with most of that limited development focussed into the larger, more sustainable villages. The emphasis will be on providing quality homes for all, including affordable housing to meet local needs, located where it has good access to services and facilities by sustainable modes of transport, to ensure the creation of sustainable and balanced communities. The major development sites include (housing numbers taken from Local Plan allocation unless stated otherwise. Policy references refer to the South Cambridgeshire Local Plan 2018):

Edge of Cambridge:

- Trumpington Meadows – 600 homes, with planning permission as part of a wider development of 1,200 which includes land in Cambridge City Council's area.
- North West Cambridge – 1,155 homes in South Cambridgeshire with planning permission as part of a wider development of 3,000 homes which includes land in Cambridge City Council's area, to meet the needs of Cambridge University.

- North East Cambridge – this area (taking in Cambridge Science Park and the area east of Milton Road) has been identified as an area that can accommodate growth in order to meet the region's development needs. However the nature, balance and quantity of development will be decided through the emerging North East Cambridge Area Action Plan (AAP).
- Land between Huntingdon Road and Histon Road – named Darwin Green, originally allocated for 1,100 homes but the capacity assumption has now been revised to 900 dwellings in the light of pre-application discussions to allow a more appropriate density of development. Policy SS/2 identifies a larger site boundary than in the Site Specific Policies DPD, bringing capacity to approximately 1,000 dwellings.
- Land north of Newmarket Road – Outline Planning permission granted in 2016 for development of approximately 1,300 homes.
- Land north of Cherry Hinton – The Cambridge East AAP identified that it may be possible for this area to come forward ahead of relocation of the airport. Policy SS/3 identifies 420 homes in South Cambridgeshire as part of a wider development of 1,200 homes, which includes land in Cambridge City Council's area.

New settlements:

- Northstowe – a new town of 10,000 homes, the first phase of which was granted planning permission in 2014 for 1,500 homes and a development framework plan for the whole new settlement agreed at the same time. Phase 2, 3,500 homes, was granted outline planning permission in 2017.
- A new town north of Waterbeach for approximately 8,000 to 9,000 homes (note that the total quantum of development proposed in planning applications would exceed this).
- A new village based on Bourn Airfield for approximately 3,500 homes.
- A major expansion of Cambourne for a fourth linked village of 1,200 homes, all of which by 2031. It should be noted that planning permission has been granted for a larger site at Cambourne West comprising 2,350 homes.
- There are also occasions on which major development comes forward that are not allocated in the Local Plan. For example, the Wellcome Genome Campus, a proposal for up to 150,000 square metres employment land, including research and development use, alongside

1,500 homes and associated amenities at Hinxton, was granted planning permission in December 2020.

Review of plans and programmes

3.3 Schedule 2 of the SEA Regulations requires:

(1) “an outline of the...relationship with other relevant plans or programmes”; and

(5) “the environmental protection objectives established at international, Community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation”

3.4 The Greater Cambridge Local Plan is not prepared in isolation, being greatly influenced by other plans, policies and programmes and by broader sustainability objectives. It is necessary to identify the relationships between the Local Plan and the relevant plans, policies and programmes so that any potential links can be built upon and any inconsistencies and constraints addressed.

3.5 The Local Plan also needs to be consistent with international and national guidance and strategic planning policies and should contribute to the goals of a wide range of other programmes and strategies, such as those relating to social policy, culture and the historic environment. It must also conform to environmental protection legislation and the sustainability objectives established at an international, national and regional level.

3.6 It should be noted that the policy context is inherently uncertain as the current framework outlined here is likely to change in response to a number of key factors:

- Brexit – Following the United Kingdom’s (UK) departure from the European Union (EU) on 31 January 2020, it entered a transition period which ended on 31 December 2020. Directly applicable EU law now no longer applies to the UK and the UK is free to repeal EU law that has been transposed into UK law.
- Slow economic growth in the UK economy – In contrast to earlier projections, the Office for Budget Responsibility halved its growth forecast

for 2025, reducing it from around 2% to just 1% following weaker-than-expected economic performance in late 2024 and early 2025 [See reference 5]. Growth is anticipated to rebound to approximately 1.9 % in 2026 and to average around 1.8% to 1.9% through the latter half of the decade [See reference 6]. In the second quarter of 2025 (April–June), GDP rose by 0.3% quarter-on-quarter, supported by construction and services, bringing annual GDP growth to around 1.2% year-on-year [See reference 7]. These subdued forecasts suggest potential constraints on government spending, which may affect the availability of funding for infrastructure, services, and other development-related support.

- COVID-19 – The COVID-19 pandemic led to far-reaching changes to society in the UK and around the world. Which of these changes will continue in the long term is unknown and will depend on a variety of factors. Potential implications for planning and development include Government measures to re-start the economy via support for housebuilding and infrastructure development; changes to permitted development rights; increased remote working and reduced commuting and related congestion and air pollution; increased prioritisation of walking and cycling over public transport; and increasing pressure to ensure satisfactory living standards are set and enforced.
- The Levelling Up and Regeneration Act – The Act received Royal Assent in October 2023 and sets out the direction for planning, making provisions to support the levelling-up agenda. As part of this, it seeks to streamline the planning process, including through a reform of existing EU-generated systems of SA/SEA, HRA and Environmental Impact Assessment (EIA), which will eventually be replaced by a simpler process known as 'Environmental Outcomes Reports'. However, secondary legislation is required to introduce the new regime and at present the requirement to undertake SEA remains in force.

3.7 During the Scoping stage of the SA, a review was undertaken of the policy objectives of other plans, policies and programmes that are relevant to the Local Plan. These have been checked to ensure they are up to date at each stage of the SA and a full review is included in Appendix B. An overview of key policies and programmes is set out below.

Key international plans, policies and programmes

3.8 At the international level, there is a wide range of plans and programmes which act to inform and shape national level legislation. Planning policy in England at a national and local level (i.e. the NPPF and Local Plan) should be aware of and in conformity with the relevant legislation. The main sustainability objectives of international plans and programmes which are of most relevance for the Local Plan and the SA are provided in Appendix A.

Key national plans, policies and programmes

3.9 There is an extensive range of national policies, plans and programmes that are relevant to the Local Plan and the SA process. A pragmatic and proportionate approach has been taken with regards to the identification of key national policies, plans and programmes, focusing on those that are of most relevance. A summary of the main objectives of the National Planning Policy Framework and Planning Practice Guidance of relevance to the Local Plan and the SA is provided below. In addition, the main sustainability objectives of other national plans and programmes which are of most relevance to the Local Plan and SA are provided in Appendix A.

The National Planning Policy Framework and Planning Practice Guidance

3.10 The National Planning Policy Framework (NPPF) [\[See reference 8\]](#) is the overarching planning framework which provides national planning policy and principles for the planning system in England. The NPPF was originally published in March 2012 and has since been updated and revised several times. The most recent update to the NPPF was in December 2024 [\[See reference 9\]](#).

3.11 The three overarching objectives of the planning system are set out in paragraph 8 of the NPPF, which should be pursued in mutually supportive ways so that net gains are achieved across each of the different objectives:

- “an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

3.12 The Local Plan update must be consistent with the requirements of the NPPF, which states:

“Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

3.13 A local planning authority is also required to have regard to national policies and advice contained in guidance issued by the Secretary of State when preparing a Local Plan **[See reference 10]**.

3.14 Paragraph 20 of the NPPF states the need for strategic policies in plan making, which set out the overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking), making sufficient provision for:

- “a) homes (including affordable housing), employment, retail, leisure and other commercial development;
- b) 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);
- c) community facilities (such as health, education and cultural infrastructure); and
- d) 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.”

3.15 The National Planning Practice Guidance (PPG) [\[See reference 11\]](#) provides guidance for how the Government's planning policies for England are expected to be applied. Sitting alongside the NPPF, it provides an online resource that is updated on a regular basis for the benefit of planning practitioners.

3.16 The overarching nature of the NPPF means that its implications for the SA relate to multiple topics which this report seeks to address. Considering the importance of the NPPF to the English planning system, the relevance of the Framework and its implications for the plan making process and the SA is provided in more detail below. Sustainability topics are separated under environmental, social and economic below. Consideration of issues often cut across topics. This is reflected in the grouping of environmental and social issues together under one heading. The summary provided below is not absolutely comprehensive and the NPPF is intended to be read and applied as a whole during plan making.

Environmental and social considerations

Climate change

3.17 Climate change adaption and mitigation, energy efficiency and waste minimisation measures for new development including through the promotion of renewable energy schemes are supported through the NPPF. One of the core planning principles is to “support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change”. Furthermore, local planning authorities should adopt a proactive approach to mitigate and adapt to climate change, taking full account of flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures.

3.18 Although Local Plans can no longer require levels of the Code for Sustainable Homes, they can promote the Home Quality Mark [\[See reference 12\]](#) to support residents in understanding the quality and performance of new build homes and can also set targets for developers to provide for a given percentage of energy used by a new development to come from on-site renewable or low carbon technologies. Revisions were made to Part L of the Building Regulations 2021 [\[See reference 13\]](#), setting minimum energy efficiency standards which are increasing the performance values of properties. From 15th June 2022, all new build homes are required to produce at least 31% less carbon emissions. Local Plan policies can further support the development

of renewable energy technologies where appropriate, in line with climate change mitigation strategies and targets. The UK Green Building Council has produced a resource pack which is designed to help local authorities improve the sustainability of new homes. The New Homes Policy Playbook [\[See reference 14\]](#) sets out minimum requirements for sustainability in new homes that local authorities should introduce, as well as proposed stretching requirements should local authorities wish to go further. For non-residential uses BREEAM assessments can be used by local authorities to ensure buildings meet sustainability objectives. Policies in the Local Plan update can also support design choices that achieve development that is better adapted to the effects of climate including through the incorporation of green infrastructure. The SA can consider the contribution the alternatives make in terms of climate change mitigation as well as climate change adaptation.

Population and health and wellbeing

3.19 In relation to health and wellbeing, healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles are supported through the Framework. The Framework highlights that the Building for a Healthy Life design toolkit [\[See reference 15\]](#) can be used by local authorities to assist in the creation of places that are better for people and nature.

3.20 One of the core planning principles is to “take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community”. It is identified in the document that “a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities”. Furthermore, the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship is supported. Importantly, Local Plans should also “contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible”. Additionally, larger scale developments such as new settlements or significant extensions to existing villages and towns are required by the NPPF to be guided by policies set within a vision that looks at least 30 years ahead [\[See reference 16\]](#). The need for policies to be reflective of this longer time period is to take account of the likely timescale for delivery.

3.21 The delivery of new housing is considered to support local communities by meeting housing needs and addressing shortages. The new Greater Cambridge Local Plan can have a significant influence on addressing inequalities including

those relating to health and will need to consider the appropriate siting of new development, particularly large development sites that are likely to include new service and facility provisions. The Local Plan can ensure that new development is located in areas which can improve accessibility for existing as well as new residents and ensure that future development does not exacerbate existing inequalities. The SA process can support the identification and refinement of options that can contribute to reducing inequalities and support the development of policy approaches that cumulatively improve the wellbeing of local communities.

Biodiversity

3.22 The NPPF sets out the approach Local Plans should have in relation to biodiversity and states that plans should “identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation”. Plans should also promote conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity. A strategic approach to maintaining and enhancing networks of habitats and green infrastructure is to be supported through planning policies, in addition to the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

3.23 The Greater Cambridge Local Plan should seek to maximise any opportunities arising for local economies, communities and health as well as biodiversity. This should be inclusive of approaches which are supportive of enhancing the connectivity of green infrastructure and promoting the achievement of biodiversity net gain. The SA process should support the identification and maximisation of potential benefits through the consideration of alternatives and assessment of both negative and positive significant effects.

Landscape

3.24 In relation to landscape, the NPPF sets the planning principles of recognising the intrinsic character and beauty of the countryside as well as protecting and enhancing valued landscapes. Reference is included with regards to this purpose at National Parks, The Broads and National Landscapes

(formerly referred to as Areas of Outstanding Natural Beauty or AONBs) [\[See reference 17\]](#).

3.25 The Local Plan should be supportive of an approach to development which would protect the landscape character of Greater Cambridge and its surrounds. Where appropriate it should also seek to protect the identity of the Greater Cambridge's settlements. The SA should identify those alternatives which contribute positively to landscape and townscape character.

Historic environment

3.26 The NPPF states that in relation to the historic environment plans should “set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats”. Where appropriate, plans should seek to sustain and enhance the significance of heritage assets and local character and distinctiveness, while viable uses of assets should be considered. Plans should take into account the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring. They should also consider the contribution the historic environment can make to the character and distinctiveness of a place.

3.27 The Local Plan update can offer enhanced protection for designated and non-designated heritage assets and their settings, including any potential archaeological finds in line with heritage protection and enhancement plans. The SA has a role to play by identifying which alternatives could offer opportunities to secure the protection and enhancement of assets as well as those which might have significant impacts in terms of their appropriate use and setting.

Pollution and flooding

3.28 The NPPF states that new and existing development should be prevented from contributing to, being put at an unacceptable risk from, or being adversely affected by, pollutions including soil, air, water or noise pollution, or land instability. Inappropriate development in areas at risk of flooding should be avoided. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account implications for water supply. Furthermore, strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision of infrastructure for water supply and wastewater. The Council is revising the Strategic Flood Risk

Assessment, which will provide an updated evaluation of flood risk in the district.

3.29 The new Greater Cambridge Local Plan presents an opportunity to consider incorporating targets for water efficiency and the level of water consumption and grey water recycling in any new development. The Local Plan also can ensure that development is sited away from areas of adverse air quality (including AQMAs), high flood probability and that appropriate water drainage is in place in line with flood risk strategies. The SA process should seek to identify and address potential negative effects on air quality, flooding and the water environment, including implications relating to wastewater.

Soils and minerals

3.30 The NPPF states that the planning system should protect and enhance soils in a manner commensurate with their statutory status or identified quality in the development plan, while also encouraging the reuse of previously developed land. Furthermore, planning policies should provide for the extraction of mineral resources of local and national importance.

3.31 The Local Plan update can seek to ensure the appropriate protection of soil quality, including best and most versatile agricultural land. Further to this the Local Plan should ensure that new development does not conflict with current mineral operations, as well as long-term mineral resource plans. The SA process should inform the development of the Local Plan update by helping to identify alternatives which would avoid areas of highest soil quality and best and most versatile agricultural land (in so far as this is relevant to Greater Cambridge), as well as those which would promote the use of brownfield land.

Economic considerations

Economic growth

3.32 The Framework sets out that in terms of economic growth the role of the planning system is to contribute towards building a “strong, responsive and competitive economy” by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity. There is also a requirement for the planning system to identify and coordinate the provision of infrastructure. Furthermore, planning policies should address the specific locational requirements of different sectors.

3.33 Local planning authorities should incorporate planning policies which “support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation”. Local Plans are required to “set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration” [\[See reference 18\]](#).

3.34 The Local Plan update should seek to maximise the potential benefits of nearby strategic growth, while at the same time ensuring the vitality and viability of smaller localised economies. Ensuring that services and facilities within the district’s centres are maintained and enhanced is also important and will also provide support for local communities. The SA process can support the development of the Local Plan update to ensure that its policies are considerate of impacts on the economy in Greater Cambridge. The process can also be used to demonstrate that impacts on the viability of the district’s settlements have been considered.

Transport

3.35 The NPPF encourages local planning authorities to consider transport issues from the earliest stages of plan making, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This will help ensure that opportunities to promote sustainable transport are identified and pursued, the environmental impacts of traffic and transport infrastructure can be identified and assessed, and opportunities from existing or proposed transport infrastructure and changing transport technology and usage are realised. The Framework also states that the planning system should actively manage growth patterns in support of these objectives.

3.36 Growth will inevitably increase traffic on the roads which also has implications for air quality, and the Local Plan update and SA process can seek to minimise effects of this nature through appropriately siting new development, identifying where mitigation may be needed and requiring the necessary transport provisions and contributions from new development. The Local Plan, as supported by the SA, should seek to identify opportunities to maximise the potential for alternative modes of transport to the car and reduce the need to travel, thereby reducing emissions through the consideration of alternatives and assessment of significant effects. This includes potential opportunities that may arise as a result of the delivery of new infrastructure.

Other national policies, plans and programmes

3.37 Numerous other policies, plans and programmes (PPPs) at a national level are of relevance to the preparation of the Greater Cambridge Local Plan and the SA. Unlike the NPPF, most of the documents are focussed on a specific topic area which the SA will consider. There will be some overlap between SA topics covered by these plans and programmes where those documents contain more overarching objectives. However, the plans and programmes considered of most relevance to the SA have been grouped by the topics they most directly seek to address, and the sections below each topic heading summarise the implications of the national PPPs for the Local Plan and the SA.

Climate change adaption and mitigation, energy efficiency and waste minimisation

3.38 The relevant national PPPs under this topic are:

- Clean Power 2030 Action Plan: A New Era of Clean Electricity (2024)
- State of the UK Climate (2024)
- Carbon Budget Delivery Plan (2023)
- Powering Up Britain (2023)
- The Environment Improvement Plan (2023)
- British Energy Security Strategy (2022)
- UK Climate Change Risk Assessment (2022)
- The Environment Act (2021)
- The Net Zero Strategy: Build Back Greener (2021)
- The Industrial Decarbonisation Strategy (2021)
- The Heat and Buildings Strategy (2021)
- The UK Hydrogen Strategy (2021)
- Energy Performance of Buildings Regulations (2021)
- Waste Management Plan for England (2021)
- National Infrastructure Strategy: Fairer, Faster, Greener (2020)
- The Energy White Paper: Powering Our Net Zero Future (2020)

- Seventh Carbon Budget (Climate Change Committee, 2025)
- Flood and Coastal Erosion Risk Management: Policy Statement (2020)
- The National Flood and Coastal Erosion Risk Management Strategy for England (2020)
- The Waste (Circular Economy) (Amendment) Regulations (2020)
- Net Zero – The UK’s Contribution to Stopping Global Warming (2019)
- The Flood and Water Management Act 2010 and The Flood and Water Regulations (2019)
- Climate Change Act (2008) and Climate Change Act 2009 (2050 Target Amendment) Order (2019)
- The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting: Making the Country Resilient to a Changing Climate (2018)
- Our Waste, Our Resources: A Strategy for England (2018)
- The Clean Growth Strategy (2017)
- National Planning Policy for Waste (NPPW) (2014)
- Planning and Energy Act (2008)

Implications for the Local Plan and SA

3.39 The Local Plan should consider setting out policies to achieve climate change and adaptation while also encouraging development that would help to minimise carbon emissions.

3.40 The Local Plan should help to ensure that new development is energy efficient and promotes the use of sustainable construction methods and materials, as well as reduce their carbon emissions. The Local Plan should also ensure that risk from all sources of flooding as a result of climate change is managed effectively and should ensure that development is resilient to future flooding. This should include the Local Plan setting out approaches to encourage the appropriate use of SuDS to minimise flood risk. The Local Plan should also consider the handling of waste in line with the waste hierarchy.

3.41 In addition, the Local Plan should seek to allocate development in areas where sustainable transport patterns can be best achieved and encourage development to make use of more sustainable sources of energy, potentially

through the allocation of sites that would support infrastructure for renewable energy generation

3.42 The SA is able to respond to this through the inclusion of SA objectives relating to the mitigation of climate change and adaptation to climate change, sustainable construction, waste management, flooding and sustainable transport.

Health and wellbeing

3.43 The relevant national PPPs under this topic are:

- Planning Policy for Traveller Sites (2024)
- Homes England Strategic Plan 2023 to 2028 (2023)
- Green Infrastructure Framework (2023)
- White Paper Levelling Up the United Kingdom (2022)
- A Fairer Private Rented Sector White Paper (2022)
- National Design Guide (2021)
- The Environment Act (2021)
- The State of the Environment: Health, People and the Environment (2021)
- Build Back Better: Our Plan for Health and Social Care (2021)
- COVID-19 Mental Health and Wellbeing Recovery Action Plan (2021)
- Using the Planning System to Promote Healthy Weight Environments (2020) Addendum (2021)
- The Charter for Social Housing Residents: Social Housing White Paper (2020)
- Public Health England, PHE Strategy 2020-25 (2019)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Environmental Noise Regulations (2006)

Implications for the Local Plan and SA

3.44 The Local Plan needs to consider the requirements for infrastructure as this has the potential to have a significant impact on the environment, and it

should be prepared to ensure that the population has access to sustainable low carbon infrastructure and services and facilities and that there is sufficient capacity within them to serve the increased population. This should include healthcare, education and open space.

3.45 Local Plans offer the opportunity to maximise the wellbeing benefits of well designed local green spaces. The Local Plan should help to ensure that the provision of open space and green infrastructure is of sufficient quality as well as being sufficient in quantity to meet the needs of the plan area. Incorporated in the plan area in an appropriate manner these types of provisions will encourage healthy and active lifestyles, create fairer, safer and more inclusive communities, and improve the sustainable transport network including active travel networks.

3.46 The provision of an appropriate level of housing over the plan period will help address issues of disparity in terms of access to decent housing. The provision of new housing should be considerate of local needs with regards to housing size, tenure and type, including the needs of Gypsies, Travellers and Travelling Showpeople.

3.47 The SA is able to respond to this through the inclusion of SA objectives relating to health and wellbeing, social inclusion, housing and sustainable transport.

Environment (biodiversity/geodiversity, landscape and soils)

3.48 The relevant national PPPs under this topic are:

- Environmental Improvement Plan annual progress report (2025)
- The Environment Improvement Plan (2023)
- Working with Nature (2022)
- Establishing the Best Available Techniques for the UK (UK BAT) (2022)
- The Environment Act (2021)
- The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations (2019)
- An Approach to Landscape Sensitivity Assessment (June 2019)
- Environmental Damage (Prevention and Remediation) Regulations (2015)
- Defra Right of Way Circular (01/09) (2011)

- Countryside and Rights of Way Act (2010)
- Safeguarding our Soils – A Strategy for England (2009)
- Natural Environment and Rural Communities Act (2006)
- Wildlife and Countryside Act (1981) (as amended)
- National Parks and Access to the Countryside Act (1949)

Implications for the Local Plan and SA

3.49 The Local Plan should be prepared to limit the potential for adverse impacts on biodiversity and geodiversity as well as important landscapes (including those that are designated) and higher value soils. The Local Plan should help to ensure that ecological features and biodiversity are managed in an appropriate manner, protected and enhanced and that opportunities for habitat restoration or creation are encouraged. The Local Plan should also help to ensure that environmental pollution is minimised in order to protect land and soils and ensure the efficient extraction of minerals. The Local Plan should also help to ensure that designated and valued landscapes are protected and enhanced, and that development should be sympathetic to local character and history including the surrounding built environment and landscape setting.

3.50 The plan should also take into account non-designated landscapes identified as particularly sensitive to development and non-designated habitats which form part of wider ecological network. The Local Plan also presents opportunities to promote the achievement of net gain in biodiversity.

3.51 In terms of the location of development, the Local Plan can encourage the re-use of brownfield land and protect more valuable agricultural soils from development. The allocation of new sites for development and updated planning policy can also be used to achieve better habitat connectivity through the provision of new green infrastructure and the requirement for biodiversity net gain.

3.52 The SA is able to respond to this through the inclusion of SA objectives relating to the protection and enhancement of biodiversity, character of landscapes and townscape, green infrastructure and contaminated land.

Historic environment

3.53 The relevant national PPPs under this topic are:

- Historic England Corporate Plan 2023-26 (2023)
- Heritage Statement (2017)
- Sustainability Appraisal and Strategy Environmental Assessment: Historic England Advice Note 8 (2016)
- Planning (Listed Buildings and Conservation Areas) Act (1990)
- Ancient Monuments and Archaeological Areas Act (1979)
- Historic Buildings and Ancient Monuments Act (1953)

Implications for the Local Plan and SA

3.54 The potential impact of new development on the historic environment, including local character as well as designated and non-designated heritage assets and their respective settings, should inform the preparation of the Local Plan. The Local Plan should set out a positive strategy for conserving, enhancing and enjoying heritage assets and their settings, including wider historic townscapes and landscapes. The Local Plan can help to realise the wider benefits of historic environment enhancements which include contributions to wellbeing and the economy. Particular regard may be given to protecting heritage assets which have been identified as being ‘at risk’ (both at the national and local levels). Local planning authorities should consider setting out approaches in their Local Plans to address these issues and site options should be considered with regard for related issues.

3.55 The SA is able to respond to this through the inclusion of SA objectives relating to the historic environment and the character of landscapes and townscapes.

Water and air

3.56 The relevant national PPPs under this topic are:

- 25 Year Environment Plan: progress reports (2025)
- The Environment Improvement Plan (2023)
- Environment Act (2021)
- National Chalk Streams Strategy Chalk Stream Strategy (2021)
- Meeting Our Future Water Needs: A National Framework for Water Resources (2020)

- Clean Air Strategy (2019)
- Environmental Noise Regulations (2018)
- Water Supply (Water Quality) Regulations 2018
- Water Environment (Water Framework Directive) (England and Wales) Regulations (2017)
- UK Plan for Tackling Roadside Nitrogen Dioxide Concentrations (2017)
- Drought Response: Our Framework for England (Environment Agency, 2017)
- Managing Water Abstraction (2016)
- Environmental Permitting Regulations (2016)
- Nitrate Pollution Prevention Regulations (2015)
- National Policy Statement for Waste Water (2012)
- Air Quality Standards Regulations (2010)
- Flood and Water Management Act (2010)
- Groundwater (England and Wales) Regulations (2009)
- Flood Risk Regulations (2009)
- Urban Waste Water Treatment Regulations (2003)
- Environmental Protection Act (1990)

Implications for the Local Plan and SA

3.57 Local planning authorities should consider setting out approaches in their Local Plans to promote the efficient use of water and limit all types of pollution including water and air pollution. They should also seek to limit pressure on the wastewater treatment (WwT) infrastructure and water supply. The allocation of sites for development should take account of areas which are of highest sensitivity in relation to these issues, including Source Protection Zones (SPZs) and Air Quality Management Areas (AQMAs). To limit the potential for air quality issues to be intensified as development is delivered over the plan period, local planning authorities should consider setting out approaches in their Local Plan to factor in the contribution that specific site options can make to achieving modal shift and limiting the need for residents to travel.

3.58 The SA is able to respond to this through the inclusion of SA objectives relating to air pollution, water quality and waste management.

Economic growth

3.59 The relevant national PPPs under this topic are:

- Kickstarting Economic Growth: Milestone: Raising Living Standards in Every Part of the United Kingdom (2024) and Rebuilding Britain (2024)
- Agricultural Transition Plan 2021 to 2024 (2024)
- UK Invest 2035: The Modern Industrial Strategy (2024)
- The Growth Plan (2022)
- Build Back Better: Our Plan for Growth (2021)
- Agriculture Act (2020)
- UK Industrial Strategy: Building a Britain Fit for the Future (2018)
- National Infrastructure Delivery Plan 2016-2021 (2016)

Implications for the Local Plan and SA

3.60 The Local Plan should allocate land to support the projected level of economic growth required over the plan period. Furthermore, the Local Plan should set out policies to promote sustainable economic and employment growth to benefit all members of the community and reduce disparity in the plan area. This should include support for the infrastructure required for the economy to function successfully. Policies should also be included in the Local Plan to promote the viability of Town centres as well as local centres. Employment sites should be located to enable local people to be able to access the new employment opportunities.

3.61 The SA is able to respond to this through the inclusion of SA objectives relating to economic growth and employment.

Transport

3.62 The relevant national PPPs under this topic are:

- Future of Transport: supporting rural transport innovation (2023)
- Cycling and Walking Investment Strategy Report to Parliament (2022)

- Future of freight plan (2022)
- Decarbonising Transport: A Better, Greener Britain (2021)
- Decarbonising Transport: Setting the Challenge (2020)
- Department for Transport, The Road to Zero (2018)
- UK Plan for Tackling Roadside Nitrogen Dioxide Concentrations (2017)
- Transport Investment Strategy (2017)
- Highways England Sustainable Development Strategy and Action Plan (2017)

Implications for the Local Plan and SA

3.63 The potential for reducing the need to travel, limiting congestion and associated benefits for air quality and climate change as well as public health should inform the preparation of the policies for the Local Plan and its site allocations. The Local Plan should also encourage walking and cycling as alternative modes of transport by providing safe and attractive walking and cycling infrastructure, as well as recognise the multiple benefits they bring in terms of physical and mental health, reducing carbon emissions and reducing air pollution. Furthermore, the selection of site options for development should be informed by issues such as the potential for access to new and existing public transport nodes and active transport routes as well as specific highways capacity issues. The selection of individual site options should also be informed by their proximity to essential services and facilities and jobs which is likely to influence the need for residents to regularly travel long distances.

3.64 The SA is able to respond to this through the inclusion of SA objectives relating to the mitigation of climate change, improving air quality, public health and wellbeing, and the provision of sustainable transport.

Neighbourhood Plans

3.65 The Localism Act (2011) sought to move decision-making away from central government and towards local communities. Part of this included the introduction of Neighbourhood Planning.

3.66 Neighbourhood Plans must be consistent with the requirements of the NPPF and, once adopted, Neighbourhood Plans form part of the statutory development plan for the district or Borough within which they are located. The

NPPF sets out information about the purposes of Neighbourhood Plan-making, stating that:

“Neighbourhood planning gives communities the power to develop a shared vision for their area.”

3.67 The NPPF also states that Neighbourhood Plans “can shape, direct and help to deliver sustainable development”, but they should not promote less development than set out in the strategic policies in a Local Plan covering the neighbourhood area. Within this context, Neighbourhood Plans typically include policies to deliver:

- Site allocations for small and medium-sized housing.
- The provision of infrastructure and community facilities at a local level.
- Establishing design principles.
- Conservation and enhancement of the natural and historic environment.

3.68 There are 26 designated neighbourhood areas within South Cambridgeshire. 12 of these areas have adopted neighbourhood plans:

- Cottenham Neighbourhood Plan (made 20 May 2021)
- Foxton Neighbourhood Plan (made 5 August 2021)
- Fulbourn Neighbourhood Plan (made 30 March 2023)
- Gamlingay Neighbourhood Plan (made 24 November 2022)
- Great Abington Former Land Settlement Association Estate Neighbourhood Plan (made 21 February 2019)
- Harston Neighbourhood Plan (made 2 October 2025)
- Histon & Impington Neighbourhood Plan (made 20 May 2021)
- Pampisford Neighbourhood Plan (made 22 May 2025)
- Stapleford and Great Shelford Neighbourhood Plan (made 2 October 2025)
- Thriplow and Heathfield (made 17 July 2025)
- Waterbeach Neighbourhood Plan (made 23 March 2022)
- West Wickham Neighbourhood Plan (made 23 September 2022)

3.69 There is one neighbourhood area in Cambridge city: South Newnham. The preparation of the South Newnham Neighbourhood Plan has now concluded: it was subject to a referendum on 16 January 2025, and duly adopted on 24 February 2025, becoming part of the development plan.

Baseline information

3.70 Baseline information provides the context for assessing the sustainability of proposals in the Local Plan and it provides the basis for identifying trends, predicting the likely effects of the plan and monitoring its outcomes. The requirements for baseline data vary widely, but it must be relevant to environmental, social and economic issues, be sensitive to change and should ideally relate to records which are sufficient to identify trends.

3.71 Schedule 2 of the SEA Regulations requires data to be gathered on biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage and landscape. As an integrated SA and SEA is being carried out, baseline information relating to other sustainability topics has also been included; for example, information about housing, education, transport, energy, waste and economic growth. This information can be found in Appendix B.

Key sustainability issues

3.72 A set of key sustainability issues for Greater Cambridge was identified during the Scoping stage of the SA and was originally presented in the Scoping Report. These have been reviewed to ensure they are up to date in light of any updated baseline information.

3.73 Identification of the key sustainability issues and consideration of how these issues might develop over time if the Local Plan is not prepared, help meet the requirements of Schedule 2 of the SEA Regulations to provide information on:

“the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan” and “any existing environmental problems which are relevant to the plan.”

3.74 The likely evolution of each key sustainability issue if the new Greater Cambridge Local Plan were not to be adopted is set out below.

Key sustainability issues and likely evolution without the new Local Plan

- Key issue: 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.
- Likely evolution: Without the Local Plan it is likely that services and facilities will still be delivered. Population growth and demographic change is accounted for through many policies within the Cambridge Local Plan, including Policies 56 and 73 which support the creation of accessible, high quality, inclusive and safe developments and the provision of new or improved community, sports and leisure facilities. Similarly, within the South Cambridgeshire Local Plan, Policies SC/3 and SC/4 aim to meet community needs and protect village services and facilities. However, it is less likely that provision supported through these policies will be in appropriate locations, or of sufficient quality and quantity to keep pace with demands of particular groups. The new Local Plan offers an opportunity to deliver the required services and facilities in a coherent, sustainable manner alongside new development.
- Relevant SA objectives: SA objective 2
- Key issue: 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.
- Likely evolution: Without the Local Plan it is likely that house prices will continue to be an issue across Greater Cambridge. Policy 45 in the Cambridge Local Plan seeks to address the amount of affordable housing for each residential development. Policy H/10 of the South Cambridgeshire Local Plan aims to do the same. However, the Local

Plan offers the opportunity to facilitate and expedite the delivery of affordable housing and private market accommodation which will also help to meet the needs of more specialist groups including older people. The new Local Plan presents the opportunity to consider supporting the provision of a more appropriate mix of new homes to meet the requirements of local families.

- Relevant SA objectives: SA objective 1
- Key issue: 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 the 20% most deprived in the UK.
- Likely evolution: Without the Local Plan there is potential for issues of disparity to become more apparent in Greater Cambridge. Policies 45, 46 and 51 of the Cambridge Local Plan and Policy H/10 of the South Cambridgeshire Local Plan seek to address the issue of access to housing, including student housing, within Greater Cambridge, while Policies 72 and 73 of the Cambridge Local Plan and Policies HQ/1, SC/3 and SC/4 of the South Cambridgeshire Local Plan seek to support the provision of services and facilities, through high quality design, which are likely to help address improve living standards in Greater Cambridge. These policies would continue to apply in the absence of the new Local Plan. However, the new Local Plan presents the opportunity to build on these policies to ensure that indicators of disparity such as access to housing, income deprivation, health deprivation, employment deprivation, living environment deprivation and education skills deprivation are appropriately addressed. This approach will also allow for changing circumstances in Greater Cambridge to be more appropriately addressed.
- Relevant SA objectives: SA objective 1
- Key issue: Health in Greater Cambridge is generally recorded as being at reasonably good level or higher. While there has been a slight fall in life expectancy at birth, in the plan area in recent years, it remains higher than the national level. However, there are inequalities displayed between the most and least deprived areas of Greater Cambridge in terms of health.
- Likely evolution: The topic of health is intertwined with many policies throughout the current Local Plans of Cambridge and South Cambridgeshire. This includes Policies 5, 56 and 73 from the Cambridge Local Plan and Policies TI/2, HQ/1, SC/3 and SC/4 which seek to encourage active modes of transport, create socially inclusive

and adaptable environments and provide new or improved community facilities or services. However, without the new Local Plan, policies will be less suitable to help prevent the continued inequalities between the most and least deprived areas of Greater Cambridge. The new Local Plan presents an opportunity to address health deprivation in Greater Cambridge by supporting the provision of healthcare facilities and other relevant improvements at areas of most need.

- Relevant SA objectives: SA objective 2
- Key issue: 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.
- Likely evolution: Policies 59 and 67 of the Cambridge Local Plan ensure external spaces are designed as an integral part of new developments and that open space will not be lost or harmed by new development. Within the South Cambridgeshire Local Plan, Policy SC/1 outlines sites which are to be allocated to meet local need for open space. However, without the new Local Plan there is potential that the quality of open spaces will deteriorate and access to these types of provisions in certain areas will remain limited. The new Local Plan offers the opportunity to better address the changing circumstances in the plan area by ensuring the protection and enhancement of access to and quality of open space and services and facilities. The process will also allow for new local green spaces to be planned and incorporated alongside new development.
- Relevant SA objectives: SA objective 3
- Key issue: 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, public order offences anti-social behaviour and illegal drug use have increased in Greater Cambridge.
- Likely evolution: Policy 56 of the Cambridge Local Plan and Policy HQ/1 of South Cambridgeshire's Local Plan set out design principles for new development in Greater Cambridge and these include the incorporation of measures to reduce opportunities for crime. The new

Local Plan presents an opportunity to build on the requirement of these policies to encourage aims to make the local environment and streets safer, for example through relevant approaches to ‘designing out’ crime. Any new policy would make a contribution to achieving this aim alongside other local and national measures.

- Relevant SA objectives: SA objective 4
- Key issue: Greater Cambridge does not contain any AQMAs, however, higher levels of nitrogen dioxide and PM10 are reported along main roads and towards the centre of Cambridge city. Residents of existing and any new nearby development could experience adverse health effects associated with air pollution, and also noise, where they are located close to areas experiencing high volumes of traffic. The volume of traffic accommodated in the plan area may increase as new development is delivered and occupied.
- Likely evolution: Policy 36 in the Cambridge Local Plan and Policy SC/12 in the South Cambridgeshire Local Plan seek to minimise air pollution, especially within the AQMA, and protect air quality as well as promoting sustainable transport in the District. Without the Local Plan, development may be located in less sustainable locations that increase reliance on car use, which is likely to increase air pollution. Recent national policies and the emergence of new technologies are likely to improve air quality, for example, through cleaner fuels/energy sources. Nonetheless, the new Local Plan provides an opportunity to contribute to improved air quality in Greater Cambridge through the sustainable siting of development to avoid the adverse impacts of air pollution, and the promotion of alternative travel modes to the motorised vehicle, in line with national policy aspirations.
- Relevant SA objectives: SA objective 13
- Key issues: 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.
- Likely evolution: It is uncertain how the knowledge based industries will change without the implementation of the new Local Plan and some degree of change is inevitable, given the implications of Brexit. However, the new Local Plan offers the opportunity to create and safeguard jobs through the allocation and promotion of employment generating uses including office and industrial spaces. Policy 43 of the Cambridge Local Plan aims to support the development or

redevelopment of faculty, research and administrative sites for the University of Cambridge and Anglia Ruskin University.

- Relevant SA objectives: SA objective 14
- Key issues: 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.
- Likely evolution: It is uncertain how the job market will change without the implementation of the Local Plan and some degree of change is inevitable, given the implications of Brexit. However, the Local Plan offers the opportunity to create and safeguard jobs through the allocation and promotion of employment generating uses including office and industrial spaces and the promotion of the rural economy, as well as promoting access and opportunity for all. Policies 40, 41 and 42 of Cambridge Local Plan sets out how the Council will support and improve the economy of the city. Policy 77 supports the development of new visitor accommodation and will help retain the economic benefits of the visitor/tourism sector within the local economy by providing service related jobs. The South Cambridgeshire Local Plan also contains Policies E/18, E/19 which aim to support the agricultural and tourism sectors.
- Relevant SA objectives: SA objective 15
- Key issues: Significant development is likely within the growth corridor formerly referred to as Oxford-Cambridge Arc. The previous Conservative government originally put plans in place for the 'OxCam Arc' in 2020, with the role of Cambridge acting as a key component. The current government announced plans to "unleash the potential of the Oxford-Cambridge Growth Corridor" through funding and support for the development of new and expanded communities and transport infrastructure in the corridor. However, this development must be done sustainably to ensure the long term success of the area.
- Likely evolution: As Cambridge is amongst the UK's most productive, successful and fast growing cities, it is likely growth in this corridor will affect the local economy even without implementation of the new Local

Plan. However, the new Local Plan offers the opportunity to help shape the growth corridor to create the necessary infrastructure, from public transport to housing, in the most sustainable way.

- Relevant SA objectives: SA objective 14
- Key issues: Both highway and bus networks suffer from limited capacity. It is unlikely that these networks will be able to cater for significant increases in traffic volumes without worsening congestion and lengthening journey times.
- Likely evolution: Policy 5 of the Cambridge Local Plan and Policy TI/2 of the South Cambridgeshire Local Plan address the provision of new infrastructure to meet new needs of development and support the aim of achieving an integrated community connected by a sustainable transport system in Greater Cambridge. The Cambridgeshire and Peterborough Local Transport and Connectivity Plan (which replaced the Local Transport Plan in 2023) sets out ambitious aims to invest in a properly joined-up, net zero carbon transport system, which is high quality, reliable, convenient, affordable, safe, and accessible to everyone, and would therefore help relieve these issues. However, without the new Local Plan there is still potential for congestion to continue to be an issue in Greater Cambridge, particularly given that the growing population is likely to exacerbate this issue. The new Local Plan presents the opportunity to address this by providing clarity for infrastructure providers and also to strengthen policy to promote the use of alternative modes of transport. It also has the potential to direct new development to the most sustainable locations as to minimise the need to travel by private vehicle on the local network. This approach can be used to complement measures taken by highways authorities to combat congestion on the strategic road network.
- Relevant SA objectives: SA objective 12, SA objective 13
- Key issues: 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.
- Likely evolution: Policy 5 of the Cambridge Local Plan and Policy TI/2 of the South Cambridgeshire Local Plan supports the aim of achieving an integrated community connected by a sustainable transport system in Greater Cambridge. However, the new Local Plan presents the opportunity to further address the issue of car dependency especially within South Cambridgeshire. This can be achieved by promoting

sustainable and active transport (based on sufficient population densities), sustainable development locations, and integrating new and more sustainable technologies, as new development is to be provided in Greater Cambridge.

- Relevant SA objectives: SA objective 12, SA objective 13
- Key issues: Greater Cambridge does not presently contain any AQMAs. However, air quality within the central part of Cambridge and along the main roads is notably poorer than in other parts of the plan area. Additional development within Greater Cambridge has the potential to exacerbate existing air quality issues within Greater Cambridge and could have impacts on AQMAs in neighbouring authorities (including Huntingdon AQMA within Huntingdonshire District Council). Similarly, there is potential for a cumulative impact of development in neighbouring authorities alongside development in Greater Cambridge to have impacts on air quality in Greater Cambridge.
- Likely evolution: Policy 36 in the Cambridge Local Plan and Policy SC/12 in the South Cambridgeshire Local Plan seek to minimise air pollution, especially within the AQMA, and protect air quality as well as promoting sustainable transport in the District. Without the new Local Plan, development may be located in less sustainable locations that increase reliance on car use, which is likely to increase air pollution. Recent national policies and the emergence of new technologies are likely to improve air quality, for example, through cleaner fuels/energy sources. Nonetheless, the new Local Plan provides an opportunity to contribute to improved air quality in Greater Cambridge through the sustainable siting of development and the promotion of alternative travel modes to the motorised vehicle, in line with national policy aspirations.
- Relevant SA objectives: SA objective 13
- Key issues: The majority of Greater Cambridge contains the 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.
- Likely evolution: The Cambridge Local Plan seeks to safeguard the best and most versatile agricultural land within and on the edge of the City through Policy 8 and Policy NH/3 of the South Cambridgeshire Local Plan ensures no development will be granted if it leads to the irreversible loss of Grade 1, 2 and 3a agricultural land. Furthermore, the NPPF supports the re-use of brownfield land and states that

planning policies and decisions should contribute to and enhance the natural and local environment by “recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land”. The new Local Plan provides an opportunity to strengthen the approach and ensure these natural assets are not lost or compromised. This may involve the prioritisation of use of brownfield sites and lower quality agricultural land for development.

- Relevant SA objectives: SA objective 8
- Key issues: The Greater Cambridge contains safeguarded mineral resources which, where possible, should not be lost or compromised by future growth.
 - Likely evolution: Without the new Local Plan it is possible that un-planned development could result in unnecessary sterilisation of mineral resources which would mean they are not available for future generations to use. Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan addresses proposals for non-mineral development within the Minerals Safeguarded Areas.
- Relevant SA objectives: SA objective 9
- Key issues: Some of the water bodies which flow through Greater Cambridge have been identified by the Environment Agency as having ‘bad’ or ‘poor’ ecological status. All water bodies in the plan area have ‘fail’ chemical status. There are also areas in Greater Cambridge which are covered by a Source Protection Zone.
 - Likely evolution: Without the Local Plan it is possible that un-planned development could be located in areas that will exacerbate existing water quality issues, although existing safeguards, such as the EU Water Framework Directive, would provide some protection. Development which occurs within Source Protection Zones presents the risk of contamination from any activities that might cause pollution in the area. Policy 7 of the Cambridge Local Plan aims to raise the water quality and enhance the natural resources of the River Cam. Policy CC/7 of the South Cambridgeshire Local Plan aims to ensure that sufficient capacity in the existing local infrastructure is provided to meet the additional requirements arising from new development, that the quality of water bodies will not be harmed and the delivery of mitigation which would help to prevent water quality issues emerging. The new Local Plan will provide the opportunity to ensure that

development is located and designed to take into account the sensitivity of the water environment. It will also provide further certainty in terms of planning for adequate wastewater infrastructure to address development requirements over the plan period.

- Relevant SA objectives: SA objective 10
- Key issues: The plan area is within an area of serious water stress. 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 climate change, and it should be noted that there is significant cross-over between water resource availability and water quality.
- Likely evolution: Without the new Local Plan it is possible that unplanned development could be located in areas that will exacerbate the water stress issue within the sub-region, although Cambridge Water's WRMP sets out measure to ensure that supply and demand in the region can be balanced over the next 25 years and beyond. Policy 28 of the Cambridge Local Plan requires all new development to meet the minimum standards of water efficiency to address the severe water stress within the area and has set a target for water consumption of 110 litres per person per day. Policy CC/4 of the South Cambridgeshire Local Plan requires all new residential development to achieve a minimum water efficiency equal to 110 litres per person per day. The new Local Plan has the potential to secure long term sustainable development, which will be essential in ensuring that all new development implement water efficiency standards, and that the phasing of new development is in line with any implementation timescales for any new strategic schemes that water companies might require. It will also be better placed to take an up-to-date approach to climate change adaptation, based on up to date evidence.
- Relevant SA objectives: SA objective 10
- Key issues: 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 48.3%% of the total as of 2022. Cambridge City and South Cambridgeshire Councils have committed to meet net zero by 2030 and 2050, respectively. 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.

- Likely evolution: Several policies in the South Cambridgeshire Local Plan seek to reduce per capital emissions, including CC1, CC2 CC/3 and CC/5, which require mitigation principles to be embedded in new development, encourage renewable energy generation and on-site generation, and measures to encourage home buyers to select sustainable options. Similarly, Policies 28, 29 and 30 of the existing Cambridge City Local Plan prioritise renewable energy generation, sustainable design and energy efficiency measures in existing dwellings. However, since these plans were adopted the Councils have adopted more ambitious carbon reduction targets that will require more ambitious requirements of development to meet. The new Local Plan provides an opportunity to strengthen policies which act positively in terms of climate change, especially those that limit the need to travel through the appropriate siting and design of new development.
- Relevant SA objectives: SA objective 12
- Key issues: 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.
- Likely evolution: Policy CC/1 of the South Cambridgeshire Local Plan require development to embed climate adaptation measures, including conservation of water, flood risk management, SuDs, a layout that combats overheating, and better linked habitat networks. Similarly, Policies 28, 31 and 32 of the Cambridge City Local Plan requires new development to adapt through sustainable design, water management and flood risk adaptation measures. While the new Local Plan will not influence extreme weather events, it can build upon the approach of current policy to better respond to current circumstances as evidence and techniques develop.
- Relevant SA objectives: SA objective 4, SA objective 11
- Key issues: 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.
- Likely evolution: Policy CC/8 and CC/9 of the South Cambridgeshire Local Plan require developments to be appropriately sites to take flood risk into account and to incorporate SuDS to manage surface water.

Similarly, Policies 31 and 32 of the Cambridge City Local Plan require surface water to be managed close to its source where possible, including through SuDS, and to manage flood risk through siting. However, the new Local Plan presents the opportunity, alongside national measures, to mitigate the effects of potential future flooding through appropriate siting of development and flood resilient design. It will also allow policy to respond to the update evidence based regarding flood risk in the plan area.

- Relevant SA objectives: SA objective 4, SA objective 11
- Key issues: 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.
- Likely evolution: While the designation of the biodiversity sites described above provide a level of protection (particularly those that are nationally and internationally designated), pressures are likely to continue due to ongoing pressure for further development and growth projections. Policy NH/5 of the South Cambridgeshire Local Plan prevents development having adverse effects on designated sites unless in exceptional circumstances. Policy 69 of the Cambridge Local Plan contains similar requirements. The new Local Plan presents the opportunity for new development to come forward at the most appropriate locations in order to avoid detrimental impacts on biodiversity assets, as well as to update planning policy in relation to future policy direction such as biodiversity net gain. The findings of the HRA will be incorporated into the SA and will provide further insight into biodiversity impacts specifically at designated sites, presenting the opportunity to limit adverse impacts at these locations.
- Relevant SA objectives: SA objective 5
- Key issues: Although designated sites represent some of 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.
- Likely evolution: Erosion and fragmentation of habitats and ecological networks could take place through poorly located and designed development. The NPPF requires Local Plans to include policies to

safeguard, restore and create ecological networks at a landscape scale. In addition, Policy NH/4 of the South Cambridgeshire Local Plan prevents development that results in the deterioration or fragmentation of habitats, and requires new development to maintain, enhance and restore biodiversity. Similarly, Policy 70 of the Cambridge City Local Plan requires development to protect and enhance habitats and species. The new Local Plan provides the opportunity to further promote biodiversity gain, take account of the Local Nature Recovery Strategy and to improve the overall ecological network. Improvements to GI can have a wider range of benefits beyond biodiversity, such as adapting to climate change, acting as a carbon sink and improving mental and physical health and wellbeing.

- Relevant SA objectives: SA objective 5, SA objective 11
- Key issues: There are many sites, features and areas of historical and cultural interest in the plan area, both designated and non-designated. A number of these 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 to be a significant loss or erosion of landscape or townscape quality due to development.
- Likely evolution: A number of the heritage assets in the plan area, for example listed buildings and scheduled monuments, will be protected by statutory designations, and existing Local Plan policies provide further protection - Policy NH/14 of the adopted South Cambridgeshire Local Plan sets out to ensure that development sustains and enhances the character of the historic environment and creates high quality new environments with a strong sense of place by responding to local heritage character. In addition, locally-specific policies outline specific heritage assets to be protected. Policies 61 and 62 of the adopted Cambridge Local Plan seek to protect and enhance the city's historic environment, and are supported by Policies 55-59 which safeguard local character. However, without the new Local Plan it is possible that these assets will be adversely affected by inappropriate development. This is because the new plan will be developed on the basis of a different baseline of expected growth, which may put these assets (including their setting) under increased pressure.
- Relevant SA objectives: SA objective 6, SA objective 7

- Key issues: Heritage assets in the plan area which are at risk from decay and neglect may also be affected by traffic-related impacts, including air quality and noise pollution.
 - Likely evolution: Policies SC/12 of the South Cambridgeshire Local Plan requires applicants to ensure no adverse impacts on air quality of new development, and Policy SC/10 requires that development does not have an unacceptable adverse impact on countryside areas of tranquillity important for countryside recreation. Policy 36 of the Cambridge Local Plan requires developers to ensure they have no adverse effects on air quality, and Policy 35 requires that development does not have an adverse effect on amenity from noise and vibration. However, without a new Local Plan, developed on the basis of updated evidence and development trajectories, historic assets and their settings may be put at further risk. The new Local Plan presents an opportunity to address potential harm to the historic environment from these indirect effects in a more holistic way.
 - Relevant SA objectives: SA objectives 6, 7, and 13
- Key issues: While the plan area is not close to nationally designated or highly sensitive landscape areas, it contains a diverse range of locally, regionally and nationally recognised landscape character types/areas that could be harmed by inappropriate development. For example, the distinctive wetland landscape of the fenlands on the northern boundary of Greater Cambridge are particularly sensitive to development.
- The distinct historic character of the South Cambridgeshire villages, and in particular the sensitive historic landscape setting of Cambridge requires protection as development comes forward. Particular regard should be had to maintaining key views into Cambridge.
 - Likely evolution: Policy NH/13 of the South Cambridgeshire Local Plan requires definition along important countryside frontages where land has a strong landscape character, while Policy 59 of the Cambridge City Plan requires that landscape and boundary treatment are designed as an integral part of new development proposals. Further, Policy 60 sets out criteria for assessing buildings breaking with the existing skyline, which should fit within the existing landscape and townscape. The new Local Plan provides an opportunity to ensure that, in the context of ongoing development pressures, development coming forward does not adversely affect the setting of sensitive heritage assets and lies sympathetically within the existing landscape and townscape.

- Relevant SA objectives: SA objective 6

Chapter 4

Appraisal of Spatial Options

4.1 This chapter presents the findings of the strategic spatial options, and site options considered for inclusion in the Local Plan. Strategic spatial options are high-level approaches to distributing development across the plan area, which do not focus on specific parcels of land. The various strategic spatial options that have been considered by the Councils and assessment findings for the most recent options are described first. Site options are assessed later in this chapter, and comprise individual parcels of land promoted for development and considered to be reasonable alternatives for allocation in the Local Plan by the Councils through the HELAA process.

Strategic Spatial Options

4.2 Identification and assessment of strategic spatial options for the Greater Cambridge Local Plan has been undertaken at four stages in the Local Plan preparation, in 2019, 2020, 2021 and 2025:

- **Six ‘spatial distribution options’** were assessed in the SA of the First Conversation Issues and Options in December 2019.
- These spatial distribution options then **evolved into eight Strategic Spatial Options**, which were also tied to three growth levels. LUC completed assessments of three growth levels and eight strategic spatial options, called ‘Spatial option 1’ to ‘Spatial option 8’ as described below under the heading ‘Strategic Spatial Options (2020)’.
- Subsequently, **two additional Strategic Spatial Options** were developed, described below under the heading ‘Additional Strategic Spatial Options (2021)’. As part of the evidence base work undertaken to inform the First Proposals consultation that took place in autumn 2021, officers from GCSP on behalf of the two councils shared with LUC a ‘working assumption preferred option development strategy’, including dwellings, jobs and associated population assumptions. This represented a two additional strategic spatial options (**‘Spatial option 9’** and **‘Spatial option 10’**) that needed to be assessed in a comparable way to the eight previous Strategic Spatial Options.
- As part of evidence base work in 2025 to support the preparation of the current Regulation 18 Local Plan, officers identified **four further reasonable alternative options (Strategic Spatial Options 9a, 10a, 11a**

and 11b) described below under the heading ‘Further Strategic Spatial Options (2025)’. These are very similar to Strategic Spatial Options 9 and 10 that were tested at the First Proposals stage, but provide additional locations firstly to meet a higher growth level as required by the Government’s updated Standard Method for calculating minimum housing need (December 2024), and secondly to address a spatial option not previously considered.

4.3 Further explanation of the evolution and assessment of the strategic spatial options at each stage is provided below.

Spatial Distribution Options (2019)

4.4 Six ‘spatial distribution options’ were assessed in the SA of the First Conversation Issues and Options in December 2019. These were high-level options summarising different focuses for growth as follows:

- Option 1: Densification.
- Option 2: Edge of Cambridge – Outside the Green Belt.
- Option 3: Edge of Cambridge – Green Belt.
- Option 4: Dispersal – new settlements.
- Option 5: Dispersal – villages.
- Option 6: Public transport corridors.

4.5 At the time these options were assessed, the Councils advised that more than one would likely be taken forward, but each was assessed on its own merits in order to help decision-making in this regard. In order to be precautionary, any potential effects that could arise at particular locations where development could come forward under an option influenced the overall likely effect recorded. A summary table of the likely effects identified for each of these options is set out in Appendix C. The full assessment can be found in the SA of Issues and Options (December 2019).

Strategic Spatial Options (2020)

4.6 In November 2020, the Councils published eight Strategic Spatial Options and initial evidence base findings for these, including an SA of the Strategic Spatial Options at different levels of growth. The results of the November 2020 SA work, which were updated in 2021 are summarised in Appendix C.

4.7 The eight Strategic Spatial Options identified by the Councils in 2020 were as follows:

■ **Spatial option 1: Densification of existing urban areas**

- This option focuses new homes within Cambridge, the main sources of supply are the brownfield site at North East Cambridge and development within the urban area which would meet the minimum needs. To meet the medium growth figures density would increase in the urban area and additional sites including Cambridge Airport and a site/broad location in the Green Belt would be required. To meet the maximum growth figures development within the urban area and at North East Cambridge and Cambridge Airport would be developed at higher densities and delivery rates.

■ **Spatial option 2: Edge of Cambridge - outside Green Belt**

- This option focuses new homes in extensions on the edge of Cambridge at Cambridge Airport. North East Cambridge and one village site are required to make up the balance to meet the minimum growth figure. To meet the medium growth figure there needs to be additional development of two smaller new settlements on public transport corridors and growth at a range of rural centres and minor rural centres outside the Green Belt. To meet the maximum growth figures, the Airport will come forward at higher delivery rates, together with North East Cambridge and two new settlements (one smaller, one large) on public transport corridors also at increased delivery rates.

■ **Spatial option 3: Edge of Cambridge - Green Belt**

- This option focuses new homes in extensions on the edge of the city and will involve the release of Green Belt land. To meet the minimum need three sites/broad locations would be required. To meet the medium growth figures, five edge of Cambridge sites/broad locations would be required together with additional limited development within the Cambridge urban area. To meet the maximum growth figures, five edge of Cambridge sites/broad locations are required all to be delivered at high delivery rates.

■ **Spatial option 4: Dispersal - new settlements**

- This option establishes new towns and villages providing homes, jobs and associated infrastructure. To meet the minimum need two smaller settlements on public transport corridors are required. To meet the medium growth figures two larger new settlements and one smaller new settlement are required on public transport corridors and a further smaller new settlement on the road network. To meet maximum growth figures the same as the medium scenario is required but delivered at higher delivery rates.

■ Spatial option 5: Dispersal - villages

- This option spreads new homes to the villages. To meet the minimum, medium and maximum need, growth will be distributed as follows:
 - 40% at Rural Centres
 - 40% at Minor Rural Centres
 - 17% at Group villages
 - 3% at infill villages

■ Spatial option 6: Public transport corridors

- This option focuses homes along public transport corridors around transport hubs. The supply to meet the minimum needs are North East Cambridge, a small new settlement on a public transport corridor, and the balance spread across 18 villages sited long existing or proposed public transport corridors. To meet the medium growth figures, North East Cambridge, and a large new settlement on a public transport corridor is required, with the balance again spread across the 18 villages. To meet the maximum growth figures the distribution is the same as medium except all delivered at higher delivery rates.

■ Spatial option 7: Supporting a high-tech corridor by integrating homes and jobs (southern cluster)

- This option focuses new homes close to existing and committed jobs around the south of Cambridge. The sources of supply to meet the minimum needs are one smaller new settlement on a public transport corridor within the southern cluster and the balance equally distributed between the five villages in the core southern cluster and also on a public transport corridor. To meet medium growth figures the

distribution is as above with further villages included that are within the Southern Cluster but not in public transport corridors. To meet the maximum growth figures one large new settlement on a public transport corridor in the south is required with less growth spread equally across the five southern villages. This option then adds the Airport and North East Cambridge to make up the numbers all of which are provided at higher delivery rates.

■ Spatial option 8: Expanding a growth area around transport nodes

- This option focuses homes at Cambourne and along the A428 public transport corridor as a response to a new East West Rail station and public transport improvements. To meet the minimum needs Cambourne will be expanded by equivalent of a small new settlement (4,500 total, when fully built out), and the balance spread across three villages on the A428. To meet medium growth figures a further four minor rural centres/group villages within 5km of Cambourne are required. In addition, North East Cambridge will also be developed. To meet the maximum growth figures there will be greater expansion of Cambourne by the equivalent of a larger new settlement (9,000 total, when fully built out) together with growth spread across three villages on A428, one Minor Rural Centre and three Group villages within 5km of Cambourne all at higher delivery rates. In addition, Cambridge Airport and North East Cambridge are required at higher delivery rates.

4.8 For each strategic spatial option, three growth scenarios were considered as follows (see also Table 4.1: 1):

- Minimum – Standard Method homes-led.
- Medium – central scenario employment-led.
- Maximum – higher employment-led.

Update to Growth Scenarios (2021, 2023 and 2025)

4.9 In developing a preferred development strategy and the new Strategic Spatial Options 9 and 10, in 2021, the Councils advised that the minimum and maximum growth scenarios were no longer considered to be reasonable alternatives. This was because:

- Planning for the higher jobs forecast and level of homes associated with it (maximum growth option) was rejected as although this higher jobs

forecast could be possible, it was not the most likely future scenario. As such the Councils did not consider that it represented Greater Cambridge's objectively assessed need, and would therefore not be a reasonable alternative.

- Planning for the government's standard method local housing need figure (minimum growth option) was rejected as it would not support the most likely forecast for future jobs. As such the Councils did not consider that it represented Greater Cambridge's objectively assessed need, and would therefore not be a reasonable alternative.

4.10 The Councils identified an updated preferred level of growth as part of the growth scenarios work in 2021, referred to as the 'medium+' scenario (see Table 4.1: 1). This level of growth was assumed in the appraisal of strategic spatial options 9 and 10.

4.11 In 2022, the Councils also identified updated growth options, based on updates to the employment evidence, plus the relationship between housing and employment in line with latest employment and demographic data and the effects of the COVID-19 pandemic. The 2023 Development Strategy Update Report set out new objectively assessed housing and employment needs (shown in Table 4.1 below) which were higher than the 2021 medium +_scenario. It also summarised the uncertainty regarding water supply and the implications for housing delivery in Greater Cambridge. Given that uncertainty, the January 2023 SA addendum [\[See reference 19\]](#) provided a short commentary on the likely direction of economic, social and environmental effects of the two potential development strategy options that were considered at that time:

- Fully providing for the new objectively assessed job and housing needs (using the same spatial strategy as Strategic Spatial Option 9); or
- Only providing for a proportion of the new job and housing needs due to water supply and associated environmental constraints and housing deliverability constraints, particularly in the short to medium term.

4.12 The Government's updated Standard Method for calculating minimum housing need (December 2024) resulted in potential housing need for Greater Cambridge that is materially higher than the 'medium+' scenario previously identified (see Table 4.1: 1) but not as high as the maximum employment growth and associated homes forecast in 2020.

Table 4.1: Growth options (originally for plan period 2020-41 and updated to 2024-45 for 2025 growth scenario)

Growth scenario	Employment (number of jobs)	Housing (number of dwellings)
2020 Minimum	45,800	36,700
2020 Medium	58,500	41,900
2021 Medium+	58,500	44,300
2021 Maximum	78,700	56,500
2023 growth scenario reflecting updated objectively assessed need	66,600	51,700
2025 growth scenario reflecting updated objectively assessed need	71,300	48,200

All figures are rounded to the nearest hundred

Additional Strategic Spatial Options (2021)

4.13 In 2021, the Councils identified two additional Strategic Spatial Options. These were both ‘hybrid’ options, incorporating a range of sources of supply. The additional options were as follows:

- Spatial option 9: Preferred options spatial strategy (Blended strategy including Cambourne).

- This option included a substantial amount of housing development within Cambridge city, particularly at North East Cambridge and densification of consented development at North West Cambridge and the Cambridge urban area. It also included a substantial amount of housing development at Cambridge Airport and around Cambourne,

with additional development within the 'southern cluster' and villages. This option also included faster delivery rates at Northstowe and Waterbeach. This option focused employment development at North East Cambridge, Cambridge Airport, Cambridge Biomedical Campus and Cambourne, although the majority of this was expected to come forward beyond the plan period. Additional rural employment locations were identified at Babraham and on the A14 corridor in vicinity of Swavesey Junction, as well as in the southern cluster and villages.

■ **Spatial option 10: Blended Strategy including Edge of Cambridge: Green Belt.**

- This option was very similar to Spatial option 9, but instead of delivering homes and jobs around Cambourne, it included substantial growth on the edge of Cambridge, in the Green Belt (specific locations were not identified at this stage).

4.14 Given that the minimum and maximum growth scenarios were no longer considered to be reasonable in 2021, these two additional Strategic Spatial Options were only assessed for the preferred 'medium+' growth scenario. These were subject to SA using the same assumptions and methodology as the other eight Strategic Spatial Options (described below). The findings of the assessment of the Strategic Spatial Options 9 and 10 are also presented in Appendix C.

4.15 The Strategic Spatial Options 9 and 10 both included faster delivery of planned development at Waterbeach and Northstowe, contributing 750 homes each within the plan period. As this development is already committed and the difference from the baseline situation is timing, rather than quantum or location, it did not result in any effects for the majority of SA objectives, as the outcome would be the same as the likely future baseline without the plan.

Further Strategic Spatial Options (2025)

4.16 In 2025, four further Strategic Spatial Options were identified by the Councils in response to the increased objectively assessed need for homes for the plan area, and to ensure fair testing of a Strategic Spatial Option not previously identified. These options are very similar to Strategic Spatial Options 9 and 10 that were tested at the First Proposals stage in 2021, but provide more specific locations to meet the higher level of growth.

4.17 The four further options are summarised as follows:

- Spatial option 9a: 2025 growth option: Hybrid spatial strategy including new settlement, and expanding Cambourne
- This is a hybrid strategy to meet a variety of needs, focusing growth at a range of locations including in particular the Cambridge urban area, the edge of Cambridge on non-Green Belt land, around Cambourne, and at an additional new settlement. Broad areas to include:
 - Cambridge urban area:
 - North East Cambridge (delivery by 2045 assumption)
 - North West Cambridge (densification of existing planned built up area)
 - Small sites within Cambridge urban area - limited amount of development relating to actual capacity
 - Edge of Cambridge non-Green Belt
 - Cambridge Airport (initial phase post 2030, outside Green Belt, delivery by 2045 assumption)
 - Western Cluster (focus on transport node)
 - Expanded Cambourne (delivery by 2045 assumption)
 - New settlements on public transport corridors
 - Additional new settlement (delivery by 2045 assumption)
 - Southern Cluster (integrating jobs and homes)
 - Southern cluster villages - limited development distributed across Rural Centres, Minor Rural Centres, and Group Villages with very good Public Transport Access
 - Dispersal to villages
 - Rest of rural area villages - limited development distributed across Rural Centres, Minor Rural Centres, and Group Villages with very good Public Transport Access
- Spatial option 10a: 2025 growth option: Hybrid spatial strategy including Edge of Cambridge: Green Belt, and expanding Cambourne
- This is a hybrid strategy to meet a variety of needs and is identical to spatial option 9a above, except for the inclusion of non-site specific

development at the Edge of Cambridge within the Green Belt instead of development at an additional new settlement. Broad areas therefore include the same as listed above for Cambridge urban area, Edge of Cambridge non-Green Belt, Western Cluster, Southern Cluster, Dispersal to villages, but exclude the 'New settlement on public transport corridor' and instead include:

- Edge of Cambridge Green Belt

- Edge of Cambridge - Green Belt (equivalent to one or more non-site specific Green Belt location/s)

- Spatial option 11a: 2025 growth option: Hybrid spatial strategy including Expanding an existing market town: Royston, and a new settlement

- This is a hybrid strategy to meet a variety of needs and is identical to spatial option 9a above, except for the inclusion of expanding a market town at Royston. Broad areas therefore include the same as listed above for option 9a: i.e. Cambridge urban area, Edge of Cambridge non-Green Belt, Southern Cluster, an additional New Settlement, Dispersal to villages, but exclude the 'Western Cluster (focus on transport node) – Expanded Cambourne' and instead include:

- Expanding a market town: Royston: extension to Royston within GCSP area (delivery by 2045 assumption)

- Spatial option 11b: 2025 growth option: Hybrid spatial strategy including Expanding an existing market town: Royston, and expanding Cambourne

- This is a hybrid strategy to meet a variety of needs and is identical to spatial option 9a above, except for the inclusion of expanding a market town at Royston. Broad areas therefore include the same as listed above for option 9a: Cambridge urban area, Edge of Cambridge non-Green Belt, Western Cluster (focus on transport node) – Expanded Cambourne', Southern Cluster, Dispersal to villages, but exclude the 'New settlement on public transport corridor' and instead include:

- Expanding a market town: Royston: extension to Royston within GCSP area (delivery by 2045 assumption)

Approach to assessment of Strategic Spatial Options

4.18 Despite the broad nature of the Strategic Spatial Options, the SA has sought to bring out differences between them, where possible. However, many of the earlier Strategic Spatial Options (1 to 8) could not meet the full housing need through the focused source of supply in each option identified by the name of the spatial option (e.g. *Densification within Cambridge city*, *growth on the Edge of Cambridge – within and outside of the Green Belt*, *Dispersal - new settlements* and *Dispersal - village growth*) and therefore each option would require additional sources of supply. This led to substantial overlap between the options. For example, many include at least one new settlement, and this therefore resulted in similar effects being identified in relation to the development of a new settlement.

4.19 The SA has taken a precautionary approach, in that if negative effects are identified in relation to a particular source of supply, this has been reflected in the overall effect identified for the option. In addition, whilst many of the negative effects identified could potentially be partially or fully mitigated, mitigation measures have not been taken into account, due to the uncertainty at earlier stages of such measures being included in policies, and in order to highlight likely negative effects that the plan should address through policy. Nevertheless, the SA has also sought to highlight the potential opportunities sources of supply could bring, e.g. it has been assumed that larger developments have more scope for incorporating green infrastructure.

4.20 The SA has also drawn on work LUC carried out for Greater Cambridge Shared Planning to identify the size at which settlements are likely to be sustainable [See reference 20], in order to help distinguish between options. In line with this sustainable settlement sizes review, it has been assumed that developments nearing the minimum size for a new settlement to be sustainable (around 4,500 homes) are likely to provide substantial new services and facilities. It has also been assumed that only limited provision of new services and facilities may be delivered at those larger developments until they are fully built out. It should be noted that this high-level assumption is different to the more detailed assumptions regarding provision of infrastructure drawn from the HELAA and applied to the individual site option assessments, which are more specific in terms of what infrastructure types might be provided on sites of different sizes. The HELAA assumptions had not been established at the time of assessing the eight initially identified strategic options. The use of this broader high-level assumption about infrastructure provision within the Strategic Spatial Options is still considered appropriate, given the broad scale of these options

and in order to ensure all Strategic Spatial Options are assessed in the same way.

4.21 The SA has sought to distinguish between short to medium term effects occurring within the plan period and longer term/permanent effects that would occur when sites are fully built out (referred to as the 'all time' scenario or 'fully built out'). However, for Spatial Options 3 (Edge of Cambridge – Green Belt) and 5 (Dispersal – villages), the assumption was for there to be no further planned development beyond the plan period, i.e. sources of supply will be fully built out within the plan period. As such, no assessment of these two Strategic Spatial Options was made or effects recorded for the 'all time' scenario. However, this does not mean that additional development will not take place beyond the plan period, but decisions about how much and where this additional development would be left to future reviews of the Local Plan.

4.22 The SA of Strategic Spatial Options 1 to 8 was informed by the following evidence base documents, prepared in 2020. A supplementary report was prepared in 2021 for each of these studies, which considered the implications of additional Strategic Spatial Options 9 and 10:

- Greater Cambridge Local Plan Strategic Spatial Options assessment: Water Management (November 2020) and Supplement Report 2021.
- Greater Cambridge Local Plan Strategic Spatial Options assessment: Habitats Regulations Assessment (HRA) (November 2020) and Supplement Report 2021.
- Greater Cambridge Local Plan Strategic Spatial Options assessment: Landscape (November 2020) and Supplement Report 2021.
- Greater Cambridge Local Plan Strategic Spatial Options assessment: Employment (November 2020) and Supplement Report 2021.
- Greater Cambridge Local Plan Strategic Spatial Options assessment: Housing Delivery (November 2020) and Supplement Report 2021.
- Greater Cambridge Local Plan Strategic Spatial Options assessment: Infrastructure (November 2020) and Supplement Report 2021.
- Greater Cambridge Local Plan Strategic Spatial Options assessment: Transport (November 2020) and Supplement Report 2021.
- Greater Cambridge Local Plan Strategic Spatial Options assessment: Green Infrastructure (November 2020) and Supplement Report 2021.

- Greater Cambridge Local Plan Strategic Spatial Options assessment: Equalities Impact Assessment (EqIA) (November 2020) and Supplement Report 2021.
- Greater Cambridge Local Plan Strategic Spatial Options assessment: Zero Carbon Study (November 2020) and Supplement Report 2021.
- Strategic Heritage Impact Assessment (2021) and Supplement Report 2021.

4.23 These documents are referred to in this chapter and Appendix C as the 'Employment Study', 'Housing Delivery Study', 'Water Management Study', 'HRA Study', 'Landscape Study' and so on.

4.24 For the Further Strategic Spatial Options in 2025, the Councils consider that they have sufficient evidence from the evidence base assessments of options 1-10 to infer the performance of options 9a, 10a, 11a and 11b noting that all the components of supply included in the four new options had been assessed by each evidence base within one or more of the previous ten options, with the exception of an expansion of Royston. For this broad location the Councils have made inferences drawing on the evidence bases where this is justified, and also drew on the HELAA and SA findings for the site options proposed on the edge of Royston. The testing is clear where inferences could not be made. As such, the only evidence base updated for this stage was the Housing Delivery Study. For 11a and 11b, similar to the Councils' approach, the SA has also drawn on the HELAA and SA findings for the site options proposed on the edge of Royston.

Appraisal results for further Strategic Spatial Options (2025)

4.25 The overall SA effects for the four Further Strategic Spatial Options are shown in the **Table 4.2** below. This is followed by a discussion and comparison of the SA effects for the four options under each SA objective.

Table 4.2: Summary of likely effects for spatial distribution options

SA Objective	Option 9a Hybrid incl. new settlement	Option 10a Hybrid incl. Edge of Cambridge: Green Belt	Option 11a Same as Option 9a incl. Royston and new settlement but no Cambourne	Option 11b Same as Option 9a incl. Royston and Cambourne but no new settlement
1. Housing	++?	++?	++?/-	++?/-
2. Access to services and facilities	+/-?	+/-?	+/-?	+/-?
3. Social inclusion and equalities	+/-	+/-	+/-	+/-
4. Health	+/-	+/-	+/-	+/-
5. Biodiversity and geodiversity	--/+	--/+	--/+	--/+
6. Landscape and townscape	--/+?	--/+	--/+?	--/+?
7. Historic environment	--?	--?	--?	--?
8. Efficient use of land	--/+?	--/+?	--/+?	--/+?
9. Minerals	-?	-?	--?	--?
10. Water	--/+?	--/+?	--/+?	--/+?

SA Objective	Option 9a Hybrid incl. new settlement	Option 10a Hybrid incl. Edge of Cambridge: Green Belt	Option 11a Same as Option 9a incl. Royston and new settlement but no Cambourne	Option 11b Same as Option 9a incl. Royston and Cambourne but no new settlement
11. Adaptation to climate change	+/-?	+/-?	+/-?	+/-?
12. Climate change mitigation	++/-?	++/-?	--/+?	--/+?
13. Air quality	++/-?	++/-?	--/+?	--/+?
14. Economy	+/-	+/-	+/-	+/-
15. Employment	+/-	+/-	+/-	+/-

SA objective 1: Housing

4.26 All four options (9a, 10a, 11a and 11b) are expected to have significant positive effects for SA 1: Housing. All options will provide a large amount of housing and include most of the same sources of supply. This includes development within Cambridge city, on the edge of Cambridge, within the Southern cluster and villages, as well as a new settlement for Options 9a and 11a and on Green Belt land at the edge of Cambridge for Option 10a. As well as development within the Cambridge urban area, all four options include the potential for large-scale growth at North East Cambridge, Cambridge Airport and either substantial growth at Cambourne (9a, 10a and 11b), at Royston (11a and 11b) or at a new settlement (Option 9a and 11a). These locations are more likely to include a greater range of housing sites. Larger developments could result in a lower level of affordable housing provision due to greater costs to deliver additional infrastructure, but this may be offset overall by smaller sites coming forward within the other sources of supply in this option. There is some uncertainty associated with delivery of development at North East Cambridge and Cambridge Airport, given uncertainties relating to the relocation of the

wastewater treatment works and the relocation of Marshall's operations respectively.

4.27 In terms of Options 9a and 11b, any delay to the phasing of East-West Rail and the new railway station at Cambourne could delay completions. For Option 10a, lead in times for Edge of Cambridge Green Belt sites may be extended as applications cannot be 'twin-tracked' alongside plan making due to the need to demonstrate very special circumstances for Green Belt release. For Options 9a and 11a, competition between the additional new settlement on public transport corridor (and possibly expansion of Royston for Options 11a and 11b) with existing committed new settlement sites in the mid to latter part of the plan period, may flood the market with similar housing products in similar locations, and potentially reduce build-out rates. Given the potential for delays in housing delivery through all four options, for the plan period, significant positive effects recorded are uncertain. In addition, housing on the edge of Royston within South Cambridgeshire district would be relatively distant from Cambridge, and more likely to serve the Stevenage Housing Market Area. Therefore, Options 11a and 11b are mixed with a minor negative effect for SA 1: Housing.

4.28 In the longer term, when fully built out, the effects are expected to remain the same for Options 9a, 11a and 11b, although the uncertainty would be removed as there is more potential for the wastewater treatment works at North East Cambridge to be relocated, the new station at Cambourne to be operational and Green Belt development to have come forward. Overall, more homes are likely to be delivered at the new settlements, Cambourne and Royston when fully built out, where as development at the edge of Cambridge in the Green Belt (Option 10a) would be completed around the end of the plan period so would deliver fewer homes overall. Therefore, in the longer term, Option 10a would reduce to a minor positive effect.

SA objective 2: Access to services and facilities

4.29 All four options include densification of Cambridge and development on the edge of Cambridge, which would result in new development in close proximity to a number of existing services and facilities. All four options also include large new developments around the edge of Cambridge, including North East Cambridge and Cambridge Airport, which will provide new services and facilities, which may help to relieve some pressure on existing amenities. However, a full range of services and facilities is not expected to be delivered at these sites within the plan period.

4.30 Option 10a also includes further growth around Cambridge within the Green Belt, which would also be close to existing services and facilities within Cambridge. However, an increase in the density of the city, including increased density at North West Cambridge, and expansion of the city could place increased strain and pressure on these services and facilities, as they may not have capacity to accommodate the additional growth, reducing people's overall accessibility to them. For Option 10a there is potential for increased pressure on services and facilities in Cambridge given the large amount of growth that would occur at the settlement edge. Indeed, the Infrastructure Study 2020 states that it is thought much of Cambridge's infrastructure is at or close to capacity. However, the scale of growth achieved through Green Belt release is likely to support new service provision in the longer term which would benefit new residents as well as those already living at the edge of the city.

4.31 Options 9a and 11b include substantial growth at Cambourne. Cambourne is served by a range of services and facilities and the level of growth proposed at Cambourne means that additional infrastructure would be provided in the longer term (this may only come forward beyond the plan period). In addition, a new railway station and public transport improvements are expected to be delivered at Cambourne, which will provide good access to Cambridge and probably to other large settlements outside Greater Cambridge, therefore giving access to a wider range of services and facilities. However, there is some uncertainty regarding when these will come forward, which could leave residents with less access to services and facilities further afield, at least early in the plan period.

4.32 Options 9a and 11a include development at a new settlement. While this location would not be well related services and facilities within Cambridge, the scale of growth would support new service provision within the new settlement in the longer term. Furthermore, where the new settlement is located on good public transport links, residents would be provided with good access to a range of services and facilities further afield.

4.33 Options 11a and 11b also include expansion to Royston into South Cambridgeshire. This would provide new residents with some access to services and facilities within Royston, although new development areas would be less well related to the existing boundary of Royston as they would be separated from the existing town centre by the A505.

4.34 All four options include some growth at villages. Although villages generally have less access to services and facilities, new development may help to support viability of existing services and facilities at these villages,

providing this is distributed between a number of villages. The Infrastructure Study Supplement (2021) recognises that development at villages may not provide the critical mass to establish new facilities.

4.35 All four options also include development within the ‘Southern cluster’, which will help to ensure housing is well-located in relation to existing centres of employment. The Southern cluster villages have some services and facilities, including schools and doctors’ surgeries, particularly in Great Shelford, Sawston and Linton, although it is uncertain how much capacity these have to accommodate growth. However, the scale of development in the Southern cluster should be sufficient to also provide some new services and facilities. Effects of development in this area are uncertain, as it depends on the final location of development that might be allocated.

4.36 All four options also include increased delivery rates at Northstowe and Waterbeach, which could potentially provide the critical mass for new services and facilities to come forward more quickly.

4.37 For the plan period, all four options are expected to have mixed minor positive and minor negative uncertain effects. The minor positive effects are expected to become significant positive effects in the longer term, when fully built out, due to additional provision of services and facilities. For options 9a and 11b this includes rapid transport links at Cambourne that would provide access to services and facilities elsewhere. Options 9a and 11a could support the provision of new services and facilities through the delivery of a new settlement. The scale growth provided by Green Belt release through option 10a could achieve similar benefits which may have benefits for existing residents close to the edge of Cambridge.

SA objective 3: Social inclusion and equalities

4.38 All four options allow for densification of Cambridge, including increased density at North West Cambridge, and development on the edge of Cambridge, which would result in new development in close proximity to a number of existing services and facilities, which would improve equalities by benefitting those with protected characteristics (Equality Act 2010), particularly those who are less mobile, such as older or disabled people, and could strengthen inclusivity and community cohesion. Development in the urban area is also likely to mean housing is closer to facilities such as nurseries, schools and places of worship. However, the Infrastructure Study (2020) stated that much of Cambridge’s infrastructure is at or close to capacity.

4.39 All four options also include large new developments around the edge of Cambridge, such as North East Cambridge and Cambridge Airport, which will provide new services and facilities accessible to those living there and in the nearby urban area. This is particularly the case for Option 10a which would include an additional amount of development at the edge of Cambridge within the Green Belt. Facilities provided may include community meeting space and/or places of worship, which could help ensure the needs of specific groups are met, through providing space for faith groups, ante-natal and parent and baby groups etc. and helping to foster a sense of community. In addition, options 9a and 11b also include substantial growth at Cambourne, at a new settlement (options 9a and 11b) and at Royston (options 11a and 11b). These elements of growth are similarly likely to provide new services and facilities. Whilst the full range of services and facilities are not likely to be provided within the plan period, these larger developments also offer an opportunity to design streetscapes and buildings suitable for all.

4.40 In addition, a new railway station and public transport improvements are expected to be delivered at Cambourne, which may be particularly useful to access to Cambridge for those unable or unwilling to drive (including young people or those who cannot afford a car), as well as other large settlements outside Greater Cambridge, therefore giving access to a wider range of services and facilities, including Addenbrookes/Royal Papworth/Cancer Research and Children's Hospitals once EWR is built. However, there is some uncertainty regarding when these will come forward, which could leave residents with less access to services and facilities further afield, at least early in the plan period.

4.41 All four options include some growth at villages. Although villages generally have less access to services and facilities, development may help to support existing services and facilities at these villages, providing this is distributed across a number of villages. This may be particularly important for the villages' older residents (the population in rural areas have a higher average age than Cambridge city) although it may be difficult for residents to access employment, services and facilities elsewhere, particularly if good public transport links do not exist, which could disadvantage the less mobile or those unable or unwilling to drive, such as young people, or those who cannot afford a car. Car-dependent development could also disadvantage pregnant women and others who need to regularly access healthcare services.

4.42 All four options also include development within the 'Southern cluster', which will help to ensure housing is well-located with regard to existing centres of employment. The Southern cluster villages have some services and facilities, including schools and doctors' surgeries, particularly in Great Shelford, Sawston

and Linton, although it is uncertain how much capacity these have to accommodate growth. Development at these villages may help to boost the vitality and viability of village services and facilities, which is particularly likely to benefit older people and the less mobile, although growth may also put pressure on the capacity of existing services. It is not known if the demographics of the Southern cluster area differ substantially from other areas within Greater Cambridge. Effects of development in this area are uncertain, as it depends on the final location of development that might be allocated.

4.43 Through all four options increased delivery rates would occur at Northstowe and Waterbeach, which could potentially provide the critical mass for new services and facilities to come forward quicker, which may benefit older people and the less mobile.

4.44 For the plan period, all four options are expected to have mixed minor positive and minor negative effects. The minor positive effects are expected to become significant positive effects when fully built out for Options 9a, 11a and 11b, due to additional provision of services and facilities, including rapid transport links at Cambourne for options 9a and 11b. Option 10a would remain minor positive as development at the edge of Cambridge in the Green Belt (Option 10a) would be completed at the end of the plan period and may not deliver as many new services and facilities overall.

SA objective 4: Health

4.45 All four options include densification of Cambridge, including increased density at North West Cambridge, and development on the edge of Cambridge, which would result in many residents living in close proximity to their workplace, as well as a range of local amenities, including healthcare and recreation facilities. The location of these elements of growth close to existing developed area of Cambridge would encourage active travel such as walking and cycling. However, the Infrastructure Study (2020) states that much of Cambridge's infrastructure is at or close to capacity which could mean some residents have to travel further afield to access certain types of services. Furthermore, while there are currently no AQMAs within Cambridge, there is potential for air quality issues to result as a relatively large amount of development occurs within and in the areas surrounding Cambridge. These issues are less likely beyond the plan period as services and facilities are provided more locally.

4.46 All four options also include large new developments around the edge of Cambridge, such as North East Cambridge and Cambridge Airport, which are already within close proximity to a range of amenities, services and facilities and

may also provide new open space, recreation and healthcare facilities. Through option 10a the scale of growth at the edge of Cambridge would be increased with release of Green Belt land. At larger developments at the settlement edge, walking and cycling routes can be designed in from the outset. Options 9a and 11b include substantial growth at Cambourne, Options 9a and 11a include substantial growth at a new settlement, and options 11a and 11b would also expand Royston, all of which areas are similarly likely to provide new health and recreation facilities, as well as large developments that can be designed to promote walking and cycling.

4.47 The Green Infrastructure (GI) Study Supplement (2021) recognised that development at North East Cambridge, North West Cambridge and Cambridge Airport provides greater opportunities for integrating GI, although they may present greater risks to the existing GI network, e.g. due to increased recreational pressure on nearby sites. With regards to development at Cambourne (options 9a and 11b), the GI Study identified that this location has potential to extend or exacerbate north-south severance of GI, but also to introduce GI connectivity across the A428 corridor and develop active transport connections. The new settlement element of options 9a and 11a also has potential to support substantial new GI provision. However, development distributed among villages may result in piecemeal delivery of GI. Option 10a includes further growth on Green Belt land on the edge of Cambridge. The GI Study Supplement (2021) noted that this element of growth may present an opportunity for urban extensions to cater for GI deficits in neighbouring urban areas and positively enhance the remaining Green Belt. An update to the GI Study that considers the GI implications of expanding Royston is not currently available.

4.48 All four options include some growth at villages, which could place increasing pressure on existing services, such as primary healthcare, recreational and sporting facilities and amenities, and is unlikely to provide any additional facilities. Furthermore, it is likely that new residents in the villages would need to drive to access a wider range of jobs, facilities and amenities in larger settlements/urban areas, resulting in less active travel and an increase in poor air quality across Greater Cambridge which could have adverse effects on people's health.

4.49 All four options also include growth within the 'Southern cluster'. The GI Supplement (2021) stated that development in this area could enable enhancement of GI, including contributing to strategic GI initiatives. There is a reasonable amount of existing open space provision in the area and there are also a limited number of existing healthcare facilities in this area. Both options

include substantial employment growth at Cambridge Biomedical Campus, which is likely to help progress wider medical research and advances that improve health.

4.50 All four options also include increased delivery rates at Northstowe and Waterbeach, which both include or are near to healthcare facilities and faster growth could potentially provide the critical mass for new services and facilities to come forward more quickly.

4.51 For the plan period, all four options are expected to have mixed minor positive and negative effects, but mixed significant positive and minor negative uncertain effects when fully built out.

SA objective 5: Biodiversity and geodiversity

4.52 All four options include densification of Cambridge, including a small amount of development within the urban area and development at North East Cambridge, which is primarily urban brownfield land, which in many cases may have less biodiversity value than greenfield land. However, brownfield land can sometimes be of ecological interest, including brownfield mosaic habitat at North East Cambridge, and there are a number of biodiversity sites within Cambridge that could be affected by development within, or around the urban area. In addition, North West Cambridge includes a geological Site of Special Scientific Interest (SSSI), which could be at risk of degradation from increased density of development in this area, for example as a result of vandalism. In addition, the GI Study (2020) noted that, whilst densification of Cambridge could increase pressure on existing nature conservation sites, there may be opportunities to use GI to support delivery of Natural England's Habitat Network nearby opportunity zones and support pollinator corridors – particularly in the south of Cambridge.

4.53 In addition, all four options include development at Cambridge Airport, another brownfield site. Much of this site is in the form of open grass areas, which is mown regularly, but habitats along the boundary, such as wooded areas and drainage ditches, can act as foraging habitat for protected species. The site itself does not contain any designated biodiversity habitats, but the western boundary of the airport abuts Barnwell East Local Nature Reserve, and the airport site could be considered to form part of the wider ecological network due to habitats along the boundary. The GI Study Supplement (2021) highlighted that development at North East Cambridge and Cambridge Airport could increase pressure on wetland assets to the east and north east. There are Biodiversity Opportunity Areas present around the edge of the Cambridge

Airport site, which could be used as a way to enhance the ecological networks present in the area, whilst also providing an opportunity to design in green infrastructure.

4.54 Option 10a includes further growth on greenfield land around the edge of Cambridge, which could have negative effects on biodiversity including the loss of local species, wildlife and their habitats. The Green Belt fringe supports significant habitat opportunity zones (as identified by Natural England Habitat Network mapping) in the south east and south west in particular, and to a lesser extent to the west around Coton. There is some sensitivity within Green Belt corridors that protrude into urban areas where assets are at greatest risk of fragmentation or severance. Green Belt Fringe areas of particular sensitivity include the Cam corridor through Trumpington, Fen Ditton and Grantchester which are vulnerable to hydrological change and recreational pressure. It is therefore possible that individual developments would take place at or within close proximity to these biodiversity assets. However, there may be opportunities to design in green infrastructure, incorporating ecological networks, particularly at larger extensions.

4.55 Options 9a and 11b include substantial development at Cambourne. The area contains a number of designated and non-designated habitats. For example, north west of Cambourne is Elsworth Wood, which is designated as ancient woodland and a SSSI. North east of Cambourne is Knapwell Woods and east is Bucket Hill Plantation Grassland both of which are Local Wildlife Sites. It is therefore possible that development could take place within close proximity to these biodiversity assets, even if the sites themselves remain protected from development. Through option 9a and 11a an increased amount of greenfield development at one location would be required for the delivery of a new settlement. For options 11a and 11b, expansion of Royston would also involve a large amount of greenfield development, and it is in proximity to the Therfield Heath SSSI. It is noted that greenfield sites themselves are not always of particular ecological value, but they can provide supporting habitat for nearby more sensitive locations. Larger new developments, such as North East Cambridge, Cambridge Airport, growth at Cambourne, Royston and the new settlement, should be able to incorporate GI and ecological networks into designs. The exact locations of the developments are unknown, leading to uncertainty.

4.56 All four options also include some village growth. As many of the villages across Greater Cambridge contain or are located within close proximity to designated and non-designated biodiversity assets, and development is likely to come forward on greenfield land, all options could lead to loss of biodiversity,

depending on the exact location of village growth. Depending on the detailed distribution of development, potential impacts on international sites may occur via hydrological connectivity or quality, recreational impact, air quality impact, or through habitat loss or damage (of designated or functionally linked land). It may also be more challenging to deliver integrated ecological networks as part of individual development proposals, due to their likely smaller scale.

4.57 All four options also include housing growth at the ‘Southern cluster’ and employment growth at Cambridge Biomedical Campus and Babraham. The GI Study Supplement (2021) stated that housing delivery in this area provides opportunities to enhance to GI network, including contributing to pollinator corridors and revitalising the chalk stream network.

4.58 Through all four options, employment growth is included on the A14 corridor (in vicinity of Swavesey junction), which is likely to be on greenfield land. However, such effects are likely to be minor, given that the area of land to be lost is likely to be relatively small and adjacent to existing industrial uses and a busy road.

4.59 These four options also have potential to impact biodiversity designations of national and international importance, including those in closest proximity to Cambridge, including the wider south east fenland complex (Wilbraham Fen, Fulbourn Fen, and associated watercourses) and north east fen-peat complex (Stow-cum-Quy Fen, Cam Washes, Wicken Fen and local peatlands). This is particularly the case for option 10a, given that this option includes greater levels of growth around Cambridge. The HRA Report for the GCLP (2025) [\[See reference 21\]](#) also highlights growth to the north of Cambourne, and at Bourn Airfield has potential to affect the Eversden and Wimpole SAC and woodland SSSIs, as the SAC supports barbastelle bats, who rely on habitats in the wider area for foraging. However, the HRA Report concludes that policies within the Regulation 18 GCLP provide some mitigation because they seek to ensure development protect and enhance trees, hedgerows and river corridors which are important habitat for barbastelle bats. In addition, the HRA Report recommends that bat surveys will be required for any development coming forward in these locations to determine the individual and cumulative importance of suitable habitat within or adjacent to development sites for this species and to inform mitigation proposals.

4.60 For the plan period, all four options are expected to have mixed minor positive and significant negative effects with uncertainty. The effects are all uncertain as it will depend on the exact location of sites and design details, such as whether developments include green infrastructure and open green spaces.

These effects are expected to be the same both within the plan period and when fully built out, particularly as construction for elements coming forward beyond the plan period is likely to commence within the plan period, and therefore effects are expected to arise from that point. However, it is noted that the edge of Cambridge development in the Green Belt elements of Option 10a would be complete by the end of the plan period, so effects in those locations would no longer occur.

SA objective 6: Landscape and townscape

4.61 All four options include densification of Cambridge and development on the edge of Cambridge, which could have adverse effects on the historic townscape, views within, into, and out of the city and the setting of the city. The Landscape Study Supplement (2021) identified that densification of the Cambridge urban area could result in tall buildings, which may alter the historic townscape and key views towards the city across the open landscapes of the Fen Edge Claylands and Cam River Valley. The Landscape Study Supplement (2021) noted that development on the edge of Cambridge in the Green Belt (option 10a) may alter the setting of Cambridge, including in relation to its historic core and views into and out of the city. However, large scale growth in the Green Belt may present opportunities to incorporate substantial elements of GI and large scale development may present opportunities to benefit the existing landscape character through appropriate consideration of design from the start of development.

4.62 All four options also include redevelopment of North East Cambridge and other brownfield development, which could improve the townscape and landscape if development is considerate to existing surroundings. These options also include Cambridge Airport, a site that is predominantly grassland. It includes airport buildings and structures, some of which are quite prominent. Although the airport and its associated buildings have formed part of the character and distinctiveness of this location for many years, they do not reflect the wider character of Cambridge. It also currently has aircraft movements, therefore the absence of these after development may improve the tranquillity of the area. The Landscape Study Supplement (2021) suggests the 'new urban edge' of development at the airport would be a prominent feature in the landscape due to the open character of the Fen Edge Chalklands landscape context for Cambridge Airport.

4.63 All four options include a relatively small amount of growth at village locations. The Landscape Study Supplement (2021) suggests that this growth may cause some harm to local landscape and townscape features.

Nevertheless, this development is likely to be distributed so that any one settlement receives a relatively small level of growth, therefore the effects on the landscape/townscape is likely to be fairly minor. These options also include growth in the 'southern cluster' and employment growth at Cambridge Biomedical Campus and Babraham, which could result in localised changes to the character of the River Valley, Chalk Hills and Lowland Claylands landscape types. Whilst this would introduce more development to a predominantly rural area, and has potential to lead to settlement coalescence, this is considered less significant due to the relatively small level of development in this area.

4.64 Options 9a and 11b include substantial growth around Cambourne. Given that the area around Cambourne is largely rural, development in this area would alter the local landscape and may bring a sense of urbanisation to the area. However, large new developments provide an opportunity to consider the character and distinctiveness of the area and design the development sensitively from the outset. The spatial options for growth around Cambourne have been subject to a separate sustainability assessment and a detailed spatial framework is being developed to determine how to deliver sustainable development that takes into account environmental constraints, including landscape impacts. The final design and layout of the proposed development is not yet known so the effects are uncertain. This is also the case for the new settlement to be delivered as part of options 9a and 11a. This element of growth is likely to result in substantial greenfield land take and changes to the existing landscape character of part of the plan area but may also provide opportunities to support the achievement of high value landscape character in the longer term.

4.65 Options 11a and 11b include expansion of Royston into South Cambridgeshire, which is likely to have an adverse impact on the rural chalklands landscape character due to extensive views of the open low-lying land.

4.66 All four options also include employment growth on the A14 corridor (in the vicinity of Swavesey junction). Whilst this area is rural, effects are likely to be limited, given that the area of land to be lost is likely to be relatively small and adjacent to existing industrial uses and a busy road.

4.67 For the plan period, all four options are expected to have mixed effects: significant negative effects due to the scale of landscape change development would bring, but minor positive effects due to the opportunity for large scale development to incorporate GI and be designed sensitively in line with existing character. These effects would be the same when fully built out. Effects are

uncertain for all options due to uncertainties regarding the final location, design and layout of development at Cambourne (9a and 11b), on the edge of Cambridge in the Green Belt (10a), Royston (11a and 11b) and the new settlement on public transport corridors (9a and 11a).

SA objective 7: Historic environment

4.68 All four options include densification of Cambridge, including increased density at North West Cambridge, and development on the edge of Cambridge. Cambridge contains a high number of heritage assets, including listed buildings, as well as a number of scheduled monuments and registered parks and gardens, particularly associated with the University. There are a large number of conservation areas in the city, including at North West Cambridge. Development, and increased density of development, in and around Cambridge could have adverse effects on heritage assets, the historic townscape, views within, into, and out of the city and the setting of the city. This could be a particular issue for option 10a, as this includes greater growth on the edge of Cambridge, within the Green Belt. However, all four options also include redevelopment of North East Cambridge and other brownfield development, which would be less likely to adversely affect the setting of heritage assets, if well-designed. These four options also include development at Cambridge Airport, where there is an airport control tower that is Grade II listed. Development of the airport could remove the historic context of this feature. However, less air traffic may have positive effects on the setting of the historic city.

4.69 All four options include a relatively small level of development in the villages, many of which include conservation areas, contain listed buildings or are located within close proximity to listed buildings, scheduled monuments and registered parks and gardens. If development is dispersed across a range of villages and rural centres, it is more likely to affect a wider range of assets. All four options also include growth in the 'southern cluster'. This area contains a number of listed buildings, scheduled monuments and conservation areas. However, the exact location of growth in this area is unknown, so effects are uncertain.

4.70 The four options also include employment growth at Cambridge Biomedical Campus and Babraham. Whilst there are few designated heritage assets at or in the immediate vicinity of Cambridge Biomedical Campus, a large expansion of this site has potential to affect the historic city. However, effects of this particular development alone are unlikely to be significant. Babraham has a number of designated assets, including listed buildings and a conservation

area, which are likely to be affected by employment development in the area, although the scale of effects depends on the final location, layout and design of development.

4.71 All four options also include employment growth on the A14 corridor (in vicinity of Swavesey junction). There are a no designated heritage assets within the immediate vicinity of the site, and given this existing setting of industrial development and the A14, development here is unlikely to affect the setting of assets further afield.

4.72 Options 9a and 11b include substantial growth around Cambourne. The existing town has no listed buildings, conservation areas, scheduled monuments or registered parks and gardens, therefore the expansion will not affect heritage features or their setting within the existing town. There are a small number of listed buildings in close proximity to Cambourne and to the south and north east of Cambourne there are registered parks and gardens. To the south and west there are also scheduled monuments. Therefore, development around Cambourne could affect some of these historic assets or features. The new settlement included in options 9a and 11a may allow a location that is not close to sensitive heritage assets to be taken forward for development. However, the size of new settlement element of growth may mean it is difficult to identify a location that does not contain any heritage assets. Options 11a and 11b include expansion of Royston into South Cambridgeshire where there are some scheduled monuments that could be affected.

4.73 For the plan period, significant negative effects are expected for all options. The effects for all four options are expected to be the same when fully built out given that the higher level of growth achieved in the longer term has potential to impact upon an increased number of heritage assets at multiple locations. The effects are uncertain, as they will depend on the final location, specific design and layout of development at Cambourne (options 9a and 11b), Royston (11a and 11b) and the new settlement (9a and 11a).

SA objective 8: Efficient use of land

4.74 All four options include densification of Cambridge, including development of North East Cambridge, and development of Cambridge Airfield, and likely other brownfield sites. This will help to minimise the loss of high-quality agricultural land. Whilst Cambridge Airfield is a brownfield site, it does contain open grassland and associated soil resources (although unlikely to be used for commercial farming).

4.75 Option 10a would include development of greenfield land within the Green Belt around Cambridge. The areas around the city of Cambridge consist of Grades 1, 2 and 3 agricultural land, therefore it is possible or even probable that high-quality agricultural land could be lost through option 10a. Options 9a and 11a include substantial development around Cambourne. Cambourne and the surrounding area has a large amount of Grade 1, 2 and 3 agricultural land, which could be lost to development. Similarly, expansion of Royston into South Cambridgeshire (options 11a and 11b) would be on mostly Grade 2 agricultural land or some Grade 3. Through options 9a and 11a, the delivery of a new settlement would require substantial greenfield land take at a single location. This could also result in the loss of a large amount of higher value agricultural land although it would be dependent on the precise location of development with an element of uncertainty therefore attached.

4.76 All four options include a relatively small amount of development at villages, which is likely to be on greenfield land. This could be high-quality agricultural land, as a large part of South Cambridgeshire consists of Grades 1, 2 and 3 agricultural land. However, the exact location of the development is unknown, so the effects are uncertain.

4.77 These four options also include growth in the 'southern cluster' and employment growth at Cambridge Biomedical Campus and Babraham. This area includes large areas of Grades 2 and 3 agricultural land, some of which could be lost to development (although some of the development at Cambridge Biomedical Campus may take place in the urban area).

4.78 All four options also include employment growth on the A14 corridor (in vicinity of Swavesey junction), which comprises primarily Grade 3 agricultural land, which could be lost to development.

4.79 For the plan period, all four options are expected to have mixed minor positive effects (due to urban densification elements) and significant negative uncertain effects (due to the larger growth at Cambourne, Royston, and/or a new settlement). This is the same when fully built out. Effects are uncertain as they depend on the final location and extent of development.

SA objective 9: Minerals

4.80 All four options include densification of Cambridge, including increased density at North West Cambridge, and development around Cambridge. Option 10a also includes further growth around Cambridge within the Green Belt. Cambridge and the surrounding area (including North East Cambridge, North

West Cambridge and Cambridge Airport) lie within Minerals Safeguarding Areas for sand and gravel, and/or chalk. These areas are safeguarded to ensure that mineral resources are taken into account alongside other considerations when identifying locations for non-minerals development and to avoid unnecessarily preventing their future extraction. However, it is noted that very little minerals extraction is likely to take place in or adjacent to the urban area.

4.81 All four options also include a relatively small amount of growth in villages, which could include areas within Minerals Safeguarding Areas. However, this depends on the specific location of any particular development that come forward. The 'Southern cluster', Cambridge Biomedical Campus and Babraham, which are included in both options, lie within Minerals Safeguarding Areas for chalk, and sand and gravel.

4.82 These four options also include employment growth on the A14 corridor (in vicinity of Swavesey junction), which does not intersect with any Minerals Safeguarding Areas.

4.83 Options 9a and 11a include substantial growth at Cambourne. Cambourne and the surrounding area do not contain any Minerals Safeguarding Areas and Minerals Consultation Areas so development is unlikely to coincide with these designations. There is potential for the new settlement included through option 9a to impact upon Minerals Safeguarding Areas and Minerals Consultation Areas in the plan area, however, the siting of new development might be achieved to avoid this area. Options 11a and 11b include expansion of Royston into South Cambridgeshire, which would all be within Minerals Safeguarding Areas.

4.84 Overall, some development is likely to come forward within Mineral Safeguarding Areas in all four options and therefore could sterilise mineral resources, although this would be more limited in the Southern cluster. Given the greater amount of development around Royston which would all be in Mineral Safeguarding Areas, options 11a and 11b are expected to have uncertain significant negative effects over the plan period, while options 9a and 10a would have minor negative effects. These effects are expected to be the same when fully built out.

SA objective 10: Water

4.85 The Greater Cambridge area is one of the driest in the UK and is designated as under 'Serious water stress' by the Environment Agency [\[See reference 22\]](#). An increase in demand for water abstraction and treatment

resulting from the growth proposed under all four options will place more pressure on water resources.

4.86 While all four options could have a significant negative effect on water resources due to the scale of growth planned, the recent Water Resource Management Plan and Water Supply evidence referred to in Chapter 1 show that solutions are being developed to enable the developments to proceed if appropriately phased in line with the new water supply options. In addition, the large scale, new development provides opportunity to ensure stringent water efficiency standards are incorporated.

4.87 All four options include growth in the Cambridge urban area, including increased density at North West Cambridge, and at North East Cambridge. North East Cambridge is not within a Source Protection Zone (SPZ). Cambridge contains two SPZs (1 and 2) by The Leys School. However, since built development is already present at these SPZs; it is unlikely that any development coming forward would take place within these SPZs. Furthermore, all four options include development at Cambridge Airport which is not in a SPZ. Option 10a also includes further growth around Cambridge within the Green Belt, which could include development within an SPZ, depending on the final location of development.

4.88 The Greater Cambridge Integrated Water Management Study (IWMS) [See reference 23] prepared by Stantec highlights that several proposed development areas within Greater Cambridge, such as Bourn Airfield New Village and North East Cambridge, have been assigned to Water Recycling Centres (WRC) with known capacity constraints. If waste water treatment and water recycling infrastructure is not expanded or enhanced to deal with the increase in wastewater, there is the potential for significant effects in relation to water quality within waterbodies in Greater Cambridge, and in particular those designated as SACs, SPAs and Ramsar sites, as highlighted by the HRA Report for the GCLP (2025) [See reference 24]. The HRA Report acknowledges that the GCLP is only at Regulation 18 stage, and concludes that while there is strong policy wording in policy CC/IW: Integrated Water Management, Sustainable Drainage and Water Quality, requiring developments to have sufficient infrastructure or connections in place for wastewater treatment, alongside small-scale interventions such as SuDS, it will be necessary for GCSP to continue to engage with Anglian Water and ideally reach a statement of common ground prior to submission of the Local Plan to gain certainty that the necessary WWTW upgrades will be achieved.

4.89 Options 9a and 11b include substantial growth at Cambourne. Any extension to Cambourne may result in wastewater issues, as both Bourn and Uttons Drove WRC have capacity limitations that would require addressing. Options 9a and 11a also include a new settlement. This element of growth is likely to require the provision of new wastewater treatment capacity. Given the large parts of the plan area that are covered by SPZs particularly to the south east of the city of Cambridge, there is potential for a new settlement to also contribute to impacts on groundwater resources. The options including expansion at Royston (11a and 11b) would also be in SPZs (1, 2 or 3 depending on whether to the north, east or west of Royston), therefore they also have potential to affect groundwater sources of water supply.

4.90 All four options include a relatively small amount of village growth and development within the 'Southern cluster', although exact locations are not specified, and employment growth at Cambridge Biomedical Campus and Babraham. Wastewater from these developments is generally expected to be able to be accommodated (although it is noted some WRC catchments lack capacity), although this is dependent on the specific location and timing of development. Maintaining water quality is likely to be achievable, with some mitigation measures at the relevant WRC. As the locations of the new housing developments are unknown, it is not possible to state whether these developments would be within a SPZ. Cambridge Biomedical Campus is not within an SPZ but part of Babraham lies within SPZ1, with surrounding areas of SPZ2 and 3.

4.91 These four options also include employment growth on the A14 corridor (in vicinity of Swavesey junction), which is not within a SPZ.

4.92 Water recycling and new blue-green infrastructure may be easier to implement across larger sites, such as at a new settlement, Cambourne, Royston, North East Cambridge and Cambridge Airport. However, these developments are more likely to come forward in the longer term, resulting in minor positive effects within the plan period and potential significant positive effects beyond.

4.93 For the plan period, mixed minor positive and significant negative effects with uncertainty are identified for all four options. Mixed significant positive and significant negative effects with uncertainty are expected for all four options in the longer term when fully built out. These effects are based on a precautionary approach, which does not assume mitigation will be in place.

SA objective 11: Adaptation to climate change

4.94 All four options include development within the city of Cambridge, which contains several areas that fall within Flood Zones 2 and 3. Many of these areas are associated with the River Cam that runs through the city. Therefore, development in Cambridge could fall within Flood Zones 2 or 3, which are at a higher risk of flooding. Cambridge also contains areas identified as having high risk of surface water flooding. North East Cambridge (included in all four options) is not within Flood Zones 2 or 3 and North West Cambridge only includes a very small area within Flood Zone 2, in the northern part of the site. Development within the urban area is likely to be on brownfield and North East Cambridge is a brownfield site, which may help reduce any additional risk of flooding through new development due to not increasing the area of impermeable surfaces when compared to greenfield development. These four options also include development at Cambridge Airport, which is not within Flood Zones 2 or 3. This site constitutes brownfield land, which may help to reduce any additional risk of flooding as a result of development, although large parts of the site are currently grassland. The site also has some areas at risk of surface water flooding. The Water Study (2020) stated that North East Cambridge is in an area at low risk of flooding and has good opportunities to retrofit SuDS and other flood risk measures, and that development at Cambridge Airport could use on-site attenuation to reduce flood risk downstream.

4.95 Option 10a also includes further growth around Cambridge within the Green Belt. The edge of Cambridge does not contain many areas that fall within Flood Zones 2 or 3, although the Water Study notes that existing fluvial flood and surface water flood risk may make individual sites difficult to deliver, depending on location. Development around the edge of Cambridge is also likely to increase the amount of impermeable areas, which will reduce the infiltration capacity and flood retention provided by greenfield land. However, these developments, particularly larger individual developments, present the opportunity for green spaces to be delivered on-site and to use large scale features in larger sites to reduce flood risk downstream. In addition, provision of green space could incorporate SuDS and build climate resilience in the area, especially if the open spaces are naturally designed compared to simple amenity space.

4.96 All four options include a relatively small level of growth at villages and within the 'Southern cluster' and employment growth at Cambridge Biomedical Campus and Babraham. It is likely that most development within the villages of Greater Cambridge and the 'Southern cluster' will be on greenfield land, which

would increase the risk of flooding in the area through the increase of impermeable surfaces. This will reduce the infiltration capacity and flood retention provided by greenfield land. In Greater Cambridge Flood Zones 2 and 3 correspond with the River Cam and its tributaries, therefore there are areas of Flood Zones 2 and 3 distributed across the area. Flood risk is less prevalent in the Southern cluster, however, where watercourses pass through villages issues of flood risk may arise. As such an increase in flooding would depend on the exact location of the development. Sites coming forward through this element of growth are unlikely to be large enough to offer significant betterment in terms of flood risk.

4.97 All four options also include employment growth on the A14 corridor (in vicinity of Swavesey junction), which is likely to be on greenfield land. This could increase the area of impermeable surfaces and therefore increase surface water flooding.

4.98 Options 9a and 11b include growth at Cambourne, which is likely to be on greenfield land, therefore the risk of flooding is likely to rise due to the increase of impermeable areas. There are areas of Flood Zones 2 and 3 within the southern section of Cambourne but less to the north, and the Water Study states that the area has some surface water flood risk, but it should be feasible to safely manage this within development. As such, development could be at some risk of flooding, however the exact locations are uncertain at this time. The large scale of development at Cambourne would be expected to provide new green space, which could incorporate SuDS and build climate resilience in the area, especially if the open spaces are naturally designed compared to simple amenity space. The Green Infrastructure Study Supplement (2021) states that this option could provide opportunities to enhance wetland and grassland habitat (possibly as biodiversity mitigation measures), which could support flood management. Options 9a and 11a could deliver a new settlement to avoid substantial areas of higher flood risk. Options 11a and 11b would include expansion of Royston into South Cambridgeshire, which does include some areas of Flood Zones 2 and 3 around Kneesworth and Bassingbourn and to the east of Royston. While the amount of greenfield land take required could result in increases in impermeable surfaces in Greater Cambridge, development at Royston or a new settlement would also likely provide opportunities to deliver green spaces in the same way as those described for Cambourne.

4.99 For the plan period, all four options are expected to have mixed minor positive and minor negative effects. In the longer term, when fully built out, all four options are likely to have mixed significant positive and minor negative

effects. Effects are uncertain as they depend on the exact location, layout and design of development.

SA objective 12: Climate change mitigation

4.100 All four options include development within and around Cambridge, including increased density at North West Cambridge, and development at North East Cambridge and Cambridge Airport. Option 10a also includes further growth around Cambridge within the Green Belt. Development at these locations is likely to have good access to existing services, facilities and employment within Cambridge, therefore minimising the need to travel, as well as good access to sustainable transport links. This will help to minimise the increase in carbon emissions arising from new development. Whilst capacity of services and facilities within Cambridge is limited, larger developments, such as North East Cambridge and Cambridge Airport, are expected to provide additional infrastructure and can design in walking and cycling from the outset. However, the Cambridge Airport area and areas to the east and south of Cambridge have been identified as having high levels of estimated soil carbon and carbon in vegetation, which could be disturbed or lost as a result of development. Nevertheless, larger developments, such as urban extensions to Cambridge (included as Green Belt sites through option 10a), may have more potential to incorporate low-carbon and energy efficient design, such as district heating networks.

4.101 All four options also include some village growth. This could help support existing services and facilities, although these will be more limited than in Cambridge and the larger settlements. As such, an increase in the reliance on private vehicles is likely in order to access services and facilities and employment opportunities elsewhere, thereby leading to an increase in greenhouse gas emissions. This will be more prevalent in villages without good public transport links, and most are not as well connected via public transport (particularly regarding frequency of services), than larger centres.

4.102 All four options include a limited amount of development in the 'Southern cluster' and employment growth at Cambridge Biomedical Campus and Babraham. Development in this area seeks to locate homes within close proximity of jobs, particularly in the life sciences cluster around the south of Cambridge, which could help reduce the need to travel. However, there may be some use of private vehicles, particularly to access Cambridge city.

4.103 These four options also include employment growth on the A14 corridor (in vicinity of Swavesey junction), which is near a bus stop but otherwise poorly

located with regards to access, due to it not being within a town or city. This would likely result to people driving to work in this area, resulting in an increase in greenhouse gas emissions.

4.104 Options 9a and 11b include development at Cambourne, which is expected to be served by a new railway station and public transport improvements. Cambourne is reasonably well served by services and facilities, which will help to reduce the need to travel, although a substantial number of Cambourne residents commute to Cambridge for work. As such, an increase in development at Cambourne is expected to result in an increase in carbon emissions, although this will be minimised by public transport improvements. In addition, development of a large area could have greater potential to incorporate low-carbon and energy efficient design, such as district heating networks, as well as designing in walking and cycling from the outset.

4.105 Options 9a and 11a also allow for the development of a new settlement. A new settlement would not be as well related to existing services and facilities in the plan area. However, there is potential to provide new services within the new settlement given the scale of growth. Furthermore, where a new settlement is located along good public transport corridors there is potential to support high levels of travel by more sustainable modes. A new settlement would, however, likely have to be supported by higher levels of infrastructure provision than what would be needed at an urban extension site.

4.106 Options 11a and 11b include expansion of Royston into South Cambridgeshire. This would provide new residents with some access to services and facilities within Royston, although new development areas would be less well related to the existing boundary of Royston as they would be separated from the existing town centre by the A505. As an expansion of an existing market town that has a rail station, housing at this strategic location would likely not need completely new transport infrastructure, although the expansion sites would be relatively distant from the station which would likely limit the number of trips made by sustainable modes. This may increase people driving to work in this area, resulting in an increase in greenhouse gas emissions.

4.107 For the plan period options 9a and 10a are expected to have mixed significant positive and minor negative effects because while the development locations included in these options could increase vehicle travel, they are more likely to result in self-contained settlements with good public transport and active travel opportunities and more development on the edge of Cambridge with good access to existing services, facilities and employment. Options 11a

and 11b are expected to have mixed minor positive and significant negative effects for this period, as they both include expansion at Royston, which could result in more vehicle travel with less public transport opportunities. All effects are uncertain, as they will depend on whether the full range of supporting services, facilities and public transport infrastructure come forward in time to serve the larger extensions and new settlements. In the longer term, when fully built out, all four options are expected to support the delivery of sustainable new services and facilities, sustainable transport and low-carbon and energy efficient design and therefore have significant positive and only minor negative effects. These more positive effects reflect the likelihood of more substantial service provision and less travel by private vehicle being achieved in the longer term.

SA objective 13: Air quality

4.108 All four options include development within and around Cambridge, including increased density at North West Cambridge, and development at North East Cambridge and Cambridge Airport. Option 10a also includes further growth around Cambridge within the Green Belt. Development at these locations is likely to have good access to existing services, facilities and employment within Cambridge, therefore minimising the need to travel, as well as good access to sustainable transport links. This will help to minimise the increase in air pollution arising from new development. Whilst capacity of services and facilities within Cambridge is limited, larger developments, such as North East Cambridge and Cambridge Airport, are expected to provide additional infrastructure and can design in walking and cycling from the outset. Whilst development would have good access to services and facilities by non-car modes, it is likely some residents will travel by car or other motorised vehicle.

4.109 All four options also include some village growth. This could help support existing services and facilities, although these will be more limited than in Cambridge and the larger settlements. As such, an increase in the reliance on private vehicles is likely in order to access services and facilities and employment opportunities elsewhere, thereby leading to an increase in air pollution. This will be more prevalent in villages without good public transport links, although most are not as well connected via public transport (particularly regarding frequency of services), than larger centres.

4.110 These four options include a limited amount of development in the 'Southern cluster' and employment growth at Cambridge Biomedical Campus and Babraham. Development in the Southern cluster seeks to locate homes within close proximity of jobs, particularly in the life sciences cluster around the

south of Cambridge, which could help reduce the need to travel. However, there may still be some use of private vehicles, particularly to access Cambridge city and new employment at Babraham.

4.111 All four options also include employment growth on the A14 corridor (in vicinity of Swavesey junction), which is near a bus stop but otherwise poorly located with regards to access, due to it not being within a town or city. This would likely result to people driving to work in this area, resulting in an increase in air pollution, including exacerbating air quality issues in the A14 AQMA.

4.112 Options 9a and 11b include development at Cambourne, which is expected to be served by a new railway station and public transport improvements. Cambourne is reasonably well served by services and facilities, which will help to reduce the need to travel, although a substantial number of Cambourne residents commute to Cambridge for work. As such, an increase in development at Cambourne is expected to result in an increase in air pollution, although this will be minimised by public transport improvements.

4.113 Options 9a and 11a would also include development of a new settlement along a public transport corridor, therefore there is potential to encourage travel by more sustainable modes. Furthermore, the scale of growth and service provision achieved (particularly in the longer term) could support increased self-containment and reduce the number of trips likely from this location.

4.114 Options 11a and 11b would also include expansion of Royston into South Cambridgeshire. This would provide new residents with some access to services and facilities within Royston, although new development areas would be less well related to the existing boundary of Royston as they would be separated from the existing town centre by the A505. As an expansion of an existing market town that has a rail station, housing at this strategic location would likely not need completely new transport infrastructure, although the expansion sites would be relatively distant from the station which would likely limit the number of trips made by sustainable modes. This may increase people driving to work in this area, which could result in more air pollution.

4.115 For the plan period, options 9a and 10a are expected to have mixed significant positive and minor negative effects because while the development locations included in these options could increase vehicle travel, they are more likely to result in self-contained settlements with good public transport and active travel opportunities and more development on the edge of Cambridge with good access to existing services, facilities and employment. Options 11a and 11b are expected to have mixed minor positive and significant negative effects for this period, as they both include expansion at Royston, which could

result in more vehicle travel with less public transport opportunities. All effects are uncertain, as they will depend on whether the full range of supporting services, facilities and public transport infrastructure come forward in time to serve the larger extensions and new settlements. In the longer term, when fully built out, all four options are expected to have significant positive and only minor negative effects. These more positive effects reflect the likelihood of more substantial service provision and less travel by private vehicle being achieved in the longer term.

SA objective 14: Economy

4.116 All options include development within and around Cambridge, including increased density at North West Cambridge, and development at North East Cambridge and Cambridge Airport. Option 10a also includes further growth around Cambridge within the Green Belt. This is likely to support the existing economic hub in Cambridge and support the vitality and viability of the city. This is also likely to help support existing businesses, by locating homes, and therefore workers, close to businesses. North East Cambridge and Cambridge Airport will also provide new employment opportunities within close proximity to homes, particularly beyond the plan period.

4.117 All four options also include some village growth and development of two rural employment locations. This will help to support and diversify the rural economy through supporting rural services and facilities, although some may have more limited public transport into the economic hub of Cambridge. Both options include employment growth in two rural locations (A14 corridor and Babraham), which may help diversity the rural economy.

4.118 The four options include a limited amount of development in the 'Southern cluster', including employment growth at Babraham and Cambridge Biomedical Campus. This would support the growth of the science sector, as it would provide easy access to a large amount of job opportunities, and may also provide access to job opportunities within Cambridge as well.

4.119 Options 9a and 11b include development at Cambourne, which is expected to be served by a new railway station and public transport improvements. This could add to the critical mass of population to generate demand for further services and employment provision. Growth around Cambourne would also provide substantial employment growth, as well as access to Cambridge and other larger settlements. It may take a while to build the vibrancy and vitality of new communities themselves, although the wider settlement of Cambourne is more established. This is also the case for options

9a and 11a which also include a new settlement on a public transport corridor. The new settlement could be less well related to existing employment opportunities in Greater Cambridge but providing this element of growth on good public transport corridors could support access to important employment areas. Furthermore, the new settlement could be delivered to incorporate substantial high quality employment floorspace that might be attractive to employers considering investment.

4.120 Options 11a and 11b also include expansion to Royston into South Cambridgeshire. This would provide new residents with some access to employment opportunities within Royston, although the new development areas would be less well related to the existing boundary of Royston as they would be separated from the existing town centre by the A505. Therefore, commuting to employment in Cambridge or other towns to the south like Stevenage or Hertford may be more likely and some of the economic benefits of new development may be taken out of the plan area.

4.121 For the plan period all four options are expected to have mixed minor positive and minor negative effects on the economy. In the longer term, when fully built out, the options are expected to have mixed significant positive and minor negative effects.

SA objective 15: Employment

4.122 All four options include development within and around Cambridge, including increased density at North West Cambridge, and development at North East Cambridge and Cambridge Airport. Option 10a includes further growth around Cambridge within the Green Belt. Development at these locations is likely to have good access to existing employment and sustainable transport to access jobs within Cambridge and North East Cambridge and Cambridge Airport will provide new employment opportunities within close proximity to homes, particularly beyond the plan period.

4.123 The four options also include some village growth and development of two rural employment locations. This will help to provide some employment opportunities in the wider Greater Cambridge area, although there are likely to be more limited job opportunities in the villages and some may have more limited public transport into the economic hub of Cambridge. Whilst a number of existing employment parks have successfully developed near villages, the location of employment distribution may have a bearing on its level of employment success. The four options include employment growth in two rural

locations (A14 corridor and Babraham), which will help provide some employment opportunities in more rural areas.

4.124 All four options include a limited amount of development in the ‘Southern cluster’, including employment growth at Babraham and Cambridge Biomedical Campus. This would support the growth of the science sector, as it would provide easy access to a large amount of job opportunities, and may also provide access to job opportunities within Cambridge as well.

4.125 Options 9a and 11b include development at Cambourne, which is expected to be served by a new railway station and public transport improvements. This element of options 9a and 11b would provide substantial employment growth, as well as access to Cambridge and other larger settlements. The Employment Study Supplement (2021) noted that Cambourne has been slow to develop as an employment location, but has gained traction as a secondary office location in recent years for professional services and ICT.

4.126 The Employment Study Supplement 2021 suggested that the hybrid options 9 and 10, which include most of the same growth elements as options 9a, 10a, 11a and 11b, could provide the full range of anticipated employment needs, due to the variety of locations they include, including standalone employment provision and employment provision on mixed-use sites. However, option 10a would be likely to better serve further provision of class E(g)(i/ii) employment space (offices, and research and development) and benefit from Cambridge’s professional services cluster, whereas options 9a and 11a could possibly deliver employment floorspace in a more sustainable pattern in the long term, due to increased accessibility via the new railway at Cambourne. It is noted that a large number of employment opportunities will not come forward until after the plan period.

4.127 Options 9a and 11a would also include a new settlement. If this is provided along a strong public transport corridor residents could travel easily to existing jobs at other locations in addition to having easy access to new jobs provided within the settlement. Options 11a and 11b also include expansion of Royston into South Cambridgeshire. This would provide new residents with some access to employment opportunities within Royston, although the new development areas would be less well related to the existing boundary of Royston as they would be separated from the existing town centre by the A505. Therefore, commuting to employment in Cambridge or other towns to the south like Stevenage or Hertford may be more likely.

4.128 For the plan period, all four options are expected to have mixed minor positive and minor negative effects. In the longer term, when fully built out, all

four options are expected to have significant positive and minor negative effects.

Site options

4.129 In order to assess site options on a consistent basis, all appraisals follow the assumptions set out in Appendix D. The assumptions are designed to take advantage of data collated for the HELAA, and the relevant information was provided to LUC by the Councils. As such, in order to understand why a certain effect has been recorded, please see Appendix D. Further detail on how sites were identified and tested can be found from paragraph 2.22 and in Appendix E.

4.130 The section below summarises the likely effects of potential site allocations, according to the 'source of supply' the sites fall within. The 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.
- New Settlements

4.131 The summary below considers general patterns of effects in each of these sources of supply in terms of social, environmental and economic SA objectives. These are as follows:

- Social objectives:
 - SA objective 1: Housing.
 - SA objective 2: Access to services and facilities.
 - SA objective 3: Social inclusion and equalities.
 - SA objective 4: Health.
- Environmental objectives:

- SA objective 5: Biodiversity and geodiversity.
- SA objective 6: Landscape and townscape.
- SA objective 7: Historic environment.
- SA objective 8: Efficient use of land.
- SA objective 10: Water.
- SA objective 11: Adaptation to climate change.
- SA objective 12: Climate change mitigation.
- SA objective 13: Air quality.
- Economic objectives:
 - SA objective 9: Minerals.
 - SA objective 14: Economy.
 - SA objective 15: Employment.

4.132 Note that, whilst the SA objectives have been divided into social, environmental and economic objectives, for the purposes of summarising likely effects of site options, this does not mean they are only relevant to that category. For example, a healthy environment has implications for human health and economic productivity.

4.133 Since the presentation of the appraisal of the site options in the previous iteration of the SA Report, the Councils have updated their HELAA evidence. The appraisal of site options presented below take into account the latest evidence available from the HELAA. In addition to this, a number of additional sites were identified by the Councils for consideration as site options for potential allocation in the plan. These sites are shown with an asterisk in the tables below.

Densification of existing urban areas

Table 4.3: Summary of SA findings for the Densification of existing urban areas site options

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
40018	North Cambridge Academy, Arbury Road, Cambridge	Residential	+	++	++?	+	+	0	++	0	0	-?	0	+	--?	0	-	++	+	-	0	+
40100	Cherry Hinton Telephone Exchange, 152 Coleridge Road, Cambridge	Residential	+	++	++?	+	0	0	-	0	0	-?	-?	+	--?	0	-	++	-	-	0	-
40101*	BT Telephone Exchange and Car Park, Long Road Cambridge CB2 8HG	Residential	+	-?	++	+	0	0	+	0	0?	-?	-?	+	0	0	-	++	-	-	0	++
40103	Henry Giles House, 73-79 Chesterton Road, Cambridge	Residential	+	++	++?	+	+	0	++	0	-?	-?	-?	+	--?	0	-	++	+	-	0	--
40133	Land on north side of Station Road, Cambridge	Residential	+	++	-	+	0	0	++	0	-?	-?	--?	+	--?	0	-	++	+	-	0	--
40168	Land west of Baldock Way, Cambridge	Residential	+	++	++?	+	0	0	-	0	-?	0?	0?	+	--?	0	-	++	-	-	0	++
40171	Trumpington Park and Ride site, Trumpington	Residential	+	++	++?	+	0	0	+	0	-?	0?	0?	+	--?	0	-	++	-	-	0	-
40298	Land south of Wilberforce Road, Cambridge	Residential	+	-?	--	0	0	0	+	0	-?	-?	-?	-	--?	0	-	++	-	-	0	-
40298a*	Land South of Wilberforce Road, Cambridge	Residential	+	-?	--	+/0	0	0	+	0	-?	-?	-?	+/-	0	0	-	++	-	-	0	++
40385	137 Histon Road, Cambridge	Residential	+	++	++?	+	0	0	++	0	-?	-?	-?	+	--?	0	-	++	+	-	0	--
40385a	137 and 143 Histon Road, Cambridge	Residential	+	++	++?	+	0	0	++	0	-?	0?	-?	+	--?	0	-	++	+	-	0	--
40390	Land at Wolfson Court, Clarkson Road, Cambridge	Residential	+	-?	-	+	0	0	+	0	-?	0?	-?	+	-?	0	-	++	-	-	0	-

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
40391	Land south of 8-10 Adams Road, Cambridge	Residential	+	-?	--	0	0	0	+	0	-?	-?	-?	-	--?	0	-	++	-	-	0	-
44108	Garages between 20 St. Matthews Street and Blue Moon Public House, Cambridge	Residential	+	++	+++?	+	0	0	+	0	0?	-?	0?	+	--?	0	-	++	+	-	0	++
44108a	Garages between 20 St. Matthews Street and the Blue Moon Public House, Cambridge	Residential	+	++	+++?	+	0	0	+	0	0?	-?	0?	+	--?	0	-	++	+	-	0	++
48068	Clifton Road Industrial Park, Cambridge	Residential	+	+	-	+	0	0	+	0	0?	0?	-?	+	--?	0	-	++	-	-	0	-
50505	Addenbrookes Hospital Extension, Cambridge	Residential	+	-?	-	+	0	0	+	0	-?	-?	-?	+	--?	0	-	++	-	-	0	++
51485	Land south of Bateman Street, Cambridge	Residential	+	++	+	+	0	0	++	0	-?	0?	-?	+	--?	0	-	++	+	-	0	--
51605	Kett House and 10 Station Road, Cambridge	Residential	+	++	-	+	0	0	++	0	0?	0?	-?	+	--?	0	-	++	+	-	0	--
51615	Travis Perkins, Devonshire Road, Cambridge	Residential	+	++	-	+	0	0	+	0	0?	-?	-?	+	--?	0	-	++	+	-	0	--
59379*	Horizon Resource Centre, 285 Coldham's Lane	Residential	+	-?	-	+	0	0	+	-?	-?	0?	0?	+	0	0	-	+	-	-	0	++
59387*	Cambridge Professional Development Centre, Foster Road	Residential	+	+	+++?	+	0	++	+	-?	-?	-?	-?	+	0	0	-	++	-	-	0	-
200763	Grafton West Car Park, Cambridge, CB1 1HE	Residential	+	++	+++?	+	0	++	+	0	0?	-?	-?	+	0	0	-	++	+	-	0	++
200782*	22 Long Road, Cambridge, CB2 8PS	Residential	+	-?	-	+	0	0	+	0	-?	-?	-?	+	0	0	-	++	-	0	0	++
200802*	Strangeways Research Laboratory, 2 Worts' Causeway, Cambridge, CB1 8RN	Residential	+	-?	-	0	0	0	+	0	0?	-?	-?	-	0	0	-	+++?	-	0	0	++

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
200823	Davy Road and Garage Blocks	Residential	+	++	++?	+	0	0	+	-?	0?	-?	-?	+	0	0	-	++	+	-	0	++
200827	1-99 Ekin Road and 1-8 Ekin Walk	Residential	+	++	-	+	+	0	+	-?	0?	-?	-?	+	0	0	-	++	-	-	0	-
200818*	1-33 Stanton House, Christchurch Street	Residential	+	++	++?	+	0	0	+	0	0?	-?	-?	+	0	0	0	++	+	-	0	++
200821*	Former Garage Block, East Road	Residential	+	++	++?	+	0	0	++	0	0?	0?	-?	+	0	0	0	++	+	-	0	++
200822*	1-78 Hanover Court, 1-49 Princess Court and Garage at Newtown Garages	Residential	+	++	++?	+	0	0	+	0	0?	-?	-?	+	0	0	-	++	+	-	0	++
200840*	Logic House, 143 Newmarket Road, Cambridge, CB5 8HA	Residential	+	++	-	+	0	0	+	-?	-?	-?	-?	+	0	0	-	++	+	-	0	++
OS032	The Paddocks, 347 Cherry Hinton Road	Residential	+	+	+	+	0	0	++	0	-?	0?	-?	+	--?	0	-	++	-	-	0	-
OS034	BT Telephone Exchange & Car Park, Long Road	Residential	+	-?	++?	+	0	0	+	0	-?	0?	-?	+	--?	0	-	++	-	-	0	-
OS035	Willowcroft, 137-143 Histon Road	Residential	+	++	++?	+	0	0	++	0	-?	0?	-?	+	--?	0	-	++	+	-	0	+
OS036	Travis Perkins, Devonshire Road	Residential	+	++	-	+	0	0	+	0	-?	0?	-?	+	--?	0	-	++	+	-	0	--
OS037	Police Station, Parkside	Residential	+	++	++?	+	0	0	++	0	0?	0?	--?	+	0	0	-	++	+	-	0	++
OS038	Henry Giles House, 73-79 Chesterton Road	Residential	+	++	++?	+	+	0	++	0	-?	0?	-?	+	--?	0	-	++	+	-	0	--
OS039	Camfields Resource Centre & Oil Depot, 137-139 Ditton Walk	Residential	+	-?	--	+	+	0	+	0	-?	0?	-?	+	--?	0	-	-	-	-	0	-
OS040	149 Cherry Hinton Road and Telephone Ex	Residential	+	++	++?	+	0	0	-	0	0?	0?	0?	+	--?	0	-	++	-	-	0	-
OS041	Horizons Resource Centre, 285 Coldham's Lane	Residential	+	-?	-	+	0	0	+	0	-?	0?	-?	+	--?	0	-	+	-	-	0	--
OS042	CPDC, Foster Road	Residential	+	-?	-	+/0	0	0	++	0	-?	-?	-?	+/-	--?	0	-	++	-	-	0	-

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
OS045	636 - 656 Newmarket Road	Residential	+	++?	-	+	0	0	++	0	-?	-?	-?	+	--?	0	-	+	-	-	0	-
OS140	Telephone Exchange south of 1 Ditton Lane	Residential	+	++?	-	+	+	0	++	0	-?	-?	-?	+	--?	0	0	+	-	-	0	-
40083	Shire Hall, Castle Street, Cambridge	Mixed use	+	++	-	+	0	0	+	-?	0?	-?	-?	+	--?	0	-	++	+	-	+	++
40111	Parkside Subdivisional Police Headquarters, Parkside, Cambridge	Mixed use	+	++	++?	+	0	0	+	0	0?	0?	--?	+	--?	0	-	++	+	-	+	++
40123	Abbey Stadium, Newmarket Road, Cambridge	Mixed use	+	++?	-	+	+	0	-	--	-?	-?	-?	+	--?	0	-	+	-	-	+	++
40134	Land south of Coldhams Lane, Cambridge	Mixed use	+	-?	++?	+/0	0	0	+	-?	-?	-?	-?	--/+	--?	0	-	+	-	-	+	++
40214	100-112 Hills Road, Cambridge	Mixed use	+	++?	-	+	0	0	++	0	-?	-?	-?	+	--?	0	-	++	-	-	+	++
51486	Land at Cambridge North	Mixed use	+	-?	-	+	+	0	+	0	-?	-?	-?	+	--?	0	-	++	-	-	++	++
200839*	North Cambridge Academy, 108 Arbury Road	Mixed use	+	++	++?	+	+	++	+	--	0?	-?	-?	+	0	0	-	++	+	-	+	++
OS033	379 - 381 Milton Road	Mixed use	+	++?	-	+	0	0	-	0	0?	0?	-?	+	--?	0	-	++	-	-	+	++
OS043	Clifton Road Area	Mixed use	+	++	++?	+	0	0	+	0	-?	0?	-?	+	--?	0	-	++	+	-	+	++
OS044	82 - 90 Hills Road & 57 - 63 Bateman Street	Mixed use	+	++	++?	+	0	0	+	0	-?	0?	-?	+	--?	0	-	++	+	-	+	++
OS046	315 - 349 Mill Road and Brookfields	Mixed use	+	++	++?	+	0	0	+	0	-?	-?	-?	+	--?	0	-	++	+	-	+	++
OS046a*	Brookfields	Mixed use	+	++	++?	+	0	0	+	0	-?	-?	-?	+	0	0	-	++	+	-	+	++
OS258	Old Press/Mill Lane, Cambridge	Mixed use	+	++	-	+	0	0	+	-?	-?	-?	-?	+	--?	-?	-	++	+	-	+	++
OS259	New Museums, Downing Street, Cambridge	Mixed use	+	++	-	+	0	0	+	-?	-?	-?	-?	+	--?	0	-	++	+	-	+	++
OS271*	Cambridge Junction and Cambridge Leisure, Hills Road	Mixed use	+	++?	-	+	0	++	+	-?	-?	0?	-?	+	0	0	-	++	-	-	+	++/- -

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
OS272*	Land at Barnwell Road and Newmarket Road	Mixed use	+	++	-	+/0	+	++	+	-?	0?	0?	-?	+/-	0	0	-	++	-	-	+	++/- -
40083	Shire Hall, Castle Street, Cambridge	Employment	0	++	N/A	+	0	0	+	-?	0?	-?	-?	+	--?	0	-	++	+	-	+	++
40214	100-112 Hills Road, Cambridge	Employment	0	++	N/A	+	0	0	++	0	-?	-?	-?	+	--?	0	-	++	+	-	+	++
40480	SJC Innovation Park, Cowley Road, Cambridge	Employment	0	-?	N/A	+	+	0	-	0	-?	0?	0?	+	--?	0	-	++	-	-	++	++
40134a	Land south of Coldhams Lane, Cambridge	Employment	0	-?	N/A	+/0	0	0	+	0	-?	-?	-?	--/+	--?	0	-	+	-	-	++	+
59390*	Cambridge Science Park CB4 0GQ	Employment	0	++	N/A	+	+	++	+	-?	-?	-?	0?	+	-?	0	-	++	-	-	++	++
59735*	Castle Park, Cambridge	Employment	0	++	N/A	+	0	0	+	0	0?	-?	-?	+	0	0	-	++	+	-	+	++
OS123	South of Coldham's Lane Area of Major Change	Employment	0	-?	N/A	+	0	0	+	-?	-?	0?	-?	+	--?	-?	-	+	-	-	++	+

Summary of effects for Social objectives

4.134 The Densification of existing urban area site options generally perform positively against the social objectives (most notably SA 1, 2a, 3a, 3b, 3c, and 4a), partly because the residential and mixed-use sites contribute towards housing delivery and will therefore have minor positive effects in relation to SA 1. Most of the sites are expected to have significant positive or minor positive effects in relation to SA 2a because they are likely to deliver a new local/district centre or superstore and/or are located within close proximity to a good range of services and facilities. Around half of the sites are expected to have significant positive or minor positive effects in relation to SA 2b because they are expected to deliver a new primary or secondary school and/or are located within close proximity of existing primary and secondary schools. However, there are also a number of site options with significant negative and minor negative effects in relation to SA 2a and 2b, because although they are located in existing urban areas, they do not have easy access to services and facilities, including schools. Almost all of the sites are expected to have minor positive effects in relation to SA 3a because they are located on brownfield land. For five of the sites, these effects are mixed with negligible effects because they are also partially located on greenfield land. A small number of sites are expected to have minor positive effects in relation to SA 3b because they fall within one of the 40% most deprived areas in England and therefore have the potential to help regenerate those areas. Most of the sites are not of a scale to support the provision of new community facilities and therefore negligible effects are recorded in relation to SA 3c.

4.135 A large proportion of the sites are expected to have significant positive or minor positive effects in relation to SA 4a because they are likely to be located within close proximity of a healthcare facility or an area of open space or sports facility. Some of these sites are of a size to support the delivery of new healthcare facilities. It is recognised that all sites would be required to incorporate new open space in line with the relevant planning policy. A small number of sites are expected to have minor negative effects in relation to SA 4a because they are not within close proximity of a healthcare facility or an existing area of open space or sports facility, or do not propose to deliver a healthcare facility. Furthermore, the development of a small number of the site options could result in the loss of an open space or sports facility and therefore minor negative effects are expected in relation to SA 4b for some of the sites. However, it may be possible that open spaces could be replaced locally. Two of the mixed-use sites, 40123; and 200839, are expected to have significant

negative effects in relation to SA 4b because it is not yet evidenced that the existing facilities could be replaced locally.

Summary of effects for Environmental objectives

4.136 The Densification of existing urban area site options are generally expected to have minor negative effects in relation to most of the environmental objectives (notably SA 5, 6, 7, 8, 11, 12a and 13). Almost all of the site options are expected to have minor negative effects on designated biodiversity sites (SA 5), in addition to the landscape (SA 6). This is because they scored 'Amber' in the HELAA with respect to biodiversity and landscape character. A fairly large proportion of the sites could also have significant negative or minor negative effects on the historic environment (including above-ground assets and archaeology) (SA 7) due to scoring 'Red' or 'Amber' in the HELAA, respectively. However, it is noted that many of these effects could be mitigated through design and construction requirements included within the Local Plan policies, which have been appraised separately.

4.137 Almost all of the sites comprise brownfield land and are therefore expected to have minor positive effects in relation to SA 8. However, these effects are mixed with significant negative effects for two of the sites, which also partially comprise greenfield land classed as being Grade 1 or 2 agricultural quality. Three of the sites, OS042; OS272; and 40298a are expected to have mixed minor positive and minor negative effects in relation to SA 8 because they comprise both brownfield and greenfield land, the latter of which is classed as Grade 3 agricultural quality. Only three sites are expected to have minor negative effects because they do not comprise any brownfield land.

4.138 Two sites, one mixed use (OS258) and one employment (OS123), are expected to have minor negative effects in relation to SA objective 10: Water because they fall within a Source Protection Zone or contain a watercourse or waterbody and their development could therefore have adverse effects on water quality. All but three of the site options could be at risk of surface water flooding or contain smaller areas in flood zones 2 and/or 3 (being assessed as 'Amber' in the HELAA), with minor negative effects in relation to SA 11.

4.139 All but two of the site options are expected to have significant positive or minor positive effects in relation to SA 12a because they are located within close proximity of public transport and therefore have potential to reduce reliance on the private car, which could minimise emissions. Although reducing reliance on the private car could also help to reduce air pollution, all but two of the sites scored 'Amber' in the HELAA with respect to air quality and are

therefore expected to have minor negative effects in relation to SA 13. A large number of sites are also expected to have minor negative effects in relation to SA 12b because although they are within close proximity of public transport, they are not within close proximity of a defined city, district or rural centre and therefore people may need to travel elsewhere for certain amenities. Just under half of site options are located within close proximity of the aforementioned centres.

Summary of effects for Economic objectives

4.140 The employment and mixed-use site options are likely to have significant positive or minor positive effects in relation to the economic objectives (notably SA 14 and 15) because as well as providing new job opportunities, they are located within close proximity to public transport so as to ensure easy access to employment opportunities. However, the majority of the site options are expected to have significant negative effects with uncertainty with regards to minerals (SA 9) given that their development could affect minerals allocations in the plan area. However, very little minerals extraction is likely to take place in or adjacent to the urban area. The residential sites are not likely to affect SA 14 because they are not providing employment land or contributing significantly to the economy, respectively. The mixed use sites are expected to have significant positive effects in relation to SA 15 because they have the potential to provide both housing and employment uses and will therefore ensure residents are within close proximity of employment opportunities. Two mixed use site options are expected to have mixed significant positive and significant negative effects in relation to SA 15 given that they include an existing employment use that might be lost as part of any new development. The residential sites are expected to have a mixture of effects in relation to SA 15. Significant positive and minor positive effects are expected for just under half of the residential site options and significant negative and minor negative effects are expected for the remaining of this type of site options. This is because some residential site options are located within close proximity of an employment area or a city, district or rural centre, and would therefore ensure easy access to employment opportunities. However, the majority of residential sites are not located within close proximity to these areas and therefore people may need to travel further in order to access employment opportunities. Furthermore, some are located on land that is currently in employment use which could be lost as development occurs.

Edge of Cambridge: Green Belt

Table 4.4: Summary of SA findings for site options in Edge of Cambridge: Green Belt

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
40058	South of Fulbourn Road an north east of Babraham Road, known as Cambridge south east	Residential	+	-?	+	0	0	0	++	0	-?	--?	-?	--	0	0	-	+++?	-	0	0	-
40110	Land east of Cabbage Moor, Great Shelford	Residential	+	-?	-	+/0	0	0	+	0	-?	--?	--?	--/+	--?	0	-	++	-	-	0	--
40139	Land south of Worts Causeway, Cambridge	Residential	+	-?	-	0	0	0	+	0	-?	--?	-?	--	0	0	-	+++?	-	-	0	++
40140	Land south of Babraham Road, Shelford Bottom	Residential	+	-?	--	0	0	0	+	0	0?	--?	-?	--	0	0	-	+++?	-	0	0	++
40142	Land west of Trumpington Road, Cambridge	Residential	+	-?	-	+/0	0	0	+	0	-?	--?	-?	--/+	0	0	-	++	-	-	0	++
40143	Land south of Addenbrooke's Road, Trumpington	Residential	+	-?	-	0	0	0	-	0	-?	--?	-?	--	0	0	-	++	-	-	0	-
40217	Land to the east of Ditton Lane, Fen Ditton	Residential	+	+	-	0	0	0	++	0	0?	--?	-?	--?	0	0	-	+	-	0	0	-
40394	Land at Fen Road, Cambridge	Residential	+	-?	-	0	0	0	+	0	-?	-?	--?	-	0	0	--	++	-	0	0	-
40486	Land north of Huntingdon Road, Girton	Residential	+	--?	--	0	0	0	+	0	0?	--?	-?	-	0	0	-	-	-	-	0	-
40491	Land to the west of the M11 and north of Madingley Road, Madingley	Residential	+	++	+++?	0	0	0	+	0	-?	--?	--?	--?	0	-?	-	+++?	-	-	0	++
40516	West of Ditton Lane, Fen Ditton.	Residential	+	-?	+	0	0	0	+	0	0?	--?	-?	--	0	0	0	+	-	0	0	-

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
40528	Land north of Cherry Hinton Caravan Club, Limekiln Road, Cambridge	Residential	+	++	+	0	0	0	+	0	--?	-?	-?	-	0	0	0	+	+	-	0	++
47647	Land to the east of Horningsea Road, Fen Ditton	Residential	+	-?	+	0	0	0	+	0	-?	--?	-?	--	0	0	-	+	-	-	0	-
47648	Land east of Cherry Hinton Road and south of Worts Causeway, Cambridge	Residential	+	-?	-	0	0	0	+	0	-?	--?	-?	--	0	0	-	+++?	-	-	0	-
47943	Land south of Milton, north of A14, Milton	Residential	+	+	--	0	+	0	+	0	0?	--?	0?	--?	-?	0	-	++	-	0	0	++
200756*	Land at Fleam End Farm, High Ditch Road, Fen Ditton	Residential	+	+	-	+/0	0	0	+	0	-?	--?	-?	-- ?/+	0	0	-	+	-	0	0	-
200770	Land to east of Horningsea Road & west of Ditton Lane, Fen Ditton	Residential	+	++	+	0	0	0	++	-?	-?	--?	-?	--	0	-?	-	+++?	-	-	0	-
200844*	Land at Fulbourn Hospital, The Drive	Residential	+	++	+	0	0	0	++	-?	-?	--?	-?	--	0	-?	-	+++?	-	-	0	-
200850*	Car Park, NIAB Headquarters, 93 Lawrence Weaver Road, Cambridge, CB3 0LG	Residential	+	-?	-	+	0	0	+	0	0?	0?	0?	+	0	0	0	++	-	-	0	-
40048	Land north of M11 and west of Hauxton Road, Trumpington	Mixed use	+	-?	-	0	0	0	+	0	-?	--?	-?	--	--?	0	-	++	-	0	++	++
40058	Land south of Fulbourn Road and north of Worts Causeway, known as Cambridge South East	Mixed use	+	-?	-	0	0	0	+	0	-?	--?	-?	--	--?	-?	-	++	-	-	++	++
40064	Land south of Addenbrooke's Road and east of M11, Cambridge South	Mixed use	+	++	+++?	0	0	++	++	0	-?	--?	-?	--	-?	-?	-	++	+	-	++	++
40087	Land at Capital Park, Fulbourn	Mixed use	+	-?	-	+/0	0	0	-	0	-?	--?	--?	+/-	--?	-?	-	+	-	0	+	++

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
40096	Land north of A14 and south of Milton Road, Impington	Mixed use	+	++	+?	0	0	0	++	0	-?	--?	-?	--	--?	0	-	++	+	-	++	++
40110	Land east of Cabbage Moor, Great Shelford	Mixed use	+	-?	-	+/0	0	0	+	0	-?	--?	--?	--/+	0	0	-	++	-	-	0	-
40138	Land at Granham's Road, Cambridge	Mixed use	+	-?	-	0	0	0	+	0	-?	--?	-?	--	-?	0	-	++	-	-	++	++
40250	Land east of Gazelle Way and west of Teversham Road, Teversham	Mixed use	+	-?	+?	+/0	0	0	++	-?	-?	--?	--?	--	0	--?	-	+	-	-	++	++
40306	Land at and adjacent to Cambridge Airport, Newmarket Road, Cambridge	Mixed use	+	++	+?	+/0	0	0	+	0	-?	--?	-?	--/+	-?	-?	-	+	-	-	++	++/- -
40492	Land cornering M11 and Maddingley Road, Cambridge	Mixed use	+	--?	-	+	0	0	+	0	-?	--?	0?	+	0	0	-	+++?	-	-	+	++
52643	South West Cambridge - Land north of Barton Road and Land at Grange Farm, Cambridge	Mixed use	+	++	+++?	+/0	0	0	++	0	-?	--?	--?	-- ?/+	0	-?	-	++	+	-	++	++
OS214	Cambridge South (Cambridge Biomedical Campus) - East	Mixed use	+	++	+++?	0	0	++	++	0	-?	--?	-?	--	0	-?	-	++	+	-	++	++
OS215	Cambridge South (Cambridge Biomedical Campus) - West	Mixed use	+	++	+++?	0	0	++	++	0	-?	--?	-?	--	0	-?	-	++	+	-	++	++
OS217	Cambridge Biomedical Campus Extension (North of Granham's Road)	Mixed use	+	-?	-	0	0	0	+	0	-?	--?	-?	--	-?	0	-	+++?	-	-	++	++
OS273*	Cambridge East	Mixed use	+	++	+++?	+	+	++	++	0	-?	0?	-?	+	0	-?	-	+	-	-	++	++/- -
OS276*	Cambridge Biomedical Campus (including Addenbrooke's Hospital)	Mixed use	+	-?	+?	+/0	0	++	++	0	-?	--?	-?	--/+	--?	0	-	++	-	-	++	++

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
40087	Land at Capital Park, Fulbourn	Employment	0	-?	N/A	+/0	0	0	+	0	-?	-?	--?	+/-	0	-?	-	+	-	0	+	+
40096	Land north of A14 and south of Milton Road, Impington	Employment	0	++	N/A	0	0	++	++	0	-?	--?	-?	--	-?	0	-	++	+	-	++	++
40141	Land at Chandos Farm, Cherry Hinton Road, Shelford Bottom, CB22 3FB	Employment	0	--?	N/A	+	0	0	+	0	-?	-?	-?	+	0	0	-	+++?	-	0	+	+++?
59394*	Capital Park, Fulbourn CB21 5XH	Employment	0	-?	N/A	+	0	0	+	0	-?	-?	-?	+	0	-?	-	+	-	-	++	+
200790*	Land to the south of Peterhouse Technology Park, Cherry Hinton, Cambridge CB1 9NJ	Employment	0	++	N/A	0	0	0	+	0	-?	-?	-?	--	0	0	-	+	+	0	+	+
200795*	Land to the rear of Westbourn Farm, Cambridge CB1 9NJ	Employment	0	++	N/A	0	0	0	+	0	-?	-?	-?	--	0	-?	0	-	-	0	++	+
OS214	Cambridge South (Cambridge Biomedical Campus) - East	Employment	0	++	N/A	0	0	0	-	0	-?	--?	-?	--/+	--?	0	-	++	+	-	++	++

Summary of effects for Social objectives

4.141 A large proportion of the Edge of Cambridge: Green Belt site options perform positively against the social objectives (notably. SA 1, 3a, 3b, 3c and 4a.). All of the residential and mixed-use sites contribute towards housing delivery and will therefore have minor positive effects in relation to SA 1. Around half of the sites are expected to have significant negative and minor negative effects in relation to SA 2a and 2b because they are located further than the other sites from a defined city, district, local, neighbourhood, rural or minor rural centre, in addition to primary and secondary schools. Therefore, they do not provide good access to services, facilities and education establishments. Around half of these sites perform well against SA 2a and 2b because they are located close to services and facilities or are of a scale that would support the delivery of new educational facilities.

4.142 Only five of the site options, one residential (200850), two mixed use (40492; and OS273), and two employment (40141; and 59394) are expected to have minor positive effects in relation to SA 3a. This is because they comprise brownfield land and will help promote the achievement of regeneration in Greater Cambridge. A number of sites are expected to have mixed minor positive and negligible effects in relation to SA 3a because they are located on a mix of brownfield and greenfield land. It is noted that 40306 includes a particularly large area of brownfield land (Cambridge Airport), but also includes greenfield land beyond this. Two of the sites (47943 (a residential site); and OS273 (a mixed use site)) contain land that falls within one of the 40% most deprived areas in England and therefore has potential to help regenerate the area. For this reason, they are expected to have minor positive effects against SA 3b. Most of the sites are not of a scale to support the provision of new community facilities and therefore negligible effects are recorded in relation to SA 3c.

4.143 The majority of the sites are well related to either a health centre and/or area of open space/sports facility meaning positive effects are expected in relation to SA 4a. Some of these sites are of a scale that could support the delivery of a health centre. It is recognised that all sites would be required to incorporate new open space in line with the relevance planning policy. A small number of the sites are expected to have minor negative effects in relation to SA 4a because they are also not within close proximity to primary healthcare facilities, open space and/or sports facilities, and they are not of a scale large enough to support the delivery of new healthcare facilities through development. Two of the residential sites and one of the mixed use sites (200770; 200844;

and 40250) are recorded as having uncertain minor negative effects in relation to SA 4b because their development may result in the loss of open space that could be replaced locally.

Summary of effects for Environmental objectives

4.144 The Edge of Cambridge: Green Belt site options are generally expected to have minor negative effects in relation to the environmental objectives (notably SA 5, 6, 7, 8, 10, 11, 12b and 13), with most of the sites having significant negative effects in relation to SA 6 and 8. This is because a large proportion of the sites could have adverse effects on landscape character because they scored 'Red' in the HELAA and consist of at least 25% greenfield land, which is classed as Grade 1 or Grade 2 agricultural land. Five of the sites, one residential (200850), two mixed use (40492; and OS273) and two employment (40141; and 59394), comprise brownfield land and would therefore have minor positive effects in relation to SA 8. Sites 40087 (a mixed use site); and 40087 (an employment site) are expected to have mixed minor positive and minor negative effects in relation to SA 8 because these sites are located on brownfield and greenfield land and the greenfield land is classed as Grade 3 agricultural quality. A small number of sites are expected to have mixed minor positive and significant negative effects in relation to SA 8 because they are located on brownfield and greenfield land, the latter of which is classed as Grade 1 or Grade 2 agricultural quality. It is noted that 40306 includes a particularly large area of brownfield land (Cambridge Airport), but also includes greenfield land beyond this.

4.145 Most of the site options are expected to have significant negative or minor negative effects on designated biodiversity sites (SA 5) because they scored 'Red' or 'Amber' in the HELAA, respectively. Most of the sites include areas identified as being at surface water flood risk, with one of the sites falling within Flood Zones 2 and/or 3 (SA 11). A fairly large proportion of the sites could also have significant negative or minor negative effects on the historic environment (including above-ground assets and archaeology) (SA 7) due to scoring 'Red' or 'Amber' in the HELAA, respectively. However, it is noted that many of these effects could be mitigated through design and construction requirements included within the Local Plan policies, which have been appraised separately. A small number of sites, (40492; 47943, 200850; and OS273) are expected to have negligible effects in relation to SA 7 having been scored 'Green' in the HELAA in relation to impacts on the historic environment. A small proportion of the sites are likely to have minor negative effects on water quality (SA 10) due to the presence of Source Protection Zones, watercourses or waterbodies.

4.146 Despite most of the sites performing poorly in relation to proximity to city, district and rural centres (SA 12b), they are located within close proximity of public transport and therefore have potential to reduce reliance on the private car, which could minimise emissions and result in significant positive and minor effects in relation to SA 12a. Although reducing reliance on the private car could also help to reduce air pollution, many of the sites scored 'Amber' in the HELAA with respect to air quality and are therefore expected to have minor negative effects in relation to SA 13.

Summary of effects for Economic objectives

4.147 The employment site options are expected to have significant positive effects in relation to the economic objectives (notably SA 14 and 15), while the mixed use site options are expected to have significant positive effects in relation to SA 15 and a mixture of significant positive and minor positive effects in relation to SA 14, because, as well as providing new job opportunities, they are located within close proximity to public transport so as to ensure easy access to employment opportunities. However, nine of the site options are expected to have significant negative effects with uncertainty with regards to minerals (SA 9) as they are close to minerals allocations. The residential sites are not likely to affect SA 14 because they are not providing employment land. The mixed-use sites are expected to have significant positive effects in relation to SA 15 because they have the potential to provide both housing and employment uses and will therefore ensure residents are within close proximity of employment opportunities. A small number of residential sites are expected to have significant positive effects in relation to SA 15 because they are located within close proximity of an employment area, which would provide employment opportunities. A small number of the residential site options are expected to have significant negative effects in relation to SA 15 because they are currently in employment use and would therefore be lost to residential development.

Edge of Cambridge – non-Green Belt

Table 4.5: Summary of SA findings for site options in Edge of Cambridge – non-Green Belt

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
OS022	North West Cambridge	Mixed use	+	-?	++?	0	0	0	+	0	-?	-?	-?	--	--?	-?	-	++	-	-	++	++
OS062	North East Cambridge	Mixed use	+	++	++?	+	+	0	++	0	-?	0?	-?	+	--?	-?	-	++	+	-	++	++
OS270	Cambridge East	Mixed use	+	++	++?	+	+	0	++	0	-?	0?	-?	+	--?	0	-	+	-	-	++	++
OS274*	Eddington	Mixed use	+	++	++?	+	0	++	++	0	-?	-?	-?	+	0	0	-	++	-	-	++	++
OS055	Fulbourn Road East (Fulbourn)	Employment	0	-?	N/A	0	0	0	-	0	-?	0?	-?	--	--?	-?	0	+	-	0	++	+
OS056	Cambridge Biomedical Campus extension	Employment	0	--?	N/A	0	0	0	-	0	-?	0?	-?	--	--?	0	-	++	-	0	++	++
OS161	West Cambridge	Employment	0	-?	N/A	+/0	0	0	-	0	-?	-?	0?	--?/+	--?	-?	-	++	-	-	++	++

Summary of effects for Social objectives

4.148 The Edge of Cambridge – non-Green Belt site options generally perform positively against the social objectives (notably SA 1, 2b, 3a, 3b, 3c, 4a), partly because the mixed-use sites contribute towards housing delivery and will therefore have minor positive effects in relation to SA 1. Three of the sites (OS062; OS270; and OS274) are expected to have significant positive effects in relation to SA 2a given that they are close to existing centre locations or of a scale to support the delivery of new centre or superstore. Significant positive effects are also expected for three of these sites (OS062; OS270; and OS274) in relation to SA 4a. These sites are close to existing health centres or of a scale to support the delivery of new facilities of this nature and are also close to areas of open space. It is recognised that all sites would be required to incorporate new open space in line with the relevant planning policy.

4.149 The employment sites perform less well in relation to access to services and facilities when compared to the mixed-use sites. This is because although they are located on the edge of Cambridge, the employment sites are located further from the existing edge of Cambridge and therefore do not have easy access to services and facilities, including primary healthcare facilities, open space and sports facilities. Therefore, they are likely to have minor or significant negative effects on SA 2a and SA 4a. OS062; and OS274 have minor positive effects in relation to social inclusion and equality (SA 3a and 3b) because they are the only sites that contain land within one of the 40% most deprived areas in England and, due to the fact they are brownfield, has the potential to help regenerate the area. One of the sites, OS161 is expected to have mixed minor positive and negligible effects against SA 3a because it is located on a mix of brownfield and greenfield land. The mixed-use site of OS022 and OS270 are expected to have significant positive effects with respect to access to education (SA 2b) because they are located within close proximity to both primary and secondary schools or would support the delivery of new school facilities. Most of the sites are not of a scale to support the provision of new community facilities and therefore negligible effects are recorded in relation to SA 3c.

Summary of effects for Environmental objectives

4.150 The Edge of Cambridge – non-Green Belt site options are generally expected to have negative effects in relation to the environmental objectives (notably SA 5, 6, 7, 8, 10, 11, 12b and 13). Just over half of the sites are recorded as having significant negative effects in relation to SA 8. This is

because a large proportion of the sites consist of at least 25% greenfield land, which is classed as Grade 1 or Grade 2 agricultural land. Three of the sites, OS062; OS161; and OS274 comprise brownfield land and would therefore have minor positive effects. OS161 is expected to have minor positive effects combined with minor negative effects because it is partly located on brownfield land and partly on greenfield land classed as Grade 1 or Grade 2 agricultural quality. All of the sites are expected to have minor negative effects on designated biodiversity sites (SA 5) because they scored 'Amber' in the HELAA. Just over half of the sites could have minor negative effects on water quality (SA 10) due to the presence of Source Protection Zones, watercourses or waterbodies. Furthermore, the majority of sites are identified as being at risk of surface water flooding, or containing smaller areas in flood zones 2 and/or 3 (being assessed as 'Amber' in the HELAA) with minor negative effects recorded in relation to SA 11.

4.151 Just over half of the sites could have minor negative effects on landscape character (SA 6) because they scored 'Amber' in the HELAA with respect to landscape character. All of the mixed-use sites and all but one of the employment sites could have minor negative effects on the historic environment (including above-ground assets and archaeology) (SA 7) due to scoring 'Amber' in the HELAA with respect to the historic environment. The exception to this is employment site OS161 for which negligible effects are recorded in relation to SA 7. The HELAA scored this site 'Green' in relation to potential impacts on the historic environment. It is noted that many of these effects could be mitigated through design and construction requirements included within the Local Plan policies, which have been appraised separately.

4.152 All but one of the sites are expected to have minor negative effects in relation to proximity to city, district and rural centres (SA 12b). However these sites are located within close proximity to public transport and therefore have potential to reduce reliance on the private car, which could minimise emissions and result in significant positive and minor positive effects in relation to SA 12a. Although reducing reliance on the private car could also help to reduce air pollution, many of the sites scored 'Amber' in the HELAA with respect to air quality and are therefore expected to have minor negative effects in relation to SA 13.

Summary of effects for Economic objectives

4.153 The majority of the site options are expected to have significant negative effects with uncertainty with regards to minerals (SA 9) as mineral safeguarding areas cover a large part of the plan area. All of the employment and mixed-use

site options are likely to have significant or minor positive effects in relation to the economic objectives notably SA 14 and 15) because as well as providing new job opportunities, they are located within close proximity to public transport so as to ensure easy access to employment opportunities. The mixed-use sites are expected to have significant positive effects in relation to SA 15 because they will provide both housing and employment uses and will therefore help ensure that residents are within close proximity of employment opportunities.

Integrating homes and jobs – Southern cluster

Table 4.6: Summary of SA findings for the Integrating homes and jobs – Southern cluster site options

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
40013*	Land south of Horseheath Road	Residential	+	-?	+	0	0	0	+	0	-?	-?	0?	--?	0	-?	0	+	-	0	0	-
40117	Land at 120 Cambridge Road, Great Shelford	Residential	+	-?	--	+/0	0	0	-	0	-?	-?	-?	--/+	--?	0	-	++	-	-	0	--
40118	Land west of High Street, Great Abington	Residential	+	--?	+	+/0	0	0	-	0	-?	-?	-?	-- ?/+	--?	-?	0	+	-	-	0	++
40150	Land South of Common Lane, Sawston	Residential	+	-?	-	+/0	0	0	-	0	0?	0?	-?	-- ?/+	--?	-?	-	-	-	-	0	--
40165	Whittlesford Highways Depot, Station Road, Whittlesford	Residential	+	--?	--	+	0	0	-	0	0?	0?	-?	+	--?	-?	0	++	-	-	0	--
40256	Land on the north side of Pampisford Road, Great Abington	Residential	+	--?	-	0	0	0	+	0	-?	-?	-?	--	0	-?	0	+	-	0	0	++
40336	Land off Balsham Road, Linton	Residential	+	-?	+	0	0	0	+	0	-?	-?	-?	--?	0	-?	-	+	-	0	0	-
40509	Land to the south of Babraham Road and east of site H1c, Sawston	Residential	+	-?	-	0	0	0	-	0	-?	-?	-?	--	--?	-?	0	++?	-	-	0	-
40525	Land at Common Lane, Sawston	Residential	+	++	-	0	0	0	++	0	-?	0?	-?	--?	--?	-?	-	+	+	-	0	+
40558	Land at Maarnford Farm, Hunts Road, Duxford	Residential	+	--?	+	0	0	0	+	0	0?	-?	-?	--	0	-?	-	+	-	0	0	++
OS030	Land south of Babraham Road, Sawston	Residential	+	-?	+	0	0	0	-	0	-?	-?	-?	--	--?	--?	-	++?	-	0	0	-
OS216	Land between Hinton Way and Mingle Lane, Great Shelford	Residential	+	-?	--	0	0	0	+	0	-?	0?	-?	--	--?	0	-	++	+	-	0	+
40534	Deal Farm, Cambridge Road, Sawston	Mixed use	+	-?	+	+/0	0	0	-	0	-?	-?	-?	--/+	--?	0	0	++?	-	-	+	++

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
51657	Land north of A505 - Site A1 (east of Hill Farm Road), Duxford	Mixed use	+	--?	--	0	0	0	-	0	-?	-?	-?	--	--?	-?	0	++	-	-	+	++
51660	Land north of A505 - Site A2 (east of M11 and west of Hill Farm Road), Duxford	Mixed use	+	--?	--	+/0	0	0	-	0	-?	0?	-?	--/+	--?	-?	0	+	-	-	+	++
51604a	The Babraham Research Campus, Cambridge	Mixed use	+	--?	+?	+/0	0	0	+	0	-?	-?	-?	--/+	0	--?	-	+++?	-	-	++	++
40125	Comfort Cafe, Four Wentways, Little Abington	Employment	0	--?	N/A	+	0	0	+	0	0?	0?	-?	+	0	-?	-	+++?	-	0	+	+++?
40534	Deal Farm, Cambridge Road, Sawston	Employment	0	-?	N/A	+/0	0	0	-	0	-?	-?	-?	--/+	--?	0	0	+++?	-	-	+	+
51660	Land north of A505 - Site A2 (east of M11 and west of Hill Farm Road), Duxford	Employment	0	--?	N/A	+/0	0	0	-	0	-?	0?	-?	--/+	--?	-?	0	+	-	-	++	+
OS208	Dales Manor Business Park	Employment	0	-?	N/A	+	0	0	-	0	-?	0?	0?	+	--?	-?	-	+++?	-	-	++	+
OS261*	Former Spicers Site, Sawston	Employment	0	-?	N/A	+	0	0	+	0	-?	0?	-?	+	0	--?	-	-	-	-	++	+
51604	The Babraham Research Campus, Cambridge	Employment	0	--?	N/A	+/0	0	0	+	0	-?	-?	-?	--/+	--?	--?	-	+++?	-	-	++	+
200843*	Newmarket Road, Abington	Employment	0	--?	N/A	0	0	0	+	0	0?	-?	0?	--?	0	-?	-	+++?	-	0	+	+++?
200849*	Station Road, Pampisford	Employment	0	--?	N/A	0	0	0	+	0	-?	-?	-?	--?	0	-?	0	+++?	-	0	+	+++?

Summary of effects for Social objectives

4.154 The Integrating homes and jobs – Southern cluster site options generally perform relatively poorly against the social objectives (notably SA 2a, 2b and 4a). A large proportion of the sites are expected to have minor or significant negative effects in relation to SA 2a and 2b. This is because these sites are not close to a defined city, district, local, neighbourhood, rural or minor rural centre, in addition to primary and secondary schools. Therefore, they do not have easy access to services, facilities and schools. Conversely, there are a small number of sites that perform well against SA 2b because they are located within close proximity to schools.

4.155 All of the residential and mixed use sites contribute towards housing delivery and are therefore expected to have minor positive effects in relation to SA 1. Just under half of sites are expected to have mixed minor positive and negligible effects in relation to SA 3a because they comprise both brownfield and greenfield land. Around a sixth of sites are expected to have minor positive effects in relation to SA 3a because they solely comprise brownfield land. None of the sites are located in one of the 40% most deprived areas in England or are of a scale that would support the delivery of new community facilities. Therefore, all sites are expected to have negligible effects in relation to SA3b and 3c.

4.156 Half of the site options are expected to have minor negative effects in relation to SA 4a because they are not close to healthcare facility or area of open space/sports facility. However, one of the sites; 40525 is expected to have significant positive effects in relation to SA 4a because it is within close proximity of a healthcare facility and/or will provide a new health centre and area of open space/sports facility. It is recognised that all sites would be required to incorporate new open space in line with the relevant planning policy.

Summary of effects for Environmental objectives

4.157 The Integrating homes and jobs – Southern cluster site options are generally expected to have negative effects in relation to the environmental objectives (notably, SA 5, 6, 7, 8, 10, 11, 12b and 13). Most of the sites expected to have significant negative effects against SA 8. This is because they comprise at least 25% greenfield land, which is classed as being Grade 1 or 2 agricultural quality. Some of the significant negative effects are recorded as uncertain because the land at some of these sites is classed as Grade 3

agricultural quality but it is unknown whether it is Grade 3a or 3b agricultural quality. For some of the sites, these effects are mixed with minor positive effects because some of the sites comprise brownfield land, in addition to greenfield land. Only four sites (40165; 40125; OS208; and OS261) are expected to have minor positive effects only in relation to SA 8 because they entirely comprise brownfield land.

4.158 Almost all of the site options are expected to have minor negative effects on designated biodiversity sites (SA5) due to scoring 'Amber' in the HELAA. Over half of the sites are expected to have minor negative effects in relation to SA 6 because they scored 'Amber' in the HELAA with respect to landscape character. All but three of the options (OS208; 40013; and 200843) are expected to have minor negative effects in relation to SA 7 because they scored 'Amber' in the HELAA with respect to the historic environment (including above-ground assets and archaeology). It is noted that many of these effects could be mitigated through design and construction requirements included within the Local Plan policies, which have been appraised separately.

4.159 Around two thirds of sites fall within Source Protection Zones 2 or 3 or contain a watercourse or waterbody and are therefore expected to have minor negative effects in relation to SA 10. Four of the sites (OS030; OS261; 51604; and 51604a) are expected to have significant negative effects in relation to SA 10 because they fall within Source Protection Zone 1 and development therefore has the potential to affect water quality. Around half of the sites are expected to have minor negative effects in relation to SA11 because they are identified as being at risk of surface water flooding, or containing smaller areas in flood zones 2 and/or 3. These sites were assessed as 'Amber' in the HELAA.

4.160 Despite most of the sites performing poorly in relation to proximity to city, district and rural centres (SA 12b), they are located within close proximity of public transport and therefore have potential to reduce reliance on the private car, which could minimise emissions and result in significant positive and minor positive effects in relation to SA 12a. Although reducing reliance on the private car could also help to reduce air pollution, two thirds of the sites scored 'Amber' in the HELAA with respect to air quality and are therefore expected to have minor negative effects in relation to SA 13.

Summary of effects for Economic objectives

4.161 Around two thirds of the site options are expected to have significant negative effects with uncertainty with regards to minerals (SA 9) as mineral safeguarding areas cover a large part of the plan area. All of the employment

and mixed-use site options are likely to have significant positive or minor positive effects in relation to economic objectives 14 and 15 because, as well as providing new job opportunities, they are located within close proximity to public transport so as to ensure easy access to employment opportunities. The residential sites are not likely to affect SA 14 because they are not providing employment land. The mixed-use sites are expected to have significant positive effects in relation to SA 15 because they have potential to provide both housing and employment uses and will therefore ensure residents are within close proximity of employment opportunities. The residential sites are expected to have a mixture of effects in relation to SA 15. Significant positive or minor positive effects are expected for five of the residential site options whereas significant negative or minor negative effects are expected for the remaining residential site options. This is because a small number of the residential site options are located within close proximity of an employment area or a city, district or rural centre, and would therefore ensure easy access to employment opportunities. However, the majority of residential sites are not located within close proximity to these areas and therefore people may need to travel further in order to access employment opportunities.

Growth around transport nodes: Cambourne Area

Table 4.7: Summary of SA findings for the Growth around transport nodes: Cambourne Area site options

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
40131	Land west of Broadway, South of Beaufort Road, Cambourne	Residential	+	++	+?	0	0	0	+	0	-?	--?	-?	--	0	-?	-	+++?	+	-	0	+
40132	Land south of School Lane, east of A1198, Cambourne	Residential	+	++	+?	0	0	0	-	-?	-?	--?	--?	--	--?	-?	-	+++?	+	-	0	++
40447	Land at Grange Farm, Caxton	Residential	+	-?	+?	0	0	0	+	0	-?	--?	-?	--	--?	-?	-	+++?	-	-	0	-
48054	Land at Vine Farm and to the south of Caxton, Caxton	Residential	+	+?	+++?	0	0	0	-	0	-?	--?	-?	--	--?	-?	-	+++?	+	-	0	-
48096	Land at Crow's Nest Farm, Papworth Everard	Residential	+	-?	+?	0	0	0	-	0	-?	--?	-?	--	0	-?	-	+	-	-	0	-
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	-?	-	+++?	+	-	+	++
OS275*	Cambourne North	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	++	+

Summary of effects for Social objectives

4.162 The Growth around transport nodes: Cambourne Area site options have a mix of positive and negative effects in relation to the social objectives (i.e. SA 1, 2a, 2b, 3a, 3b, 3c, 4a and 4b). A large proportion of the sites are expected to have positive effects in relation to SA 2a and 2b because they are located in proximity to an existing city, district, local, neighbourhood, rural or minor rural centre, in addition to primary and/or secondary schools or of a scale to support the delivery of new services and facilities of this nature. Conversely, there are a small number of sites that perform less well against SA 2a and 2b because they are located not within close proximity to services and facilities. In particular, 40076 is expected to have significant negative effects in relation to both 2a and 2b. Most of the sites are expected to have negligible effects in relation to SA 3a because they comprise greenfield land. None of the sites are located in one of the 40% most deprived areas in England or are of a scale that would support the delivery of new community facilities. Therefore, all sites are expected to have negligible effects in relation to SA3b and 3c.

4.163 All of the residential and mixed-use sites contribute towards housing delivery and are therefore expected to have minor positive effects in relation to SA 1. A mixture of effects is expected in relation to SA 4a, with just over half of sites expected to have minor positive effects because they are within close proximity of a healthcare facility and/or will provide a new health centre or area of open space. The remaining five site options are expected to have minor negative effects in relation to SA 4a because they are not within close proximity of a healthcare facility or area of open space/sports facility. It is recognised that all sites would be required to incorporate new open space in line with the relevant planning policy. Only one site (40132) is expected to have minor negative effects in relation to SA 4b because it would result in the loss of open space, but this could be replaced locally.

Summary of effects for Environmental objectives

4.164 The Growth around transport nodes: Cambourne Area site options are generally expected to have negative effects in relation to the environmental objectives (notably SA 5, 6, 7, 8, 10, 11 and 13). All of the sites expected to have significant negative effects against SA 8 (although this is mixed with minor positive effects for 56461) and all but one of the sites are expected to have significant negative effects against SA 6. This is because all of the sites consist of at least 25% greenfield land classed as Grade 1 or Grade 2 agricultural

quality. With regard to SA 6, all but one of the sites scored 'Red' in the HELAA as they are expected to have adverse impacts on landscape character which cannot be mitigated. The remaining site option (40076) scored 'Amber' in the HELAA as although it could have an adverse impact on the landscape, this impact could be mitigated through design and construction requirements included within the Local Plan policies, which have been appraised separately.

4.165 All site options with the exception of; 40114; and OS275 are expected to have minor negative effects on designated biodiversity sites (SA 5). Sites 40114; and OS275 are expected to have significant negative effects on designated biodiversity sites because its impacts on biodiversity cannot be reasonably mitigated or compensated. The same sites are also expected to have significant negative effects in relation to SA 7 because they scored 'Red' in the HELAA with respect to the historic environment (including above-ground assets and archaeology). Most of the remaining sites are expected to have minor negative effects in relation to SA 7 because they scored 'Amber' in the HELAA. However, it is noted there may be potential for the design and construction requirements set out in policies in the Local Plan to achieve appropriate mitigation in relation to biodiversity and the historic environment if any of these site options are taken forward as allocations.

4.166 All but two sites fall within Source Protection Zones 2 or 3, or contain a watercourse or waterbody. Furthermore, one only of the sites is not identified as being at high or medium risk from surface water flooding, or containing smaller areas in flood zones 2 and/or 3 (being assessed as 'Amber' in the HELAA). Therefore, the majority of the sites are expected to have minor negative effects in relation to SA 10 and SA 11.

4.167 Almost all of the site options are expected to have significant positive or minor positive effects in relation to SA 12a because they are located within close proximity of public transport and therefore have potential to reduce reliance on the private car, which could minimise emissions. Although reducing reliance on the private car could also help to reduce air pollution, all but one of the sites scored 'Amber' in the HELAA with respect to air quality and are therefore expected to have minor negative effects in relation to SA 13. Just over half of the sites are expected to have minor positive effects in relation to SA 12b because they are within close proximity of a defined city, district or rural centre and therefore people do not need to travel elsewhere to reach certain amenities. The remaining sites are expected to have minor negative effects in relation to 12b because although they are within close proximity of public transport, they are not within close proximity of a defined city, district or rural centre.

Summary of effects for Economic objectives

4.168 Four of the site options are expected to have significant negative effects with uncertainty with regards to minerals (SA 9), as they are within or near to minerals allocations. The residential site options are not likely to affect SA 14 because they are not providing employment land. The employment and mixed use site options are expected to have significant positive and minor positive effects in relation to SA 14 because they are likely to provide new job opportunities. The employment site is expected to have minor positive effects in relation to SA 15, whereas the mixed use sites are expected to have significant positive effects in relation to SA 15, because they will provide both housing and employment uses and will therefore ensure residents are within close proximity of employment opportunities. One of the residential site options; 40132, is expected to have significant positive effects in relation to SA 15 and; 40131, is expected to have minor positive effects in relation to SA 15 because they are within close proximity to Cambourne centre, where job opportunities are available. The remaining residential site options are expected to have minor negative effects in relation to this objective because they are a further distance from employment areas and city, district and rural centres.

Dispersal: Villages

Table 4.8: 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	-
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	Residential	+	-?	-	0	0	+	+	-?	-?	0?	-?	--	0	-?	-	+	-	0	0	-
40272	Land east of Balsham Road, Fulbourn	Residential	+	-?	-	0	0	0	+	0	-?	0?	-?	-	--?	-?	-	-	-	-	0	-
40286	Bird Farm, Cambridge Road, Fulbourn	Residential	+	-?	-	0	0	0	++	0	-?	-?	-?	--	--?	--?	0	+	-	-	0	-
40329	Land to the west of Oakington Road, Girton	Residential	+	--?	-	0	0	0	-	0	-?	-?	-?	-	--?	-?	-	+	-	-	0	-

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
40345	Ely Road, Milton	Residential	+	-?	-	+/-	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	Residential	+	-?	+	0	0	0	-	0	-?	-?	-?	--	--?	0	-	+	-	-	0	++
40490	Land to the west of Cambridge Road, Melbourn	Residential	+	-?	+	0	0	0	-	0	-?	0?	-?	--	--?	0	-	+	-	-	0	++
40518	Land south of Hattons Road, east of Home Farm Drive, Longstanton	Residential	+	--?	+	0	0	0	++	0	-?	-?	-?	--?	0	-?	-	+	-	0	0	-
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	-	+	-	0	0	++
51649	Land to the north of Meadow Road, Willingham	Residential	+	+	+	0	0	0	-	0	-?	0?	-?	--	--?	0	-	++	-	-	0	-
56169	29 Station Rd, Shepreth	Residential	+	--?	--	+	0	0	-	0	0?	-?	0?	+	--?	0	-	++	-	-	0	--
59349*	Land south of Newington, Willingham	Residential	+	+	+	0	0	0	+	0	-?	0?	-?	-	0	0	-	+	-	0	0	-
59381*	Cambridge Bar Hill Hotel Bar Hill CB23 8EU	Residential	+	+	-	+/-	0	+	+	-?	-?	-?	-?	-- ?/+	0	0	-	+	-	-	0	++
200747*	Land between 103-144 Histon Road, Cottenham	Residential	+	-?	-	0	0	0	-	0	-?	-?	-?	--	0	0	-	+	-	0	0	-

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
200757*	9 Doggets Lane Fulbourn Cambridge CB21 5BT	Residential	+	++	-	0	0	0	+	0	-?	-?	-?	--	0	-?	0	+	-	0	0	-
200758*	L'Abri, Teversham Road, Fulbourn, Cambridge, CB21 5EB	Residential	+	-?	--	+	0	0	-	0	0?	-?	-?	+	0	--?	0	+	-	0	0	-
200759*	Land at Girton Road, Girton, CB3 0PG	Residential	+	--?	-	+	0	0	+	0	0?	--?	-?	+	0	0	-	+	-	0	0	-
200767*	Land at 92,98 and 100 West Drive Caldecote Cambridge CB23 7NY	Residential	+	--?	++	0	0	0	-	0	-?	-?	-?	--?	0	0	-	+	-	0	0	-
200798*	Land adjacent to Grove Farm CB23 1AD	Residential	+	--?	++	+/0	0	0	-	0	-?	-?	-?	-- ?/+	0	0	-	+	-	0	0	-
200777*	Sub-Department of Animal Behaviour, Madingley, Cambridge, CB23 8AA	Residential	+	--?	--	+	0	0	-	0	-?	0?	-?	+	0	0	-	+	-	0	0	-
200784*	Land to rear of 28a Cinques Road, Gamlingay, SG19 3NW	Residential	+	-?	--	0	0	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	-
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	++ ?	-	-	+	++

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
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	-	-	-	-	+	++
40544	Land at Potton Road, Gamlingay	Mixed use	+	-?	--	0	0	0	-	0	-?	-?	-?	--?	-?	-?	0	-	-	-	+	++
47799*	Land north of A505 Baldock Road, Royston	Mixed use	+	--?	++ ?	+/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	++ ?	-	-	+	+
40121	Land North of A14, J25, Bar Hill	Employment	0	-?	N/A	0	0	0	+	0	-?	--?	0?	--	0	-?	--	+	-	0	++	+
40248	Slate Hall Farm	Employment	0	-?	N/A	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	-	-	-	0	++	+
47353	Brickyard Farm, Boxworth	Employment	0	--?	N/A	+/0	0	0	+	0	-?	-?	0?	-- ?/+	0	0	-	+	-	-	++	+

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
200812*	Land at Hall Farm, High Street, Teversham, CB1 9AP	Employment	0	--?	N/A	+	0	0	-	0	-?	-?	-?	+	0	0	-	+	-	0	+	+
200787	Land to the south of the A14 Services, Boxworth	Employment	0	--?	N/A	0	0	0	-	0	-?	-?	--?	--?	0	0	-	-	-	0	++	+
OS057	Over, Norman Way	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?	-?	+	--?	-?	-	+	-	-	+	+
OS277*	Slate Hall Farm	Employment	0	-?	N/A	+/0	0	0	-	0	-?	-?	-?	--/+	0	-?	-	+	-	-	++	+
OS282	Land to the south of the A14 Services	Employment	0	--?	N/A	0	0	0	-	0	-?	-?	--?	--?	-?	-?	-	-	-	-	++	+

Summary of effects for Social objectives

4.169 A mix of effects is recorded for Dispersal: Village site options in relation to social objectives (i.e. SA 1, 2a, 2b, 3a, 3b, 3c, 4a and 4b). The residential and mixed use sites would contribute towards housing delivery, therefore all are expected to have minor positive effects in relation to SA 1. Dispersal: Village sites are generally expected to have negative effects (both significant and minor, sometimes with uncertainty) for access to services and facilities (SA 2a and 2b), because they are not within close proximity to an existing centre or education facilities and are not of a scale to support the delivery of services and facilities of this type. However, a small number of sites are expected to have minor positive effects as they are close to an existing smaller centre or a school. Most sites are expected to have negligible effects for social inclusion and equalities (SA 3a, 3b and 3c). This reflects the location of most of the sites on greenfield land and outside of more deprived areas, and the fact that they are not expected to support the delivery of new community facilities.

4.170 Whilst effects for health are mixed, the majority of sites are likely to have minor negative effects with regards to access to healthcare facilities and/or open space (SA 4a) and very few sites are expected to result in loss of open space or sports facilities (SA 4b). The mostly negative effects recorded in relation SA 4a reflect the location of many of the site some distance from existing healthcare facilities and open space and their relatively small size, which is not expected to support the delivery of new healthcare facilities in the plan area. It is recognised that all sites would be required to incorporate new open space in line with the relevant planning policy.

4.171 The only significant positive effects recorded in relation to SA 4a are for sites 40286; 40518 and 40549. These sites are close to both healthcare facilities and open space.

Summary of effects for Environmental objectives

4.172 The Dispersal: Village sites generally perform negatively in relation to the environmental objectives (notably SA 5, 6, 7, 8, 10, 11, 12a and 13). In particular, the majority of sites are expected to have minor negative effects (with uncertainty) in relation to biodiversity and geodiversity (SA 5) and landscape and townscape (SA 6), as officer assessments scored these sites as 'Amber' in the HELAA for these topics. It is likely that adverse effects relating to biodiversity and landscape could be mitigated at least in part through design and construction requirements included within the Local Plan policies, which have been appraised separately.

4.173 Minor negative effects are also identified for many sites with regards to adaptation to climate change (SA 11), and air quality (SA 13). This is because they are at risk of surface water flooding, or contain smaller areas in flood zones 2 and/or 3 (being

assessed as 'Amber' in the HELAA), and there are potential air quality issues, but these can likely be mitigated.

4.174 The Dispersal: Village sites are generally expected to have either minor negative or negligible effects (sometimes with uncertainty) with regards to historic environment (including above-ground assets and archaeology) (SA 7) and water (SA 10). Minor negative effects are recorded where there is potential harm to heritage assets, but this could be reasonably mitigated (SA 7) and where sites coincide with Source Protection Zone 2 or Source Protection Zone 3 (SA 10). However, the effects recorded in relation to SA 7 and SA 10 for two sites are significant negative. Sites 47799 and OS282 were assessed as 'Red' in relation to impacts on the historic environment and sites 40286 and 200758 are identified as lying within Source Protection Zone 1 within which development proposes increased risk to water resources.

4.175 Mostly significant negative effects (sometimes with uncertainty) are identified with regards to efficient use of land (SA 8), given that most sites consist primarily of greenfield land that is either Grades 1 or 2 agricultural land, although for some sites minor positive effects are recognised (often mixed with minor negative) because these sites are wholly or partly brownfield land.

4.176 Despite most of the sites performing poorly in relation to proximity to city, district and rural centres (SA 12b), they are located within close proximity of public transport (SA 12a). Therefore, many sites have potential to reduce reliance on the private car, which could minimise emissions and result in significant positive and minor positive effects in relation to SA 12a.

Summary of effects for Economic objectives

4.177 Many of the site options are expected to have significant negative effects with uncertainty with regards to minerals (SA 9) given that they fall within areas covered by minerals allocations. All of the employment and mixed-use site options are likely to have significant positive and minor positive effects in relation to the economy and employment (SA 14 and 15) because, as well as providing new job opportunities, they are accessible by public transport. All mixed-use sites are likely to have significant positive effects in relation to the employment (SA 15) because they will provide new employment opportunities and housing side by side, enabling good access to employment and a nearby workforce.

4.178 The residential sites are generally expected to have minor negative effects with regards to employment (SA 15), because they are more than 1.8km from an employment area and from a local, neighbourhood or minor rural centre. However, five of the residential sites are expected to have significant positive effects in relation to SA 15 because they are located within close proximity of an employment area and will therefore ensure easy access to employment opportunities. Significant negative effects are recorded for two of the residential sites (40014; and 56169) where development would lead to the loss of existing employment land.

Dispersal: Villages / Transport Corridors

Table 4.9: 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 12 a	SA 12 b	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	++
40106*	Two parcels of land on the north and south sides of Ashwell street, Kneesworth and Land and buildings on the south side of Ashwell Street, Kneesworth	Residential	+	-?	++?	0	+	0	++	0	-?	--?	--?	--	0	-?	-	++	-	-	0	++
40190a	Land at Mansel Farm, Station Road, Oakington	Residential	+	--?	-	0	0	0	-	0	0?	-?	-?	--?	--?	0	-	++	-	0	0	-
40277	Land at Fenny Lane Farm, Meldreth	Residential	+	--?	-	+/-	0	0	-	0	-?	-?	-?	--/+	--?	0	0	++	-	-	0	-
40282*	Land adjacent to St Georges Way, Impington, CB24 9AF and Land adjacent to Woodcock Close, Impington	Residential	+	-?	++	+/-	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	--

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 12 a	SA 12 b	SA 13	SA 14	SA 15
40296	Land to the south of Oakington Road, Cottenham	Residential	+	--?	+	0	0	++	-	0	0?	-?	-?	--	0	0	-	+	-	0	0	-
40338	Land off Whitecroft Road, Meldreth	Residential	+	--?	+	0	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	-
40466*	Bannold Road, Waterbeach	Residential	+	+	-	0	0	0	++	0	-?	-?	-?	--?	0	0	-	++	-	-	0	-
40511*	East of A505 and south of A10	Residential	+	--?	+	0	0	0	-	0	-?	--?	--?	--	0	-?	-	++	-	-	0	-
47535	Willow Tree Stables, 110-112 Whitecroft Road, Meldreth	Residential	+	--?	-	0	0	0	-	0	-?	-?	-?	--	--?	0	-	++	-	0	0	-
51599b*	Land at Highfields, Caldecote	Residential	+	--?	-	0	0	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	-

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 12 a	SA 12 b	SA 13	SA 14	SA 15
59398	Land off Whitecroft Road, Meldreth SG8 6ND	Residential	+	-?	-	0	0	0	-	0	-?	-?	-?	--	0	0	0	++	-	0	0	-
59410*	The Boundary, High Street, Horningsea CB25 9JG	Residential	+	--?	--	+	0	0	-	0	-?	-?	-?	+	0	0	-	+	-	0	0	-
200831*	Compass House and adjacent land, Chivers Way, Histon, Cambridge, CB24 9AD	Residential	+	++	+?	+	0	0	++	0	0?	-?	-?	+	0	0	-	++	+	0	0	++
200846*	Former Dealership, Land at St Neots Road, Hardwick	Residential	+	--?	-	+	0	0	+	-?	-?	-?	-?	+	0	0	-	++?	-	0	0	-
OS157	Land West of Over Road, Longstanton	Residential	+	--?	-	+/0	0	0	+	0	-?	0?	-?	-- ?/+	-?	-?	-	+	-	-	0	-
OS219	East of bypass, Longstanton	Residential	+	-?	-	0	0	0	-	0	-?	0?	-?	--?	--?	0	-	-	-	-	0	-
OS281*	Land at Highfields (phase 2), Caldecote	Residential	+	--?	-	0	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 Buckingway 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	-	++?	-	-	+	++

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 12 a	SA 12 b	SA 13	SA 14	SA 15
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	-	++?	-	0	+	++?
40260	Land at Evolution Business Park, Milton Road, Impington	Employment	0	--?	N/A	+0	0	0	-	0	-?	-?	0?	--/+	--?	0	-	-	-	-	+	+
40455	Land adj to Buckingway 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	-	++?	-	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	++	+

Summary of effects for Social objectives

4.179 A mix of effects are recorded for Dispersal: Village/Transport Corridors sites in relation to social objectives (i.e. SA 1, 2a, 2b, 3a, 3b, 3c, 4a and 4b). Given that the residential and mixed-use sites contribute towards housing delivery, all are expected to have minor positive effects in relation to SA 1. Dispersal: The Village/Transport Corridors sites are generally expected to have negative effects (sometimes with uncertainty) for access to services and facilities (SA 2a and 2b), because they are not within proximity to an existing centre or education facilities. A small number of sites could have positive effects for one or both of 2a and 2b given their proximity to an existing centre or education facilities or their potential to deliver new facilities of this nature. Most sites are expected to have negligible effects for social inclusion and equalities (SA 3a, 3b and 3c). This is because they mostly lie on greenfield land, are not found in more deprived areas, and are not of a scale to deliver new community facilities.

4.180 The majority of sites are likely to have minor negative effects with regards to access to healthcare facilities and/or open space (SA 4a). Only three sites (40106; 40466; and 200831) are expected to have a significant positive effect in relation to SA 4a given that they are close to an existing health centre or are of a scale to deliver new facilities of this nature and are also close to an area of open space. It is recognised that all sites would be required to incorporate new open space in line with the relevant planning policy. However, although all but one of the sites (200846) are not expected to result in loss of open space or sports facilities (SA 4b).

Summary of effects for Environmental objectives

4.181 The Dispersal: Village/Transport Corridors sites generally perform negatively in relation to the environmental objectives (notably SA 5, 6, 7, 8, 10, 11, 12b and 13). In particular, the majority of sites are expected to have minor negative effects (with uncertainty) in relation to biodiversity and geodiversity (SA 5), landscape and townscape (SA 6) and the historic environment (including above-ground assets and archaeology) (SA 7). This reflects the findings of officer assessments which scored these sites as 'Amber' in the HELAA for these topic areas. There is potential for the requirements of policies included in the Local Plan to help mitigate effects of this nature if any of these site options is taken for allocation. Sites 40106; 40511; and OS058 are the only sites

expected to have significant negative effects against SA 6. Sites 40106; and 40511 are also expected to have significant negative effects in relation to SA 7.

4.182 Minor negative effects are also identified for many sites with regards to adaptation to climate change (SA 11), and air quality (SA 13). This is because they are at risk of surface water flooding, or contain smaller areas in flood zones 2 and/or 3 (being assessed as 'Amber' in the HELAA), and there are potential air quality issues at these sites, but these can likely be mitigated.

4.183 Mostly significant negative effects (sometimes with uncertainty) are identified with regards to efficient use of land (SA 8), given that most sites consist primarily of Grades 1 or 2 agricultural land. However, for some sites minor positive effects are identified (often mixed with minor negative) because the site is wholly or partly brownfield land. The Dispersal: Village/Transport Corridors sites are generally expected to have mostly negligible effects (sometimes with uncertainty) with regards to water (SA 10) given that they lie outside of Source Protection Zones and are not close to watercourses.

4.184 Despite most of the sites performing poorly in relation to proximity to city, district and rural centres (SA 12b), many are located within close proximity of public transport and score positively in relation to SA 12a. Therefore, this category of sites mostly has potential to reduce reliance on the private car, which could minimise emissions and minor and significant positive effects have been identified for many in relation to SA 12a.

Summary of effects for Economic objectives

4.185 The Dispersal: Village/Transport Corridors sites are mostly expected to have significant negative effects with uncertainty with regards to minerals (SA 9) given that they fall within minerals allocations. All of the employment site options are likely to have significant positive or minor positive effects in relation to the economy and employment (SA 14 and 15) because as well as providing new job opportunities, they are accessible by public transport.

4.186 The mixed-use sites are generally likely to have minor positive effects on the economy (SA 14) and significant positive effects in relation to the employment (SA 15) because they will provide new employment opportunities and housing side by side, enabling good access to employment and a nearby workforce to support the viability of new employment floorspace. The residential sites are generally expected to have minor negative effects with regards to employment (SA 15), because they are more than 1.8km from an employment area and from a local, neighbourhood or minor rural centre or significant

positive effects, where they are in proximity to an existing employment area. Significant negative effects are identified in relation to SA 15 for only one site (40284). The development of this residential site could lead to the loss of existing employment land.

New Settlements

Table 4.10: Summary of SA findings for the New Settlements

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
40317	Land to the west of Scotland Road, Dry Drayton	Residential	+	++	+++?	0	0	0	+	0	-?	--?	-?	--	0	0	-	+++?	-	-	0	++
OS280*	Land adjacent to A11 and A1307 at Grange Farm	Mixed use	+	++	+++?	0	0	0	+	0	-?	--?	-?	--	--?	-?	-	+++?	-	-	++	++
56252	Scotland Farm (East & West), Scotland Road, Dry Drayton	Mixed use	+	++	+++?	0	0	0	+	0	0?	--?	-?	--	0	-?	-	+++?	-	-	++	++/- -
200785*	Land north of A505, extending between Station Road and land west of Royston Road Ashwell & Morden, Royston, SG8 9NR	Mixed use	+	++	+++?	0	+	0	+	-?	--?	--?	--?	--	--?	-?	-	++	-	-	++	++

Summary of effects for Social objectives

4.187 Positive effects are generally recorded for the New Settlement site options in relation to the social objectives (notably SA 1, 2a, 2b, 3b, 4a and 4b). Given that each of the sites will contribute towards housing delivery, all of the sites are expected to have minor positive effects in relation to SA 1. Most of the New Settlement sites are not in close proximity to existing city, district, or rural centres, or primary or secondary schools, however, the scale of development that would result at these locations will support the creation of new centres, as well as education facilities. Therefore, significant positive effects are recorded for the sites in relation to SA 2a and 2b. All sites would deliver a level of housing (at least 3,300 new home) that is likely to support the delivery of new primary and secondary school facilities.

4.188 The New Settlement sites are mostly expected to have negligible effects for social inclusion and equalities (SA 3a, 3b and 3c) given their location on greenfield land and outside of areas that are more deprived. The exception to this is site 200785 which lies within one of the more deprived areas in Greater Cambridge and is expected to have a minor positive effect in relation to SA 3b. Furthermore, while all sites of a scale that is likely to support the delivery of new retail and/or community uses, most are not close to any of the existing centres of the plan area. Most of the sites are located some distance from a healthcare facility, however all are of a scale (around 4,100 homes) to support the provision of a new health centre. It is recognised that all sites would be required to incorporate new open space in line with the relevant planning policy. Additionally, all but one of the sites) are not expected to result in loss of open space or sport facilities. As such minor positive and negligible effects are expected in relation to SA 4a and 4b for most of the sites. An uncertain minor negative effect is expected for site 200785 given that the development this site could result in the loss of open space or sports facility, which could be replaced locally.

Summary of effects for Environmental objectives

4.189 The New Settlement site options generally perform negatively in relation to the environmental objectives (notably SA 5, 6, 7, 8, 10, 11, 12b, and 13). The majority of the sites are expected to have minor negative effects with uncertainty in relation to biodiversity and geodiversity (SA 5) and the historic environment (SA 7), as officer assessments scored these sites as 'Amber' in the HELAA for these topics. The notable exception to this is site 200785 which is scored 'Red' in relation to biodiversity impacts as well as impacts on the historic

environment. Site 56252 is the only site which is scored 'Green' in the HELAA in relation to impacts on ecological assets and a negligible effect is recorded for this site in relation to SA 5.

4.190 Minor negative effects are identified for all of the New Settlement sites with regards to adaptation to climate change (SA 11). This is because all New Settlement sites have been assessed as 'Amber' in the HELAA in relation to flood risk. All sites are also identified as having minor negative effects in relation to air quality (SA 13) given their 'Amber' score in the HELAA in relation to air pollution. However, the 'Amber' rating recorded indicates that air quality issues can likely be mitigated through careful design.

4.191 Significant negative effects are identified for all sites in relation to SA 6 because the sites all scored 'Red' in the HELAA with respect to landscape character. The HELAA findings indicate that each of the sites would likely have a detrimental impact on sensitive landscapes that cannot be mitigated. All sites are also expected to have significant negative effects in relation to efficient use of land (SA 8), given that they comprise greenfield land and contain of large amount of Grade 1 or 2 agricultural land.

4.192 Despite all of the sites being located at least 720m away from existing city, district and rural centres (SA 12b), they are close to an existing or proposed rapid public transport stop (SA 12a) and therefore have potential to reduce reliance on private vehicles, which could minimise carbon emissions. As such all sites considered are expected to have significant positive effects in relation to SA 12a and minor negative effects in relation to SA 12b. The significant positive effects recorded in relation to SA 12a for 200785 are the only effects with no uncertainty attached. This reflects the site's location close to an existing rapid public transport stop, while all other sites are close to a proposed stop.

4.193 Sites 56252; OS280; and 200785 fall within Source Protection Zone 2 or 3, and/or contain a watercourse. Therefore, these sites are expected to have minor negative effects in relation to SA 10 (with some uncertainty). Only 40317 is located entirely outside of a Source Protection Zone and does not contain a watercourse. Negligible effects are recorded for this site in relation to SA 10.

Summary of effects for Economic objectives

4.194 Two of the New Settlement site options are expected to have negligible effects in relation to minerals (SA 9), as they are not close to minerals allocations. Two of the sites (OS280; and 200785) are expected to have

significant negative effects with uncertainty in relation to this objective given that they fall at least partly within a minerals allocation.

The majority of the New Settlement site options are likely to have significant positive effects in relation to the economy and employment (SA 14 and 15). With the exception of site 40317, which would provide residential development only, each site option is expected to provide substantial new job opportunities and housing at the same location. Site 40317 is located within 1.8km of an employment area meaning significant positive effects are also expected for this site in relation to SA 15. However, for one of the New Settlement sites (56252), the significant positive effects recorded in relation to SA 15 are combined with significant negative effects. While this site is expected to provide new residential and employment uses close to each other, part of the site is currently in employment use which is likely to be lost as development occurs.

Chapter 5

Sustainability Appraisal findings for the Draft Local Plan and reasonable alternatives

Introduction

5.1 This chapter sets out the findings of the SA in relation to the draft policies in the Draft Local Plan (Regulation 18). The assessments are presented in the following order:

- Strategic policies setting out the level of development for the plan area and development strategy (i.e. where development will be delivered over the plan period).
- Area specific policies (including site allocation policies setting out site specific requirements that development proposals for those sites must meet).
- Topic specific development management style policies.

5.2 For each draft policy a table is included summarising the expected sustainability effects (using colour-coded symbols) and the findings are described below each table.

5.3 An assessment of alternatives considered to be reasonable is also included in this SA Report. For the strategic policies and development management policies the appraisal of any reasonable alternatives is presented alongside the draft policy. The reasonable alternatives for the site allocations comprise a variety of site options considered by the Councils as part its decision making about which sites to allocate. A summary of the effects for the various site options considered is set out in Chapter 4. The Councils have set out the reasons for their development strategy choices in their Development Strategy topic paper. The Councils' decision making for preferring and not preferring reasonable alternative sites are set out in Appendix E.

5.4 In addition, at the First Proposals stage, several additional options relating to the site allocation policies such as a slightly higher or lower amount of growth or slightly larger or smaller site boundaries, were considered by the Councils. These options are presented in Appendix F of this report. Where these options comprise reasonable alternatives, their appraisal is also presented in Appendix F.

5.5 Please note that where reasonable alternatives relate to just one element of the draft policy, it has been assumed that the remainder of the policy would stay the same. If the Councils did not consider an alternative to be reasonable, this is explained and it has not been assessed.

5.6 Furthermore, alternatives that are effectively a 'no policy' approach and would effectively result in reliance on national policy or other legislation have not been assessed in this SA.

5.7 A number of negative effects have been identified, particularly for draft policies that allocate sites for development. It is acknowledged that these negative effects may be addressed through mitigation, either provided by other policies in the plan, national policy or other legislation (e.g. Environmental Permitting regime). The assessments in this chapter consider each policy on its own merit – cumulative effects will be presented in the next iteration of the SA at Regulation 19 of the Local Plan preparation. The next iteration of the SA will also consider potential in-combination effects of the Local Plan with other relevant plans and programmes.

Strategic policies setting out the level of development for the plan area and development strategy

5.8 This section presents the appraisal of the policies that set out the strategic approach for the plan area. This includes the appraisal of the plan vision and strategic priorities as well as the development strategy. The appraisal of the policies in this section follows the order of the policies as they are presented in the Local Plan document.

Greater Cambridge in 2045

Vision

5.9 The Draft Local Plan for sets out a Vision for Greater Cambridge up to 2045 which the policies in the document will have help to deliver:

5.10 *We want Greater Cambridge to be a place where impacts on our climate and environment are significantly reduced, balanced with the continued flourishing of our internationally significant innovation economy, and an increase*

in the quality of everyday life for all our communities. New development must minimise carbon emissions and reliance on the private car; create thriving neighbourhoods with the variety of jobs and homes and supporting infrastructure we need; increase our network of nature, wildlife and multi-functional green spaces; and safeguard our unique, locally distinctive heritage and landscapes.

Table 5.1: Vision

SA Objective	Vision
1. Housing	++
2. Access to services and facilities	0
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	++
6. Landscape and townscape	+
7. Historic environment	+
8. Efficient use of land	0
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	++
13. Air quality	+
14. Economy	++
15. Employment	++

5.11 Due to the high level and aspirational nature of the ambitions set out in the Vision for Cambridge, all identified effects are positive. In terms of housing, the Vision states that new development must include a variety of homes to meet needs. As a result, significant positive effects are identified in relation to SA objective 1: Housing. The commitment of the Vision to elevating quality of life for all communities in Cambridge is likely to be supported by the commitment to delivering a variety of homes, which may include groups of people with protected characteristics and older people. Therefore, minor positive effects are identified in relation to SA objective 3: Social inclusion and equalities. Improvements to quality of life, along with the Vision's aspirations for green space are likely to benefit resident's health and wellbeing and therefore minor positive effects are also identified in relation to SA objective 4: Health.

5.12 In addition to supporting the delivery of new green space, the Vision also directly sets out to increase nature and wildlife, which is likely to promote biodiversity within Cambridge. As such, significant positive effects are identified in relation to SA objective 5: Biodiversity and geodiversity. The Vision also commits to safeguarding Cambridge's unique heritage and landscape and therefore minor positive effects are identified in relation to SA objective 6: Landscape and townscape and SA objective 7: Historic environment.

5.13 The Vision's seeks to address climate change, which it states will be achieved through minimising carbon emissions arising from new development and reduced reliance on private car travel. Therefore, significant positive effects are identified in relation to SA objective 12: Climate change mitigation. A reduced reliance on private car travel may also mitigate the contribution of new development to air pollution. Minor positive effects are therefore expected in relation SA objective 13: Air quality.

5.14 The delivery of new development in Greater Cambridge is likely to attract investment to the area. Furthermore, the Vision states that a variety of jobs will be created to support thriving neighbourhoods. As such, significant positive effects are identified in relation to SA objective 14: Economy and SA objective 15: Employment.

Strategic Priorities

5.15 The Vision flows into Strategic Priorities for the Draft Local Plan. The priorities are set out below:

- Climate change: Help Greater Cambridge transition to net zero carbon by 2050, by ensuring that development is sited in places that help to reduce

carbon emissions, is designed to the highest achievable standards for energy and water use to reduce environmental impacts, adapts to and mitigates against climate change, and is resilient to current and future climate risk, including the longer term risk of flooding.

- Biodiversity and green spaces: Increase and improve our network of habitats for wildlife, and green spaces for people, ensuring that development leaves the natural environment better than it was before.
- Wellbeing and social inclusion: Help improve equality of access and opportunities for people in Greater Cambridge to lead healthier and happier lives, ensuring that everyone benefits from the development of new homes and jobs.
- Great places: Sustain the unique character and identities of Cambridge and South Cambridgeshire, and complement it with beautiful and distinctive development, creating a place where people want to live, work, visit and play.
- Jobs: Encourage a flourishing, dynamic and mixed economy in Greater Cambridge which includes a wide range of jobs, while maintaining our area's global reputation for education and innovation.
- Homes: Plan for enough housing to meet our needs, including significant quantities of housing that is affordable to rent and buy, and different kinds of homes to suit our diverse communities.
- Connectivity and Infrastructure: Plan for transport, water, energy and digital networks; and health, education and cultural facilities; in the right places and built at the right times to serve our existing and growing communities.

Table 5.2: Strategic Priorities

SA Objective	Strategic Priorities
1. Housing	++
2. Access to services and facilities	+
3. Social inclusion and equalities	++

SA Objective	Strategic Priorities
4. Health	++
5. Biodiversity and geodiversity	++
6. Landscape and townscape	+
7. Historic environment	+
8. Efficient use of land	0
9. Minerals	0
10. Water	+
11. Adaptation to climate change	++
12. Climate change mitigation	++
13. Air quality	+
14. Economy	++
15. Employment	++

5.16 As with the Vision, the high level and aspirational nature of the Strategic Priorities included in the plan means that all identified effects are positive.

5.17 The housing related priority commits to delivering sufficient housing to meet local need, which will include affordable housing (to rent and buy) and different types of housing to meet the needs of diverse communities within Greater Cambridge. As a result, significant positive effects are identified in relation to SA objective 1: Housing. This priority is supported by a wellbeing and social inclusion related priority, which sets out to ensure that everyone benefits from the new homes delivered and to assist people to lead healthier and happy lives. Furthermore, the 'Great Places' priority suggests development should be beautiful and distinctive to create places where people will want to live, work and play. Therefore, significant positive effects are identified in relation to SA objectives 3: Social inclusion and equalities and 4: Health. The approach to

placemaking is further supported by a commitment to planning for health, education and cultural facilities in appropriate locations. As such, minor positive effects are identified in relation to SA objective 2: Access to services and facilities.

5.18 The priority dedicated to biodiversity and open space seeks to improve the network of habitats and green space within Greater Cambridge, with a commitment to leaving the natural environment in a better condition than it was before. As such, significant positive effects are identified in relation to SA objective 5: Biodiversity and geodiversity. The 'Great places' priority seeks to sustain the unique character and identities of Cambridge and South Cambridgeshire. Although not explicitly set out in the priority, this is likely to afford protection to protected landscapes and heritage assets. Therefore, minor positive effects are identified in relation to SA objectives 6: Landscape and townscape and 7: Historic environment.

5.19 Climate change is at the forefront of the priorities and a notable commitment is made in respect given the target of reaching net zero by 2050. The priority is set out to help achieve this by siting development in locations that will limit carbon emissions from transport, and by supporting high energy efficiency standards in new development. Therefore, significant positive effects are identified in relation to SA objective 12: Climate change mitigation. Additionally, it is also stated that new development should be resilient to current and future climate risks. As such, significant positive effects are identified in relation to SA objective 11: Adaptation to climate change. The commitments made to helping to reduce carbon emissions to net zero are also likely to mitigate air pollution arising from transport and other sources in Greater Cambridge. As a result, minor positive effects are identified in relation to SA objective 13: Air quality.

5.20 Strong commitments are made to Greater Cambridge's economy by seeking to deliver a wide range of jobs whilst also maintaining the area's global reputation for innovation. This is supported through the priority of creating attractive places where people want to live and work, which is likely to attract and retain an appropriate workforce in the area. Therefore, significant positive effects are identified in relation to SA objectives 14: Economy and 15: Employment.

5.21 The 'Connectivity and Infrastructure' priority also suggests that planning will be made for water, which are likely to help ensure that water resources are used responsibly in the area and adequate wastewater capacity is maintained.

As such, minor positive effects are identified in relation to SA objective 10: Water.

How much development and where?

Policy S/JH: New jobs and homes

Policy options

- A. Draft policy - S/JH: New jobs and homes. This is the preferred option because it would meet the government’s updated Standard Method for calculating minimum housing need (December 2024) and most likely future job growth scenario.
- B. Alternative option - Planning for the higher jobs forecast (2025) and level of homes associated with it. This alternative was not assessed as it was not considered to be reasonable. This is because while the higher jobs forecast could be possible, it is not the most likely future scenario. As such the Councils did not consider that it represented the objectively assessed need, and would therefore not be a reasonable alternative.
- C. Alternative option - Planning for a lower housing need that does not meet the government’s standard method local housing need figure. This alternative has not been assessed as it is not considered to be reasonable. This is because it would not support the most likely forecast for future jobs, and would not be compliant with national policy.

Table 5.3: Policy S/JH: New jobs and homes

SA Objective	A
1. Housing	++
2. Access to services and facilities	+/-?
3. Social inclusion and equalities	+
4. Health	+/-?

SA Objective	A
5. Biodiversity and geodiversity	--/+?
6. Landscape and townscape	--/+?
7. Historic environment	--?
8. Efficient use of land	+/-?
9. Minerals	-?
10. Water	--?
11. Adaptation to climate change	-?
12. Climate change mitigation	--/+?
13. Air quality	--/+?
14. Economy	++
15. Employment	++

A. Draft policy

5.22 The effects of housing and employment growth are largely dependent on the location of development, which is assessed in relation to spatially specific policies. As such, this assessment focuses on high-level implications of the policy and providing the level of growth provided for, regardless of where this is provided.

5.23 Significant positive effects are expected for SA objective 1: Housing, as this policy would provide housing to meet the objectively assessed need for housing in the plan area and will provide for a range of types and tenures of housing, helping to provide homes suitable for all. This includes homes for Gypsies, Travellers and Travelling Showpeople, disabled people and older people. Providing homes to meet the needs of a range of types of residents and setting the housing requirements for neighbourhood areas which can then be planned for through neighbourhood plans, is likely to help promote social inclusion and ensure residents have a say in development in their area.

Therefore, minor positive effects are expected for SA objective 3: Social inclusion and equalities.

5.24 Mixed minor positive and minor negative effects are recorded for SA objectives 2: Access to services and facilities and SA objective 4: Health, as this level of growth would likely support provision of new or expanded facilities (including health and recreation facilities) and may help support the continued viability of existing facilities, but could also lead to pressure on existing services and facilities, resulting in them becoming over-capacity or not able to meet demand. These effects are uncertain as they depend on the location of development and whether sufficient new infrastructure is provided to support new development.

5.25 Mixed significant negative and minor positive effects are expected for SA objectives 5: Biodiversity and geodiversity and 6: Landscape and townscape, as this level of growth is likely to adversely affect the sensitive ecological and landscape features present in the area, due to the effects of urbanisation. However, Greater Cambridge has a large potential land supply and therefore it may be possible to avoid the most sensitive areas and provide environmental net gains. These effects are uncertain as they are dependent on the location, layout and design of development. Similarly, significant negative uncertain effects are expected for SA objective 7: Historic environment. Positive effects are less likely to occur in relation to this SA objective, given the likelihood that a large amount of development will take place in and around the historic city of Cambridge, which contains numerous heritage assets that are potentially sensitive to new development.

5.26 Mixed minor positive and minor negative effects are expected for SA objective 8: Efficient use of land, as this level of growth will require development on greenfield land, although it is likely brownfield sites will also be utilised. This is uncertain as it depends on the location of development.

5.27 Minor negative uncertain effects are expected for SA objective 9: Minerals. A number of minerals sites and safeguarding areas are located across the plan area. Therefore, development has potential to sterilise or result in loss of access to some mineral resources. However, it is noted that there are likely to be opportunities to avoid or minimise this, depending on the location of development. It may also be possible to extract mineral resources before development occurs.

5.28 Significant negative uncertain effects are expected for SA objective 10: Water. This is because Greater Cambridge is within an area of known water stress and growth will continue to put pressure on already strained water

resources. In addition, there are a number of Source Protection Zones in the area, which could be adversely affected, depending on the location and nature of development.

5.29 There are a number of areas within Greater Cambridge at risk of flooding, particularly around the River Cam. In addition, development may increase the risk of surface water flooding. This is particularly the case where development occurs on greenfield land and an increase in impermeable surfaces occurs. As such, minor negative uncertain effects are recorded for SA objective 11: Adaptation to climate change.

5.30 Cambridge itself is a relatively compact city and there are plans for new, efficient public transport networks (such as the new railway station at Cambourne, the proposed public transport improvements to the Cambourne to Cambridge corridor and other public transport projects planned by the Greater Cambridge Partnership) that development will likely be able to take advantage of. In addition, the housing target is supported by a substantial level of job growth in the area, which is likely to help support self-containment and minimising long distance commuting, as Greater Cambridge residents will be able to benefit from nearby employment opportunities. However, this scale of growth will inevitably lead to an increase in vehicles on the road, including both domestic and commercial vehicles, resulting in an increase in emissions of greenhouse gases and air pollutants. As such, mixed minor positive and significant negative effects are recorded for SA objectives 12: Climate change mitigation and 13: Air quality. These effects are uncertain due to changing trends in remote working, car ownership, electric/autonomous vehicles and more sustainable fuels.

5.31 Significant positive effects are expected for SA objectives 14: Economy and 15: Employment as the plan provides for substantial employment growth. In addition, the level of growth set out is intended to meet the housing needs of local people is likely to help ensure the economy can be supported by sufficient numbers of local workers. Increased housing will also likely result in an increase in local spending, particularly within Cambridge city, thereby supporting the vitality of the city centre and other smaller centres, and economy of the area.

Development Strategy Principles

5.32 Policy S/DS is informed by the Development Strategies Principles included in the Draft Local Plan. These are set out below:

- a. Limit our climate impact and support thriving communities – locate development where active and public transport is the natural choice, with jobs, services and facilities located near to where people live, and responding to opportunities created by existing and proposed major new transport infrastructure.
- b. Protect and enhance our natural environment – take opportunities to use brownfield land, and ensure green infrastructure can be delivered alongside new development.
- c. Enable our national and global economic employment sectors to flourish – provide employment space of the right type in the right location to meet sector needs;
- d. Reinforce the distinctive character of our city, towns and villages – protect the Green Belt, and develop sites that can be well-integrated with existing communities, can be developed at densities, and using appropriate forms and patterns of development, which make best use of land while creating well-designed, characterful places; and
- e. Support all necessary utilities in a sustainable way – ensure that the development strategy can be supported by utilities in a way that protects and enhances the environment.

Table 5.4: Development Strategy Principles

SA Objective	Development Strategy Principles
1. Housing	0
2. Access to services and facilities	++
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	++
6. Landscape and townscape	+
7. Historic environment	+
8. Efficient use of land	++

SA Objective	Development Strategy Principles
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	++
15. Employment	++

5.33 As with the Vision and Strategic Priorities, the high level and aspirational nature of the Development Strategy Principles means that all identified effects are positive.

5.34 The principle relating to minimising climate impact while fostering thriving communities sets out that jobs, services, and facilities should be delivered near to where people live. Furthermore, development should respond to opportunities created by existing and proposed major new transport infrastructure. As a result, significant positive effects are identified in relation to SA objective 2: Access to services and facilities. Minor positive effects are also expected in relation to SA objectives 3: Social inclusion and equalities and 4: Health, as improved proximity to services, facilities, and sustainable transport links will support inclusive access for all groups and encourage healthier, and more active lifestyles.

5.35 The principle relating to protecting and enhancing the natural environment seeks to ensure that green infrastructure can be delivered alongside new development. As such, significant positive effects are identified in relation to SA objective 5: Biodiversity and geodiversity. The principle relating to reinforcing the distinctive character of Greater Cambridge's city, towns and villages, seeks to protect the Green Belt, and develop sites that can be well-integrated with existing communities, using appropriate forms and patterns of development. This will help to protect the local character of Greater Cambridge and integrate development sensitively. Although not explicit, this is likely to afford protection to protected landscapes and heritage assets. Therefore, minor positive effects

are identified in relation to SA objectives 6: Landscape and townscape and 7: Historic environment.

5.36 The principle relating to protecting and enhancing the natural environment seeks to take opportunities to use brownfield land. The principle relating to reinforcing the distinctive character of Greater Cambridge's city, towns, and villages also seeks to make the best use of land. Significant positive effects are therefore identified in relation to SA objective 8: Efficient use of land, as the principles promote the re-development of previously used land.

5.37 The principle relating to minimising climate impact while fostering thriving communities supports development where active and public transport is the natural choice. The principle also states that development should respond to opportunities created by existing and proposed major new transport. Minor positive effects are identified in relation to SA objectives 12: Climate change mitigation, and 13: Air quality. Helping to ensure that development that is well-connected to existing and new transport networks will support a shift from car dependency, and limit greenhouse gas emissions associated with this mode of transport.

5.38 The development strategy principles strongly support Greater Cambridge's economy. The principle of enabling national and global employment sectors to flourish supports the provision of employment space of the right type in the right location to meet sector needs. The principle of minimising climate impact and fostering thriving communities promotes the location of jobs close to where people live, supporting local employment. Therefore, significant positive effects are identified in relation to SA objectives 14: Economy and 15: Employment.

Policy S/DS: Development strategy

Policy options

- A. Draft policy – S/DS: Development strategy. This is the preferred option because it plans positively to meet housing and employment needs, whilst supporting the Cambridge economy and seeking to meet net zero targets, including taking advantage of new strategic sustainable transport infrastructure.
- B. Alternative options - See the assessment of Strategic Spatial Options in Chapter 4 and Appendix C.

Table 5.5: Policy S/DS: Development strategy

SA Objective	A
1. Housing	++?
2. Access to services and facilities	++/-?
3. Social inclusion and equalities	+/-
4. Health	+/-
5. Biodiversity and geodiversity	--/+?
6. Landscape and townscape	++/--?
7. Historic environment	-?
8. Efficient use of land	--/+?
9. Minerals	--?
10. Water	--/+?
11. Adaptation to climate change	+/-?
12. Climate change mitigation	++/--
13. Air quality	++/--
14. Economy	++/-
15. Employment	++/-

A. Draft policy

5.39 The assessment of this policy is based on the assessment of Strategic Spatial Option 9a, as set out in Chapter 4. However, it has been updated to account for additional detail set out in the text of Policy S/DS: Development strategy. It also reflects the selection of the Grange Farm site as the location of the new settlement in the plan area. As explained in Chapter 4, the policy

includes development that will have effects that will continue beyond the plan period. This assessment has focused on effects of development provided for within the plan period. The assessment summarises the findings of the assessment presented in Chapter 4, rather than repeating them here.

5.40 This policy is expected to have significant positive effects for SA objective 1: Housing as it will provide sufficient housing and include a range of sources of supply (including development within Cambridge city, on the edge of Cambridge, and at new settlements at Cambourne, Grange Farm, Northstowe, Waterbeach and Bourn Airfield). These effects are uncertain, given that the strategy includes large-scale developments, which will likely need to be supported by the delivery of substantial additional infrastructure which could have implications for site viability. It is important to note that the plan will be informed by an Infrastructure Delivery Plan and viability assessment, which will be refined as the plan is prepared.

5.41 Mixed uncertain significant positive and minor negative effects are expected for SA objective 2: Access to services and facilities, as much of the development will be located close to existing services and facilities at or close to presently developed locations. However, through this element of growth, existing services and facilities may be put under pressure if not expanded or added to. Several of the site allocations included in these locations will be supported by the provision of new services and facilities which will benefit new and existing residents in the area. The provision of new settlements will result in some residents being less well related to existing services and facilities. The scale of development to be provided at new settlements and the policy approach set out in the spatial development strategy means that new services and facilities will be provided at these locations supporting good access for new and existing residents. Good levels of access to services and facilities are likely to have particular benefits for those with protected characteristics, including older people and the less mobile. However, the policy provides an element of development in the rural area including growth at some of the more substantial rural villages (including the group villages of Little Abington and Duxford). Within the rural area, some development location will be less connected to existing services. Overall, considering the distribution of site allocations across the plan area and the potential for new development to support service provision mixed minor positive and minor negative effects for SA objective 3: Social inclusion and equalities are identified.

5.42 Directing much of the growth over the plan period towards presently developed locations is likely to support good access to healthcare, recreational facilities and areas of open space and may encourage walking and cycling. The

scale of growth to be delivered (which incorporates several larger sites) will support service provision that could benefit public health in the area. Furthermore, the strategy includes the allocation of South of Coldham's Lane which will support the delivery of a new urban country park improving access to open space for residents in the south east of Cambridge. However, the strategy directs some development to more rural locations, where access to healthcare facilities (including more specialist functions) is more limited. Furthermore, travel by active modes is less likely from these areas given the longer distances to services and facilities. The substantial amount of development to be provided in and around Cambridge has potential to increase air pollution in this location. While there are no AQMAs designated in this location, Cambridge and the area surrounding experiences higher levels of NO₂ emissions and particulate matter than other parts of the plan area and as such new residents in this location may be exposed to poor air quality. As such, mixed minor positive and minor negative effects are identified for SA objective 4: Health.

5.43 The strategy includes development in areas that include, or are close to, designated biodiversity assets, including nationally important assets. This includes Stow-cum-Quy Fen SSSI, Wilbraham Fens SSSI and Great Wilbraham Common SSSI that are relatively close to development locations to the north east and east of Cambridge. The inclusion of the new settlement at Grange Farm is notable given its relative proximity to Roman Road SSSI. However, the inclusion of these large-scale development locations could provide opportunities to enhance the GI network. This includes the substantial provision to be made at the new urban country park as part of the South of Coldham's Lane allocation. In addition, the supporting text of the policy is clear that the strategy is informed by the principles of protecting and enhancing the natural environment and taking opportunities to deliver green infrastructure alongside new development. This needs to be balanced with ensuring there is sufficient open green space for residents. For example, development within Cambridge has potential to increase recreational pressure at sites of biodiversity importance, such as Wicken Fen. However, it could also contribute positively to the Wicken Fen Vision Area, which identifies the area on the edge of Cambridge as an area for enhancing public access. As such, mixed minor positive and significant negative effects are identified for SA objective 5: Biodiversity and geodiversity.

5.44 As the strategy includes substantial development in and around Cambridge, it has potential to alter the historic townscape, the setting of the city, and views into and out of Cambridge. Development in other parts of the plan area also have potential to affect landscape character, particularly large-scale development around Cambourne. Development of new settlements in the plan

area (including at North of Waterbeach, Bourn Airfield, Northstowe and Grange Farm) will involve substantial greenfield land take at a single location with potential for impacts on landscape character. However, these effects depend on the exact location, layout and design of development, and large-scale development could provide landscape enhancements. The supporting text of the policy is clear the approach of the strategy is informed by the principle of reinforcing the distinctive character of settlements and creating well-designed characterful places. As such, mixed significant positive and significant negative uncertain effects are recorded for SA objective 6: Landscape and townscape. The Strategic Heritage Impact Assessment Supplement (2021) considered development in the locations included in the draft policy to have low/moderate risk to the historic environment, therefore minor negative uncertain effects are recorded for SA objective 7: Historic environment.

5.45 The strategy includes development at more urban locations where there are likely to be opportunities for making use of brownfield land, including intensifying some areas of development within Cambridge, leading to an efficient use of land. The supporting text explains the strategy is informed by the principle of making use of opportunities to use brownfield land. However, given the scale of development required and the areas set out for growth, the strategy is also likely to lead to loss of substantial areas of greenfield land and some areas of best and most versatile agricultural land. There are substantial areas of Grade 2 agricultural land across the plan area and there are also some smaller areas of Grade 1 agricultural land to the north and north east of Cambridge with potential for development at Waterbeach to impact upon these higher value soils. Therefore, mixed minor positive and significant negative uncertain effects are expected for SA objective 8: Efficient use of land.

5.46 The strategy has potential to result in sterilisation of mineral resources, as much of the plan areas lies within Mineral Safeguarding Areas and some sites lie close to minerals allocations. This includes development at the edge of Cambridge and the development of the new settlement at Grange Farm, although Cambourne is largely free of this type of constraint. Effects depend on the exact location of development. As such, significant negative uncertain effects are identified for SA objective 9: Minerals.

5.47 Greater Cambridge lies within an area of water stress, where water resources are under substantial pressure, which will be exacerbated by new development. In addition, the strategy could result in development within an SPZ given that these areas cover part of the edge of Cambridge, part of the land surrounding Cambourne and the area proposed for the new settlement at Grange Farm. Furthermore, the upgrading of wastewater treatment works may

be needed to accommodate growth. However, new development has potential to implement water recycling and new blue-green infrastructure, particularly at larger development sites. As such, mixed minor positive and significant negative effects with uncertainty are identified for SA objective 10: Water.

5.48 The strategy could result in development within Flood Zones 2 and 3, particularly the larger areas associated with the River Cam which runs from north east to south west through Cambridge. However, it is noted that the application of the sequential test will direct development to the areas of least flood risk. The substantial amount of greenfield development required over the plan period could reduce infiltration rates and increase the risk of surface water flooding. The supporting text of the strategy sets out that it is informed by the principles of making use of brownfield land and delivering green infrastructure alongside new development. As such it is expected that the development in the plan area could provide some flood betterment, particularly at larger sites, such as through implementation of SuDS and the incorporation of well designed green infrastructure to connect into the wider network. These types of improvements could provide benefits such as local cooling and biodiversity corridors to support resilience to climate change. Overall, mixed minor positive and minor negative uncertain effects are recorded for SA objective 11: Adaptation to climate change.

5.49 Mixed significant positive and significant negative effects are expected for SA objectives 12: Climate change mitigation and 13: Air quality. This is because the strategy generally focuses growth in areas with good access to services, facilities, employment opportunities and sustainable transport links, including the new East-West railway station at Cambourne, which will help to minimise the need to travel and reliance on the private car. While the provision of the new settlement at Grange Farm would be some distance from services and facilities within Cambridge it is within cycling and walking distance of jobs at Granta Park and Babraham Research Campus and is likely to be connected via the proposed high quality public transport route to Cambridge Biomedical Campus. Furthermore, each of the strategic allocations includes some employment growth alongside new housing which will help support a degree of self-containment at these locations. In addition, larger scale developments are likely to be able to design walking and cycling in from the outset and may provide opportunities to incorporate low-carbon and energy efficient design. However, the overall scale of development set out by the strategy will lead to an inevitable increase in vehicle traffic, and some development may come forward at locations that are less well related to services and facilities, such as in the rural areas.

5.50 The strategy generally locates residential development close to economic hubs, namely Cambridge City and the Southern Cluster. This will enable access to employment opportunities and may also continue to increase inward investment and encourage businesses to the area. The level of employment development set out in the development strategy will fully meet the need for jobs growth for the plan area until the end of the plan period. Furthermore, each of the strategic allocations includes an element of employment growth alongside the housing to be delivered which will help to ensure good access to jobs for new residents. It is, however, anticipated that delivery of employment space at these mixed use sites may lag behind housing delivery – particularly on sites away from Cambridge, such that much of the employment growth in these locations is not expected to come forward until after the plan period. The strategy also provides for strategic employment sites to meet needs beyond strategic mixed use allocations. Some rural development (both residential and employment) is also set out in the policy. The range of jobs opportunities accessible from these locations are unlikely to be as extensive as those accessible from more developed locations, however these elements of development which are likely to help maintain the viability of smaller centres. Overall, mixed significant positive and minor negative effects are expected for SA objectives 14: Economy and 15: Employment.

Policy S/SH: Settlement hierarchy

Policy Options

- A. Draft policy – S/SH: Settlement hierarchy. This option is preferred as it will promote sustainable patterns of development in Greater Cambridge.
- B. Alternative option – Having no limits on the scale of individual developments for all settlements was rejected as it could lead to unsustainable patterns of development. This option has not been appraised as it was not considered to be a reasonable alternative.

Table 5.6: Policy S/SH: Settlement hierarchy

SA Objective	A
1. Housing	++

SA Objective	A
2. Access to services and facilities	++
3. Social inclusion and equalities	0
4. Health	0
5. Biodiversity and geodiversity	+/-?
6. Landscape and townscape	+/-?
7. Historic environment	-?
8. Efficient use of land	--/+?
9. Minerals	-?
10. Water	-?
11. Adaptation to climate change	-?
12. Climate change mitigation	+/-?
13. Air quality	+/-?
14. Economy	+
15. Employment	+

A. Draft policy

5.51 Meeting Cambridge's identified housing need is likely to be supported by the policy's approach to settlements in the higher tiers of the settlement hierarchy (Cambridge, Northstowe, Waterbeach, Cambourne, Great Shelford and Stapleford, Histon and Impington and Sawston), whereby there is no limit on individual scheme size for proposals for residential development and redevelopment. As such, significant positive effects are identified in relation to SA objective 1: Housing.

5.52 The broad approach to the settlement hierarchy, of supporting larger residential development and redevelopment schemes at larger settlements where there is a high concentration of services and facilities and good public transport connections, is likely to ensure that residents within any development that comes forward will have easy access to key services and facilities. The policy also requires that at these settlements adequate services, facilities and infrastructure should already be available to service the new development or can be made available as a result of the development. Smaller levels of development are supported by the policy at the smaller group and infill villages which is likely to help maintain the viability of existing services at these locations. As such, significant positive effects are identified for the policy in relation to SA objective 2: Access to services and facilities.

5.53 The broad approach to the settlement hierarchy in the policy is also likely to be beneficial in mitigating carbon emissions arising from new development. If the majority of development comes forward within Cambridge, Towns and Rural Centres, there is potential for a reduced reliance on private car travel amongst residents. This may also mitigate the potential for poor air quality arising from transport in Greater Cambridge. Therefore, minor positive effects are identified for the policy in relation to SA objectives 12: Climate change mitigation and 13: Air quality. However, the policy does permit some development at Minor Rural Centres and Group Villages, which may encourage more unsustainable travel patterns. Negative effects are therefore also identified for the policy in relation to SA objectives 12: Climate change mitigation and 13: Air quality as part of overall mixed effects.

5.54 By supporting development and redevelopment within the defined development extents of settlements within the plan area the policy is likely to encourage the re-use of previously developed land. Furthermore, at lower tier settlements the policy expressly supports larger developments on brownfield land. This approach may help to reduce impacts on the natural environment, landscape and high quality soils. Therefore, minor positive effects are identified for the policy in relation to SA objectives 5: Biodiversity and geodiversity, 6: Landscape and townscape and 8: Efficient use of land. However, there is potential that the support for windfall schemes of any size at higher tier settlements will also encourage development on greenfield land within the defined settlement areas. There are large pockets of Grade 2 agricultural land around the higher tier settlements, as well as areas of Grade 1 agricultural land around Northstowe and Waterbeach. As such, significant negative effects are also identified in relation to SA objective 8: Efficient use of land as part of overall mixed effects due to the potential for loss of high quality soils. There are a number of SSSIs within 1km of the large built-up area of Cambridge and the

higher tier settlements of Sawston and Great Shelford. As a result, minor negative effects are identified for the policy in relation to SA objective 5: Biodiversity and geodiversity as part of overall mixed effects. Additionally, there is greater potential for the scale of development supported by the policy at Rural Centres (Cambourne, Great Shelford and Stapleford, Histon and Impington and Sawston) to alter the distinctive and smaller scale landscape and rural townscape characteristics of these settlements. The minor positive effects identified in relation to SA objective 6: Landscape and townscape are therefore also recorded in combination with minor negative effects.

5.55 There are high concentrations of designated heritage assets within the large built-up area of Cambridge and the other higher tier settlements where the policy supports residential developments and redevelopment of any scale. As such, there is potential for new development that may come forward to have adverse impacts on the setting of heritage assets. Therefore, minor negative effects are identified for the draft policy in relation to SA objective 7: Historic environment.

5.56 Large areas of Greater Cambridge are occupied by Mineral Safeguarding Areas (MSAs), with the higher tier settlements of Cambridge, Great Shelford, Sawston and Waterbeach intersecting with Chalk and Sand and Gravel MSAs and Cambourne, Histon and Impington and Northstowe intersecting with Sand and Gravel MSAs. The development that may be directed through the policy could result in sterilisation of mineral resources at these locations. There are Source Protection Zones in the southeast of Greater Cambridge that intersect with the higher tier settlement of Sawston and areas of Flood Zone 3 adjacent to Waterbeach. Development directed by the policy at these locations may impact water quality or increase flood risk. As a result, minor negative effects are identified for the policy in relation to SA objectives 9: Minerals, 10: Water quality and 11: Adaptation to climate change.

5.57 With the exception of the effects recorded for SA objectives 1: Housing and 2: Access to services and facilities the effects discussed above are uncertain. The precise effects are dependent on the exact location and scale of any development that comes forward as guided by the policy.

5.58 The approach set out encourages development to come forward in locations where people will be able to access employment opportunities in close proximity and where Town Centres and Rural Centres within Greater Cambridge would be supported. The flexibility to deliver some homes in rural locations is likely to help maintain and grow the rural economy. Furthermore, within the smallest, Infill Villages redevelopment of a non-residential building will

only be supported by the policy where it would not result in the loss of local employment. As such, minor positive effects are identified in relation to SA objectives 14: Economy and 15: Employment.

Policy S/DE: Defined development extents

Policy options

- A. Draft policy – S/DE: Defined development extents. This option is preferred as it protects the existing character and prevents sprawl of settlements.
- B. Alternative option – Not including settlement boundaries and adopting a more flexible approach to settlement edges was rejected as it would not provide certainty regarding development proposals, could impact settlement character and result in gradual expansion of settlements into the countryside. This option has not been appraised as it was not considered to be a reasonable alternative.

Table 5.7: Policy S/DE: Defined development extents

SA Objective	A
1. Housing	+
2. Access to services and facilities	+
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	+
6. Landscape and townscape	+
7. Historic environment	+
8. Efficient use of land	+
9. Minerals	0

SA Objective	A
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	+
15. Employment	+

A. Draft policy

5.59 While the policy is designed to prevent development coming forward outside of the defined development extents (i.e. settlement boundaries for settlements in the plan area), it does support Neighbourhood Plan allocations and rural exception sites and countryside land uses. This will make some contribution to meeting rural housing needs within Greater Cambridge and therefore minor positive effects are identified for the policy in relation SA objective 1: Housing.

5.60 By ensuring that the defined development extents are constrained to the built-up settlements, the policy is likely to promote sustainable patterns of development to come forward, whereby people will be able to access services and facilities in close proximity with potentially less reliance on private car travel. Therefore, minor positive effects are identified for the policy in relation to SA objectives 2: Access to services and facilities, 12: Climate change mitigation and 13: Air quality. Given that this approach may be of particular benefit to those who do not have a car, those with reduced mobility and residents from lower income backgrounds, minor positive effects are recorded in relation to SA objective 3: Social inclusion and equalities. The siting of development in locations where services and facilities are more accessible may encourage the use of more active modes of transport and have benefits for local health. Therefore, minor positive effects are also expected in relation to SA objective 4: Health.

5.61 The constraint of the defined development extents to the built-up areas of settlements may also encourage the use of brownfield land within settlements

and reduce potential landscape impacts of development outside of settlements. As such, minor positive effects are identified for the draft policy in relation to SA objectives 6: Landscape and townscape and 8: Efficient use of land. Settlement boundaries also offer some protection to the historic setting of settlements and the loss of further greenfield land and their associated ecological habitats and therefore minor positive effects are also identified in relation to SA objectives 5: Biodiversity and geodiversity and 7: Historic environment.

5.62 Focussing development over the plan period towards the existing developed areas of settlements may support existing town centres by locating new residents close to these areas. It is also likely to provide new residents with good access to jobs. Therefore, minor positive effects are recorded in relation to SA objectives 14: Economy and 15: Employment.

Policy S/GB: The Cambridge Green Belt

Policy options

- A. Draft policy – S/GB: The Cambridge Green Belt. This option is preferred as it will provide a policy framework to ensure the Green Belt fulfils its role and opportunities to enhance the Green Belt are not missed.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative due to the need to provide a clear policy framework specific to the Cambridge Green Belt.

Table 5.8: Policy S/GB: The Cambridge Green Belt

SA Objective	A
1. Housing	-?
2. Access to services and facilities	+/-
3. Social inclusion and equalities	+/-
4. Health	+/-
5. Biodiversity and geodiversity	+/-

SA Objective	A
6. Landscape and townscape	++
7. Historic environment	+
8. Efficient use of land	+/-
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+/-
13. Air quality	+/-
14. Economy	-?
15. Employment	+/-

A. Draft policy

5.63 Policy S/GB: The Cambridge Green Belt is expected to result in many development proposals being considered unacceptable in planning terms given its approach to maintaining the Green Belt around Cambridge. Minor negative effects are therefore expected for the policy in relation to SA objectives 1: Housing and 14: Economy. The effects are uncertain given that it is likely that the housing and employment needs of the plan area may be met elsewhere.

5.64 The policy is expected to have minor positive effects in relation to SA objectives 2: Access to services and facilities and 15: Employment. The maintenance of the Green Belt around Cambridge is likely to promote a more compact distribution of development. This could result in new homes in the plan area being located closer to services and facilities and jobs. However, the retention of Green Belt land will mean some development will need to 'jump' the Green Belt. As such some elements of development will be provided in locations that are less well related to existing services and facilities and jobs. Therefore, the minor positive effects recorded in relation to SA objectives 2 and 15 are combined with minor negative effects. Further mixed minor positive and

minor negative effects are expected in relation to SA objectives 3: Social inclusion and equalities, 4: Health, 12: Climate change mitigation and 13: Air quality. The maintenance of a more compact settlement form may promote engagement between groups of people who might otherwise not come into contact with each other. It may also encourage travel by more active and less polluting modes of transport. However, the potential for development to 'jump' the Green Belt is likely to result in some residents being located further away from services and facilities that might otherwise support social cohesion and health and wellbeing. The longer distances to services and facilities for some residents may result in increases in vehicular travel in some parts of the plan area.

5.65 Limiting development within the Green Belt may also help to protect undeveloped areas of importance for local wildlife. Therefore, the policy is expected to have minor positive effects in relation to SA objective 5: Biodiversity and geodiversity. The positive effects are combined with minor negative effects given the likely need for presently undeveloped areas beyond the Green Belt to be developed as Green Belt land is protected from development.

5.66 The approach of the policy is to protect the character and setting of Cambridge city and avoid settlements merging into one another by maintaining the Green Belt around the city. This is likely to have positive effects in relation to landscape character and the setting of the city of Cambridge, with significant positive effects expected in relation to SA objective 6: Landscape and townscape. The policy makes reference to the historic centre of Cambridge and aims to protect the unique character of Cambridge, which includes its historic buildings. Therefore, minor positive effects are expected in relation to SA objective 7: Historic environment.

5.67 The draft policy is expected to have mixed minor positive and minor negative effects in relation to SA objective 8: Efficient use of land. Preventing development in the Green Belt may support the recycling of previously developed land in the plan area. This would support more efficient use of land. However, where development occurs beyond the Green Belt, it is likely that some greenfield land take may be required.

Policy S/MO: Monitoring

Policy options

- A. Draft policy – Policy S/MO: Monitoring. This option is preferred as it will provide a policy framework to ensure that the performance of the other policies and allocations in the Local Plan are monitored.
- B. No alternatives were considered for this policy.

Table 5.9: Policy S/MO: Monitoring

SA Objective	A
1. Housing	++
2. Access to services and facilities	++
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	0
6. Landscape and townscape	0
7. Historic environment	0
8. Efficient use of land	+
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+

SA Objective	A
14. Economy	++
15. Employment	++

A. Draft policy

5.68 Policy S/MO: Monitoring will help ensure that the objectively assessed needs of Greater Cambridge are met across the plan period. This includes in relation to housing and employment land supply. As such the policy is expected to have significant positive effects in relation to SA objectives 1: Housing, 14: Economy and 15: Employment.

5.69 As part of the approach to ensuring that the needs of Greater Cambridge are met, the policy sets out support for actions to be taken to secure the timely provision of infrastructure. The policy is therefore expected to help support the provision of transport infrastructure and essential services and facilities for local people and significant positive effects are also expected in relation to SA objective 2: Access to services and facilities. These types of provisions are expected to support social integration and provide particular support for groups with specialist needs. They may also include facilities that support public health, such as health centres and GP surgeries. Therefore, minor positive effects are recorded in relation to SA objectives 3: Social inclusion and equalities and 4: Health. Ensuring that residents can access essential services and facilities close to their place of residence is likely to help limit car dependency and associated carbon emissions and air pollution in the plan area. As such minor positive effects are expected in relation to SA objectives 12: Climate change mitigation and 13 Air quality.

5.70 The policy includes specific support for bringing forward development on previously developed land where it could help meet the needs of Greater Cambridge. Given that the policy is likely to help promote a more efficient use of land resources, minor positive effects are recorded in relation to SA objective 8: Efficient use of land.

Area specific policies (including site allocation policies)

5.71 This section presents the appraisal of the policies that allocate sites and set out area specific requirements for Greater Cambridge. The appraisal of the policies in this section follows the order of the policies as they are presented in the Local Plan document.

5.72 The SA of site allocations identifies where sites benefit from planning permission. For these sites the principle of development has been established through a previous Local Plan allocation and the grant of planning permission and the effects of development will have been subject to detailed scrutiny through the planning application process. As such for these sites, the appraisal is focussed on the requirements set out in the site allocation policy that developments will be required to meet.

5.73 All sites that are allocated in the Local Plan that do not have planning permission have been subject to assessment through the HELAA. The appraisal of site options that align with these allocations is presented in Chapter 4 of this report which also presents the appraisal of all reasonable alternative site options considered as part of plan making. The appraisal of these types of site allocations takes the appraisal of the equivalent site option in Chapter 4 as the starting point. It also reflects the specific requirements of the site allocation policy as included in the Local Plan document.

5.74 The appraisal of the site allocation policies in this chapter does not consider the wider suite of development management style policies include in the Local Plan. It is recognised that these policies could help to achieve further mitigation of negative effects identified and enhancement of positive effects identified for the site allocations. This will be considered further as part of the total effects of the plan, which will be present in the next iteration of the SA Report.

Cambridge urban area

Policy S/NEC: North East Cambridge

5.75 Parts of the site benefit from planning permission. As such the principle of development for these parts of the site has been agreed through the related planning permissions. Furthermore, the effects of development have been

subject to scrutiny through the planning application process. The remainder of the site has been appraised in Chapter 4 as site OS062. The appraisal of Policy S/NECE considers the appraisal of site option OS062 and criteria set out in the policy that development will be required to meet.

Table 5.10: Policy S/NEC: North East Cambridge

SA Objective	Draft policy
1. Housing	++
2. Access to services and facilities	++
3. Social inclusion and equalities	+
4. Health	++
5. Biodiversity and geodiversity	+/-?
6. Landscape and townscape	+/-
7. Historic environment	+/-
8. Efficient use of land	++
9. Minerals	+/-?
10. Water	+/-?
11. Adaptation to climate change	+/-
12. Climate change mitigation	++/-
13. Air quality	++/-
14. Economy	++
15. Employment	++

Draft policy

5.76 Policy S/NEC: North East Cambridge sets out the vision for North East Cambridge and provides details on the scale and scope of development. The policy sets out the delivery of 8,350 new homes, up to 320,000 square metres (GIA) of additional business floorspace and 27,300 square metres (GIA) of industrial floorspace. The residential uses at the site are to include a wide range of types and tenures and therefore expected to meet the needs of various types of residents. The commercial development at the site is to be delivered through intensification of existing employment parks and therefore existing employment uses at the site are not expected to be lost. The site is allocated as a location to provide industrial functions that support the wider Cambridge economy and contribute to local employment. Industrial areas within the site will be designed to support economic activity while being accessible which is likely to support access to jobs for new residents and those already living in the area. Therefore, significant positive effects are expected in relation to SA objectives 1: Housing, 14: Economy and 15: Employment.

5.77 The site represents a substantial opportunity for regeneration in the plan area and development at this location would involve bringing substantial areas of brownfield land back into use. Mid- to higher-density development is supported towards the centre of the site which is likely to help achieve more efficient use of land resources. As such significant positive effects are expected for the policy in relation to SA objective 8: Efficient use of land. However, the HELAA work undertaken for the site indicates that its development could result in adverse impacts on minerals allocations in the area. The policy sets out that aggregates railheads should be maintained at the site unless relocation is secured. Therefore, mixed minor positive and minor negative effects are recorded in relation to SA objective 9: Minerals. The effects are partly uncertain given that the extraction of mineral resources might be secured before development begins at the site.

5.78 The high density of development to be achieved within the site is likely to contribute to a high level of walkability at this location. The support in the policy for the delivery of a mix of uses including a new district centre as well as retail, community, leisure and cultural uses alongside new housing and business and industrial floorspace is likely to help achieve a degree of self-containment at the site. Furthermore, the policy requires that the development is to be integrated with surrounding neighbourhoods and that it is to be supported by a movement strategy that prioritises walkable neighbourhoods, low traffic streets and public transport connectivity. North East Cambridge is already well served by public transport (e.g. Cambridge North Station and the Cambridgeshire Guided

Busway) and the requirements of the policy, are likely to further reduce reliance on travel by car in the area and limit the emission of greenhouse gases and air pollutants. Therefore, significant positive effects are expected in relation to SA objectives 2: Access to services and facilities as well as in relation to SA objectives 12: Climate change mitigation and 13: Air quality. The positive effects recorded in relation to SA objectives 12 and 13 are combined with minor negative effects given that the scale of development is likely to generate car journeys from new residents, particularly as a result of the relationship of North East Cambridge with existing main routes into and around Cambridge.

5.79 The encouragement of more active travel choices and delivery of new services that will support health and wellbeing in the area (including a new health hub) as well as a high quality network of open space spaces is likely to support public health in this part of the plan area. While the site is adjacent to the A14 dual carriageway, the policy states that development at the site should incorporate a noise barrier. Furthermore, odour impacts relating to the Waste Water Treatment Plant included in the wider site should also be mitigated. Given the range of requirements included in the policy in relation to promotion of physical activity, provision of services and facilities and mitigation of existing health related constraints at the site, significant positive effects are expected in relation to SA objective 4: Health. It is expected that the range of services and facilities to be provided at the site and incorporation of a new district centre as the focus of the new district is likely to support integration and community cohesion. Therefore, minor positive effects are expected for the policy in relation to SA objective 3: Social inclusion and equalities.

5.80 It is not clear from the proposed policy direction whether the Milton Road Hedgerows City Wildlife Site would be conserved. There is also a Local Nature Reserve (Bramblefields) located adjacent to the North East Cambridge development area, which could be affected by changing uses in the surrounding area. The development of Chesterton Sidings and the surrounding area could also have adverse effects on biodiversity because the area mainly consists of young trees and open mosaic habitats on previously developed land and a priority habitat. There is also uncertainty as to whether improvements in access to surrounding development could affect the priority habitats at the site. The HELAA work undertaken for the site identified an 'Amber' effect in relation to biodiversity. The policy states that the development of the site should achieve 20% Biodiversity Net Gain on-site, the protection/enhancement of hedgerows and water bodies and the embedding of nature across all development typology. Overall mixed uncertain minor positive and minor negative effects are expected in relation to SA objective 5: Biodiversity and geodiversity.

5.81 The North East Cambridge development will regenerate the area by providing a mix of uses, which is likely to improve the existing landscape and townscape, which already comprises built development (including the Waste Water Treatment Plant). The development is required to achieve a strong character drawing on the industrial heritage of the area and the skyline delivered should respond to the setting of the city. The HELAA work for the site identified a 'Green' effect for the site in relation to landscape and an 'Amber' effect in relation to the historic environment. Given the requirements of the policy and the potential to improve the aesthetic value of the site through appropriate regeneration, a minor positive effect is expected in relation to SA objective 6: Landscape and townscape. Supporting an appropriate approach to the protection and enhancement of landscape character at the site is likely to have benefits in relation to the setting of heritage assets. Therefore, the minor negative effect previously identified for the site in relation to SA objective 7: Historic environment is combined with a minor positive effect.

5.82 Minor negative effects with uncertainty are expected in relation to SA objective 10: Water because although there are no Source Protection Zones at or near the site, there are a small number of water bodies present, as well as the First Public Drain. Development could result in a deterioration in water quality through runoff during construction and as the site is occupied. However, the policy requires that development results in the protection/enhancement of water bodies within the site including the First Public Drain. Therefore, overall mixed uncertain minor positive and minor negative effects are identified in relation to SA objective 10.

5.83 The site has been rated 'Amber' in the HELAA work in relation to flood risk. However, the North East Cambridge development presents an opportunity to address existing flood risk. The policy requires that Sustainable Urban Drainage Systems and flood mitigation measures are incorporated at the site. Therefore, mixed minor positive and minor negative effects are expected in relation to SA objective 11: Adaptation to climate change.

Policy S/LAC: Other site allocations in Cambridge

5.84 The policy sets out the following sites for allocation:

- S/C/SMS: Garages between 20 St. Matthews Street and Blue Moon Public House
- S/C/HTR: 137-143 Histon Road
- S/C/HGH: Henry Giles House, 73-79 Chesterton Road

- S/C/HRC: Horizon Resource Centre, 285 Coldham's Lane, Cambridge
- S/C/PDC: Cambridge Professional Development Centre, Foster Road
- S/C/PPS: Police Station, Parkside
- S/C/NCA: North Cambridge Academy, 108, Arbury Road
- S/C/ER: 1-99 Ekin Road and 1-8 Ekin Walk
- S/C/DR: 2-28 Davy Road and Garage Blocks
- S/C/HPC: 1-78 Hanover Court, 1-49 Princess Court and Garage at Newtown Garages
- S/C/GER: Former Garage Block, East Road
- S/C/SH: 1 - 33 Stanton House, Christchurch Street
- S/C/SCL: Land South of Coldham's Lane
- S/C/BRN: Land at Barnwell Road and Newmarket Road
- S/C/TRP: Travis Perkins, Devonshire Road, Cambridge
- S/C/OPK: Parcel Com4, Orchard Park
- S/C/BFS: Brookfields
- S/C/CJ: Cambridge Junction and Cambridge Leisure, Hills Road
- S/C/CLT: Clifton Road Area
- S/C/SRW: Station Road West
- S/C/BJH: Betjeman House
- S/C/OPM: Old Press/Mill Lane
- S/C/NMD: New Museums, Downing Street

5.85 Of the sites allocated, S/C/HTR: 137-143 Histon Road, S/C/PDC: Cambridge Professional Development Centre, Foster Road, S/C/SCL: Land South of Coldham's Lane, S/C/TRP: Travis Perkins, Devonshire Road, S/C/OPK: Parcel Com4, Orchard Park, S/C/SRW: Station Road West and S/C/BJH: Betjeman House benefit from planning permission.

5.86 The 16 other sites are equivalent to site options appraised in Chapter 4:

- S/C/SMS: Garages between 20 St. Matthews Street and Blue Moon Public House (GCSP Ref: 44108a)

- S/C/HGH: Henry Giles House, 73-79 Chesterton Road (GCSP Ref: 40103)
- S/C/HRC: Horizon Resource Centre, 285 Coldham's Lane, Cambridge (GCSP Ref: 59379)
- S/C/PPS: Police Station, Parkside (GCSP Ref: OS037)
- S/C/NCA: North Cambridge Academy, 108, Arbury Road (GCSP Ref: 200839)
- S/C/ER: 1-99 Ekin Road and 1-8 Ekin Walk (GCSP Ref: 200827)
- S/C/DR: 2-28 Davy Road and Garage Blocks (GCSP Ref: 200823)
- S/C/HPC: 1-78 Hanover Court, 1-49 Princess Court and Garage at Newtown Garages (GCSP Ref: 200822)
- S/C/GER: Former Garage Block, East Road (GCSP Ref: 200821)
- S/C/SH: 1 - 33 Stanton House, Christchurch Street (GCSP Ref: 200818)
- S/C/BRN: Land at Barnwell Road and Newmarket Road (GCSP Ref: OS272)
- S/C/BFS: Brookfields (GCSP Ref: OS046a)
- S/C/CJ: Cambridge Junction and Cambridge Leisure, Hills Road (GCSP Ref: OS271)
- S/C/CLT: Clifton Road Area (GCSP Ref: OS043)
- S/C/OPM: Old Press/Mill Lane (GCSP Ref: OS258)
- S/C/NMD: New Museums, Downing Street (GCSP Ref: OS259)

5.87 The appraisal of the policy considers the appraisal of the 16 site options identified above and the criteria set out in the policy that development at each of the sites allocated will be required to meet.

Table 5.11: Policy S/LAC: Other site allocations in Cambridge

SA Objective	Draft policy
1. Housing	++
2. Access to services and facilities	++/-
3. Social inclusion and equalities	++

SA Objective	Draft policy
4. Health	++/-
5. Biodiversity and geodiversity	+/-?
6. Landscape and townscape	+/-?
7. Historic environment	--/+?
8. Efficient use of land	+
9. Minerals	--?
10. Water	+/-?
11. Adaptation to climate change	+/-
12. Climate change mitigation	++/-
13. Air quality	+/-
14. Economy	++
15. Employment	++/--

Draft policy

5.88 Policy S/LAC: Land allocations in Cambridge is expected to have significant positive effects in relation to SA objective 1: Housing. This is because all of the residential and several of the mixed-use site allocations listed under this policy will contribute towards housing delivery. While the policy does not include requirements that would support the delivery of a housing stock that better meets the needs of a range of resident types, it is expected that the scale of housing to be delivered will include a range of housing tenures and types to help meet local needs.

5.89 Mixed significant positive and minor negative effects with uncertainty are expected in relation to SA objective 2: Access to services and facilities because most of the sites allocated by this policy are located within close proximity of a defined city, district or rural centre. In some cases, the sites are also located

within close proximity of primary and secondary schools. Education uses in the plan area are likely to be enhanced through development supported by the policy at the New Museums site given that it is required to be predominantly for university uses. Furthermore, the policy requires that Land at Barnwell Road and Newmarket Road is developed to include commercial uses in a local centre and Cambridge Junction and Cambridge Leisure is developed to form the centre of the neighbourhood to include a mix of complementary uses.

Therefore, many new residents located within these allocations would have good access to a range of services and facilities. However, two of the sites and six of the residential and mixed use sites allocated by this policy are not located close to the above mentioned centres and primary or secondary schools.

5.90 Almost all of the sites allocated by this policy comprise brownfield land or a mix of brownfield and greenfield land. Furthermore, a small number of sites (including Henry Giles House, North Cambridge Academy, 1-99 Ekin Road and 1-8 Ekin Walk, North Cambridge Academy, 108 Arbury Road and Land at Barnwell Road and Newmarket Road) fall within one of the 40% most deprived areas in England and development at these locations has potential to help regenerate areas of greatest need. The policy requires that development at Land at Barnwell Road and Newmarket Road does not result in net loss of community uses or existing temporary homeless units which is likely to help prevent any deterioration of community cohesion as the development is delivered. At the Cambridge Junction and Cambridge Leisure site development should re-provide and enhance Cambridge Junction as a live performance and community venue. Overall, significant positive effects are expected in relation to SA objective 3: Social inclusion and equalities.

5.91 Several of the sites allocated by this policy (including Henry Giles House, Police Station and Former Garage Block) fall within close proximity of a healthcare facility and an area of open space/sports facility. Therefore, significant positive effects are expected in relation to SA objective 4: Health. The policy wording requires that the development of several sites incorporates new open space which could help strengthen the positive effect identified by providing further space for recreation. This includes the substantial requirement for proposals at Land South of Coldham's Lane to incorporate a new urban country park. Furthermore, proposals for new homes for sites Garages between 20 St. Matthews Street and Blue Moon Public House and North Cambridge Academy are respectively required to account for the Blue Moon pub in relation to noise and light pollution and the Grove Primary School in relation to noise. These requirements are likely to help limit the potential for issues relating to disturbance of residential amenity resulting at these locations. However, the positive effects are mixed with minor negative effects with uncertainty. While the

sites are generally well related to healthcare centres and/or areas of open space/sports facility and a number of sites (including Horizon Resource Centre, 1-99 Ekin Road and 1-8 Ekin Walk, North Cambridge Academy, Cambridge Junction and Cambridge Leisure, Old Press/Mill Lane, New Museums and Land at Barnwell Road and Newmarket Road) would result in a loss of open space/sports facility, although there is potential for this loss to be replaced locally.

5.92 Just over half of the site allocations could have adverse effects on designated biodiversity assets and therefore negative effects are expected in relation to SA objective 5: Biodiversity and geodiversity. The effects are recorded as minor and uncertain given that the HELAA assessed these sites as 'Amber' indicating that the impact could be reasonably mitigated or compensated for. Furthermore, the policy requires that several sites are developed to incorporate measures that would benefit ecology in the plan area. These measures include the provision of new landscaping and open space as well as the retention of existing trees. Land South of Coldham's Lane is required to achieve the delivery of an urban country park which will be of particular benefit in terms of habitat provision and connectivity in the area. Furthermore, proposals for housing development at Davy Road and Garage Blocks are specifically required to be supported by an assessment in relation to impacts on protected and priority species. Therefore, minor positive effects are also expected in relation to SA objective 5: Biodiversity and geodiversity, resulting in mixed effects overall.

5.93 Minor negative effects with uncertainty are also expected in relation to SA objective 6: Landscape and townscape because just over half of the sites allocated by the policy scored 'Amber' in the HELAA with respect to landscape character. However, this is mixed with minor positive effects as many of the policy requirements for the site allocations set out mitigation in relation to potential adverse effects on landscape. In addition to requiring the incorporation of landscaping and open space at many of the sites (including a new urban country park at Land South of Coldham's Lane), the policy also sets out that the development of site Henry Giles House should re-establish the building line facing Chesterton Road to restore townscape character in the area. Furthermore, a number of the sites are required to be developed to help prevent adverse effects on important views in the plan area.

5.94 One of the site allocations (Police Station) was scored as 'Red' in the HELAA in relation to potential for adverse impacts on the historic environment and archaeology. All but two of the remaining site allocations scored 'Yellow' in the HELAA in this regard and therefore development could also have

detrimental impacts on designated or non-designated asset. Significant negative effects are therefore expected for the policy in relation to SA objective 7: Historic environment. The effects are recorded as uncertain because there is potential for design measures to achieve appropriate mitigation. The policy includes requirements in relation to many of the site allocations for design measures that would mitigate adverse effects in relation to specific heritage assets that are nearby. This includes in relation to achieving appropriate building heights and massing and making use of appropriate building materials. In addition, proposals for many of the sites are required to be accompanied by an appropriate archaeological assessment.

5.95 All of the sites that do not have planning permission that are allocated comprise brownfield land or a mix of brownfield and greenfield land. As such it is expected that more efficient use of land resources will be supported by the policy. Therefore, minor positive effects are expected in relation to SA objective 8: Efficient use of land.

5.96 Less than half of the sites allocated under the policy fall within a minerals allocation. Development of these sites could result in adverse effects on mineral resources. Therefore, significant negative effects are expected in relation to SA objective 9: Minerals. The effects are recorded as uncertain because it is unknown whether extraction could be achieved prior to any development within the urban area of Cambridge.

5.97 One of the sites allocated (Old Press/Mill Lane) is directly adjacent to the River Cam and its development could potentially have adverse effects on water quality. For this reason, minor negative effects with uncertainty are expected in relation to SA objective 10: Water. Minor positive effects are expected in combination given that the policy requires the development of Land South of Coldham's Lane to protect existing water bodies. All but two of the site allocations (Former Garage Block and 1-33 Stanton House) are at risk of surface water flooding and/or contain some land in Flood Zones 2 and 3, but there is sufficient land in Flood Zone 1 to accommodate additional dwellings or an increase of employment floorspace. Therefore, overall, minor negative effects are expected against SA objective 11: Adaptation to climate change. The minor negative effects are expected in combination with minor positive effects given the requirement included in the policy for proposals for Horizon Resource Centre to address known surface water flooding risks within the site.

5.98 Mixed significant positive and minor negative effects are expected in relation to SA objective 12: Climate change mitigation because although most of the sites allocated by this policy fall within close proximity to public transport

and a defined city, district or rural centre, some do not. At Henry Giles House and Cambridge Professional Development Centre the policy requirement to provide new or retain existing active travel connections will help to limit any increase in travel by car which could mitigate the potential for increases in carbon emissions and strengthen the positive effects recoded for this SA objective. All of the sites scored 'Amber' in the HELAA with respect to air quality and therefore minor negative effects are expected against SA objective 13: Air quality. The potential for active travel requirements set out in the policy to help mitigate adverse air quality means that minor positive effects are recorded as part of overall mixed effects. Furthermore, the policy specifically requires that mitigation should be achieved in relation to air pollution from St Matthews Street and East Street at the Former Garage Block, East Road site.

5.99 The employment and mixed-use sites allocated in this policy will contribute to meeting the need for economic growth in Cambridge. Therefore, significant positive effects are expected in relation to SA objective 14: Economy. Mixed significant positive and significant negative effects are expected against SA objective 15: Employment because although some of the residential site allocations are located within close proximity to employment areas and will therefore ensure easy access to job opportunities, some are less well related to these areas. However, there is potential for residents to make use of sustainable modes of transport within the urban area to access these locations. Furthermore, some of the residential site allocation could result in a loss of existing employment land in the plan area.

Policy S/PA/CC: Cambridge City Centre

5.100 The policy does not set out a specific level of development for the city centre. Therefore, the appraisal is focussed on the likely effects of the policy requirements that proposals in the centre will need to align with.

Table 5.12: Policy S/PA/CC: Cambridge City Centre

SA Objective	Draft policy
1. Housing	0
2. Access to services and facilities	++

SA Objective	Draft policy
3. Social inclusion and equalities	++
4. Health	+
5. Biodiversity and geodiversity	0
6. Landscape and townscape	+
7. Historic environment	+
8. Efficient use of land	+
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	+
15. Employment	+

Draft policy

5.101 Cambridge City Centre is set out in Policy S/PA/CC as the primary focus for retail, leisure cultural and other service needs in the plan area. Furthermore, new or redevelopments are required by the policy to support inclusivity within this location. The city centre is a highly accessible location and the delivery of new services and facilities at this location will mean many residents will be able to access them. The focus on supporting the viability, vitality and diversity of the centre is likely to promote it as a location where people who live, work and visit Cambridge can meet and come into informal contact with each other and access a range of services and facilities. Significant positive effects are therefore expected for the policy in relation to SA objectives 2: Access to services and facilities and 3: Social inclusion and equalities. Support for the city

centre as a location that contributes to economic growth in the plan area and provides access to job opportunities (including through support for new city centre markets) has the potential to support access to employment for residents and those in the surrounding areas and therefore minor positive effects are expected in relation to SA objectives 14: Economy and 15: Employment. The requirements of the policy are also likely to support the improved quality of Cambridge city centre contributing to the area as a more desirable place to work and visit.

5.102 The policy states that development in Cambridge City Centre should be of a high quality and should improve the quality of the public realm. This approach is expected to support the protection and improvement of local character and the existing townscape of Cambridge. The protection of existing character is likely to help preserve the setting of heritage assets. The city centre is covered by a conservation area and also includes several listed buildings. The policy sets out direct requirements for development in the city centre to preserve or enhance heritage assets and their setting. Therefore, minor positive effects are identified for the policy in relation to SA objective 6: Landscape and townscape as well as SA objective 7: Historic environment. Minor positive effects are also expected for SA objective 8: Efficient use of land given that the policy is supportive of sensitive redevelopment/infill opportunities within the historic core and mixed use intensification beyond this part of the centre.

5.103 Minor positive effects are identified for Policy S/PA/CC in relation to SA objectives 12: Climate change mitigation and 13: Air quality. The policy sets out that developments within the city centre should promote sustainable modes of transport. The city centre is amongst the most accessible locations in the plan area and benefits from a range of sustainable transport connections. The approach of providing a mix of appropriate uses in the city centre is likely to promote travel by active and more sustainable modes with potential to limit carbon emissions and air pollution. Furthermore, uptake of active travel is likely to increase levels of physical activity in Greater Cambridge. This trend is likely to be further supported by the approach of the policy which supports the delivery of new leisure uses in the city centre. As such minor positive effects are also expected for the policy in relation to SA objective 4: Health.

Policy S/AMC: Areas of Major Change

5.104 Draft policy – S/AMC: Areas of Major Change. This is the preferred option as it will provide guidance to development opportunities in these areas to

ensure that they are progressed in a comprehensive manner, including integration with existing nearby communities.

5.105 The policy includes the following Areas of Major Change and sets out opportunities for improvement at the following locations:

- S/AMC/AS: Abbey Stadium
- S/AMC/BC: Beehive Centre
- S/AMC/EB: East Barnwell
- S/AMC/FBG: Fitzroy/Burleigh Street/Grafton Area of Major Change
- S/AMC/SCL: South of Coldham's Lane

5.106 The policy does not set out specific allocations or levels of development for each area. As such the appraisal of the policy is focussed on the requirements set out in the policy.

Table 5.13: Policy S/AMC: Areas of Major Change

SA Objective	Draft policy
1. Housing	0
2. Access to services and facilities	+
3. Social inclusion and equalities	++
4. Health	+
5. Biodiversity and geodiversity	+
6. Landscape and townscape	++
7. Historic environment	+
8. Efficient use of land	++
9. Minerals	0
10. Water	+

SA Objective	Draft policy
11. Adaptation to climate change	+
12. Climate change mitigation	++
13. Air quality	++
14. Economy	++
15. Employment	+

Draft policy

5.107 Policy S/AMC is set out to ensure that developments within the urban area of Cambridge achieve a high quality of design and are supported by the provision of necessary infrastructure. Within the majority of the areas developments should support public realm improvements which is likely to improve the accessibility and attractiveness of areas to a variety of users. Furthermore, active travel improvements are supported through the policy at each location thereby supporting improved access to services and facilities within these areas. The approach set out is expected to provide residents, workers and visitors from the wider sub-region improved access to meet their day to day needs. Given the potential for the policy to improve access to services and facilities within the plan area minor positive effects are identified in relation to SA objective 2: Access to services and facilities. The positive effects recorded in relation to SA objective 3: Social inclusion and equalities are significant given that the policy is likely to support improved levels of access to central locations. The policy also seeks to create active and vibrant places that encourage social interaction and foster a sense of community. Support included in the policy for the incorporation of infrastructure that supports travel by active modes as well as open space is likely to benefit public health and wellbeing in the plan area. Therefore, minor positive effects are identified in relation to SA objective 4: Health.

5.108 The policy encourages the delivery of higher densities of development in central locations. This will not only support the provision of services and facilities close to residential properties but it is also likely to help achieve more efficient use of land resources. Therefore, significant positive effects are identified in relation to SA objective 8: Efficient use of land.

5.109 The policy also sets out an approach to mitigate risks relating to existing character and the historic environment. New development within the Areas of Major Change is required to provide a strong landscape framework incorporating existing landscape and townscape features as well as heritage assets. Where practicable, on-site strategic landscaping is to be delivered early in the development of the site so that this becomes established as development proceeds. The South of Coldham's Lane area is required to provide a substantial improvement in the form of a new country park which could achieve further benefits for local character. Further requirement to safeguard specific heritage assets is set out in relation to Abbey Stadium and South of Coldham's Lane. Minor positive effects are therefore identified for the policy in relation to SA objectives 6: Landscape and townscape and 7: Historic environment.

5.110 The protection of open space within the Areas of Major Change is likely to benefit habitat provision and connectivity. Furthermore, the provision of a new country park at South of Coldham's Lane is likely to support wildlife in the plan area. Specific additional requirements relating to ecological enhancements are also set out in relation to Abbey Stadium (specifically Coldhams Common and Coldhams Brook). Therefore, overall significant positive effects are identified in relation to SA objective 5: Biodiversity and geodiversity.

5.111 The policy requires that within the Areas of Major Change development should support existing assets including in relation to water management. Furthermore, development within the Abbey Stadium area is required by the policy to incorporate a SuDS strategy which includes consideration for the areas of Flood Zone 2 and 3 that are to the west of the area boundary. Minor positive effects are therefore expected in relation to SA objectives 10: Water and 11: Adaptation to climate change, given the potential that this will help protect water quality and support climate resilience in relation to flood risk.

5.112 Significant positive effects are identified for the policy in relation to SA objectives 12: Climate change mitigation and 13: Air quality. The policy promotes higher density development within the Areas of Major Change, particularly in the city centre, around key transport interchanges, and at district and local centres. Concentrating growth in these accessible locations is expected to reduce reliance on private car travel and emissions associated with this mode of travel, and support more sustainable modes of transport by achieving more compact distributions of development. The policy also supports improvements to supporting infrastructure within development, including improved active and public transport links. Area specific improvements include the provision of improved links to Cambridge City Centre, railway stations and Newmarket Park and Ride, improved pedestrian and cyclist movements through

the Beehive Centre and adjacent development sites, and safeguarded land for the long-term provision of a pedestrian and cycle link between Coldham's Lane and The Tins.

5.113 In relation to Fitzroy/Burleigh Street/Grafton Area of Major Change, the policy supports development proposals that promote the vitality and viability of the area for retail, leisure, cultural and other associated town centre activities. This approach is expected to support the city centre's role and function as a multi-functional regional centre. The comprehensive nature of the improvements supported by the policy in these areas is likely to attract business growth and those considering working in the area. Therefore, significant positive effects are identified in relation to SA objective 14: Economy. Minor positive effects are recorded in relation to SA objective 15: Employment. The policy does not identify specific locations for new employment floorspace, however, support for the growth of locations that drive the local economy is likely to support the creation of jobs in areas that are accessible from residential areas in Greater Cambridge.

Policy S/PRIA: Public Realm Improvement Areas

5.114 The policy sets out the approach to the provision of public realm improvements within the following Public Realm Improvement Areas (PRIAs):

- S/PRIA/CRP: Cambridge Retail Park, Newmarket Road
- S/PRIA/MC: Mitcham's Corner
- S/PRIA/EG: Eastern Gate
- S/PRIA/MR: Mill Road
- S/PRIA/HRRS: Hills Road and Regent Street Corridor
- S/PRIA/OPML: Old Press/ Mill Lane

5.115 The policy does not set out specific allocations or levels of development within each area. As such the appraisal of Policy S/PRIA is focussed on the requirements set out in the policy.

Table 5.14: Policy S/PRIA: Public Realm Improvement Areas

SA Objective	Draft policy
1. Housing	0
2. Access to services and facilities	+
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	+
6. Landscape and townscape	++
7. Historic environment	+
8. Efficient use of land	+
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	+
15. Employment	0

Draft policy

5.116 Policy S/PRIA is set out to ensure development proposals within the PRIAs incorporate a range of mixed uses spaces. Proposals should support and deliver new shops and services. As a result, minor positive effects are identified in relation to SA objective 2: Access to services and facilities. Additionally, the support set out in the policy for the delivery of public realm

improvements, creation of sense of place and improved accessibility across the PRIAs is likely to support the delivery of places where people who live, work or visit Cambridge can meet and engage in informal interactions. As such minor positive effects are expected for the policy in relation to SA objective 3: Social inclusion and equalities.

5.117 Supporting improved access by more active and sustainable modes across the PRIAs is likely to promote increased levels of physical activity in the plan area. The policy also includes support for open space creation and enhancement within Eastern Gate and Old Press/Mill Lane PRIAs which would likely further promote levels of physical activities in the plan area. The policy is therefore likely to have minor positive effects in relation to SA objective 4: Health. The delivery of open space within the PRIAs is likely to have additional benefits in relation to the natural environment in the plan area. The policy includes support for the delivery of street trees within many of the PRIAs and proposals within the Old Press/Mill Lane PRIA are required by the policy to complement the green corridor formed by the River Cam and the surrounding Greens and Fens. As such minor positive effects are identified for the policy in relation to SA objective 5: Biodiversity and geodiversity.

5.118 The protection and improvement of public realm across the PRIAs in Greater Cambridge is likely to benefit the townscape and existing character. The policy is clear that developments should achieve the highest quality of design and should help to create a sense of place and create or reinforce an area's identity. Given the policy's focus on supporting the aesthetic quality of the plan area, significant positive effects are expected in relation to SA objective 6: Landscape and townscape. Benefits supported in relation to local character are likely to support the protection of the setting of the area's heritage assets. The policy sets out specific requirements for the protection of heritage assets and historic character within Old Press/Mill Lane PRIA given the particular sensitivities of this area. As such minor positive effects are expected in relation to SA objectives 7: Historic Environment and 6: Landscape and Townscape.

5.119 Development within the Old Press/Mill Lane PRIA is required by the policy to create opportunities for the adaptive reuse of existing buildings. Given that the policy could help bring existing buildings back into use, minor positive effects are expected in relation to SA objective 8: Efficient use of land.

5.120 Given the support set out in the policy for improved sustainable transport connectivity across the PRIAs, more limited emissions of air pollutants and carbon dioxide may result. Within Mitcham's Corner and Old Press/Mill Lane PRIAs measures such as the creation of low-speed environments and reducing

non-essential car parking could also contribute to better air quality and more limited carbon emissions. Therefore, minor positive effects are expected for SA objectives 12: Air Quality and 13: Climate change mitigation.

5.121 It is expected that the comprehensive list of improvements set out in relation to the PRIAs in the policy will support the creation of more attractive and accessible locations in Greater Cambridge. This is likely to make the area more attractive to those considering living and working in the area. It is also likely to support the creation of areas that consumers wish to visit and spend time in which is likely to support the local economy. Therefore, minor positive effects are identified in relation to SA objective 14: Economy.

The edge of Cambridge

Policy S/CE: Cambridge East

5.122 The northern part of the site (Marleigh) benefits from planning permission. As such the principle of development for this part of the site has been agreed through the related planning permission. Furthermore, the effects of development have been subject to scrutiny through the planning application process. The remainder of the site has been appraised in Chapter 4 as site OS270. The site is bordered by Springstead Village which is to the south east and also benefits from planning permission. The appraisal of Policy S/CE considers the appraisal of site option OS270 and criteria set out in the policy that development will be required to meet.

Table 5.15: Policy S/CE: Cambridge East

SA Objective	Draft policy
1. Housing	++
2. Access to services and facilities	++
3. Social inclusion and equalities	+
4. Health	++
5. Biodiversity and geodiversity	+/-?

SA Objective	Draft policy
6. Landscape and townscape	+
7. Historic environment	+/-?
8. Efficient use of land	+
9. Minerals	--?
10. Water	0
11. Adaptation to climate change	+/-
12. Climate change mitigation	++/-
13. Air quality	++/-
14. Economy	++
15. Employment	++

Draft policy

5.123 Policy S/CE: Cambridge East allocates land to create a new mixed-use city district, that would include the provision of approximately 8,000 dwellings, of which 10% will be specialist accommodation, particularly for older people and those with disabilities. Additionally, the development will include a total of 24 Gypsy and Traveller pitches. The housing development at the site will therefore include a variety of housing types and tenures to meet a range of needs. As such significant positive effects are expected for SA objective 1: Housing.

5.124 The site is close to existing services and facilities within Cambridge city and will provide new infrastructure, including a new centre for retail, cultural and other uses to serve the new development and the wider area, as well as educational facilities. Further service provision will be incorporated as part of the developments at the Marleigh and Springstead Village sites, both of which benefit from planning permission. The new centre within Cambridge East will include offices and research and development floorspace and a further 20,000m² employment floorspace will be provided across the site. The policy sets out that the delivering of services and facilities will occur to create walkable

neighbourhoods that will meet the day-to-day needs of residents. Additionally, the policy states that Cambridge East will be well-connected, with development integrated around a mobility hub. Connections from this hub will allow for access to key destinations including Cambridge Station and the city centre. Given the range of services to be provided at the site and the potential for residents to make use of existing services within Cambridge and the surrounding Marleigh and Springstead Village sites, significant positive effects are expected for SA objectives 2: Access to services and facilities. The level of employment floorspace and other employment supporting uses to be delivered at the site and potential for good links to employment within Cambridge mean that significant positive effects are also expected in relation to SA objectives 14: Economy and 15: Employment.

5.125 The policy sets out that service provision within the site will include uses to meet the health needs of residents. Neighbourhoods will be incorporated to support walking and wheeling which is likely to benefit the physical and mental health of residents. Development at the site is to incorporate a framework of open spaces, green corridors, and green infrastructure. Furthermore, residents will benefit from connections to a new country park beyond the site. As such significant positive effects are expected in relation to SA objective 4: Health.

5.126 The provision of easily accessible services and facilities, including community and faith facilities is expected to help promote community cohesion and integration. As such minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities. In addition, the site partly lies in an area within the most 50% deprived, according to the Indices of Multiple Deprivation. Development at this location could therefore support new service provision in an area of greater need in Greater Cambridge.

5.127 Uncertain mixed minor positive and minor negative effects are identified for SA objectives 5: Biodiversity and geodiversity, and 7: Historic environment. The HELAA identified potential for adverse effects on relevant assets, however there is potential for appropriate design measures and the layout of development to help mitigate these effects. The policy states that the site will be developed to deliver a strong new green infrastructure framework and respond to the emerging Local Nature Recovery Strategy. The development will also allow for a green corridor from Cambridge City Centre to the Wicken Fen Vision area. Furthermore, the new city district is required by the policy to be delivered to respect and enhance the local landscape, townscape, and heritage. It should also protect Teversham Conservation Area's rural setting. The incorporation of substantial green infrastructure at the site is likely to benefit landscape character as well as biodiversity. The requirement set out in the policy for the

creation of a well-considered eastern approach to Cambridge sensitive to local townscape and landscape is also likely to benefit the character of the area. Therefore, uncertain minor positive effects are expected in relation to SA objective 6: Landscape and townscape.

5.128 The delivery of new green infrastructure may also help in adapting to the effects of climate change, by supporting local cooling and slowing surface water runoff. However, it is noted that some parts of the site are at high risk of surface water flooding, or contain smaller areas in flood zones 2 and/or 3. As such, mixed minor positive and minor negative effects are expected for SA objective 11: Adaptation to climate change.

5.129 Minor positive effects are identified for SA objective 8: Efficient use of land, as this policy allocates a sizeable area of brownfield land for development. However, given that the site has been identified through the HELAA work as having potential to affect a minerals allocation, uncertain significant negative effects are recorded for SA objective 9: Minerals. It is noted that it is unlikely that minerals would be worked at this site due to its proximity to the existing urban area.

5.130 The provision of a mix of uses, including employment, services and facilities close to housing will help minimise the need to travel for new residents. They will also benefit from good access to existing amenities in Cambridge and those to be provided at Marleigh and Springstead Village. In addition, the policy encourages sustainable transport links to the city centre, railway stations and key employment sites, such as North East Cambridge and the Cambridge Biomedical Campus. The site is required by the policy to be developed to promote low car ownership and to support low levels of parking and will be developed in line with a trip budget agreed as part of the site masterplan, which will further limit use of private vehicles and associated emissions of greenhouse gases and air pollutants. However, this scale of development will inevitably lead to an increase in some cars on the road, although emissions from aircraft would no longer be contributing to local pollution. As such, mixed significant positive and minor negative effects are recorded for SA objectives 12: Climate change mitigation and 13: Air quality.

Policy S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital)

5.131 The northern part of the site at Addenbrooke's Hospital is presently built out or under construction. As such the principle of development for this part of

the site has been agreed through the related planning permission. Furthermore, the effects of development have been subject to scrutiny through the planning application process. The remainder of the site has been appraised in Chapter 4 as site OS276. The appraisal of Policy S/CBC considers the appraisal of site option OS276 and criteria set out in the policy that development will be required to meet.

Table 5.16: Policy S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital)

SA Objective	Draft policy
1. Housing	++
2. Access to services and facilities	++
3. Social inclusion and equalities	+
4. Health	++
5. Biodiversity and geodiversity	+/-?
6. Landscape and townscape	--/+?
7. Historic environment	+/-?
8. Efficient use of land	--/+
9. Minerals	--?
10. Water	+
11. Adaptation to climate change	+
12. Climate change mitigation	++
13. Air quality	++/-
14. Economy	++
15. Employment	++

Draft policy

5.132 The policy is set out to guide the future development of Cambridge Biomedical Campus (including Addenbrooke's Hospital). Development at the site will include 1,000 additional campus worker homes. The policy states that residential development will be supported where it primarily serves staff, students, or related populations. The policy does not include requirements relating to the delivery of affordable homes or homes that would serve a wider range of user types. However, the scale of housing delivery to be delivered is expected to incorporate a range of housing tenures and types that would help meet local needs. Therefore, the policy is expected to have significant positive effects against SA objective 1: Housing.

5.133 The Cambridge Biomedical Campus site is to be delivered as a world-leading location for healthcare, education, medical innovation and life science research. The policy is set out for the campus site to deliver a mix of uses, including new and updated NHS buildings and clinic infrastructure as well as provision of higher education and training facilities. The development will provide capacity for approximately 530,000 square metres of clinic healthcare and hospital facilities. Given that the main focus of the policy is to support development at the Cambridge Biomedical Campus, thereby supporting healthcare needs in the area and across the country through research, the policy is expected to have significant positive effects in relation to SA objective 4: Health. Significant positive effects are also expected against SA objective 2: Services and facilities given the range of services to be incorporated at the site. New residential development at the site will also support good access to the new services that will be delivered.

5.134 Minor positive effects are also identified for the policy in relation to SA objective 3: Social inclusion and equalities given that the range of services provided is likely to support the integration of new residents. In addition, ancillary uses such as hotels, conference centres, nurseries, leisure, retail, community gardens and food-growing spaces will be supported at the site where they enhance vibrancy, improve the visitor, patient and employee experience, and help foster a strong sense of community.

5.135 The Cambridge Biomedical Campus (including Addenbrooke's Hospital) scored 'Amber' in the HELAA with respect to biodiversity, particularly due to the proximity of the site to White Hills and Nine Wells, which are part of a nature reserve and local geological site. The Amber score indicates that the effects can be mitigated. The policy also includes requirements for the protection of the natural environment in and around the campus. Most notably this includes the

establishment of a connected framework of green infrastructure, integrating nature-rich open spaces and ecological corridors throughout the site. Within the wider Strategic Enhancement Area to the south of the campus a well vegetated landscape buffer will be delivered. The policy also seeks to enhance existing agricultural, grassland and woodland habitats, improving links with the Nine Wells Local Nature Reserve and Gog Magog Hills. Therefore, mixed minor positive and minor negative effects are expected for the policy against SA objective 5: Biodiversity and geodiversity. The effects are partly uncertain given that the potential to achieve appropriate mitigation will depend in part on the specific design of any proposals for the site.

5.136 The HELAA assessment identified potential for the site extension to result in adverse effects on landscape, with a 'Red' effect recorded. The effects reflect the location of the site partly within the Green Belt. The allocation will involve the removal of this area of land from the Green Belt designation. However, the policy includes strong design and mitigation measures intended to minimise any adverse effects and enhance local character. These include requirements for development to respond sensitively to the adjoining Green Belt and residential areas, including through the incorporation of landscaping, adherence to design principles that reflect local character and townscape and the creation of varied yet coherent building forms and typologies to establish distinct character areas. The policy also supports the inclusion of taller buildings in core parts of the campus where these contribute to legibility and mark key destinations, provided they do not harm sensitive views or surrounding communities. As such uncertain mixed minor positive and significant negative effects are identified for SA objective 6: Landscape and townscape. The effects are partly uncertain given that the potential to achieve mitigation will depend in part on the design of proposals for the site.

5.137 Minor negative effects are identified for 7: Historic environment, as the site extension has potential to adversely impact heritage, although the 'Amber' HELAA assessment suggests the effects could be mitigated. These minor negative effects are coupled with minor positive effects as the policy seeks to ensure that the development contributes positively to the setting of heritage assets. The effects recorded in relation to this SA objective are partly uncertain given that the potential for mitigation will depend partly on the design of proposals for the site.

5.138 Given that the extension site includes some best and most versatile agricultural land and also lies within a minerals allocation, significant negative effects are expected for SA objectives 8: Efficient use of land and 9: Minerals. The significant negative effects recorded for the policy against SA objective 8

are coupled with minor positive effects as the policy stipulates that new development within the Campus will prioritise the retrofit and reuse of buildings, especially where they are of heritage or operational value. This approach will help ensure a more efficient use of land.

5.139 The policy requires development of the site to incorporate SuDS and to address flood risk both within the site and beyond its boundaries. Where appropriate, natural systems and landscaped solutions are expected to be used. Minor positive effects are therefore expected against SA Objectives 10: Water and 11: Adaptation to climate change, as SuDS and wider green infrastructure will help manage flood risk and support climate resilience. While the site is close to areas at risk of surface water flooding and land within Flood Zones 2 and 3, the boundaries have been drawn to exclude these areas.

5.140 The site is within close proximity to existing public transport connections within Cambridge. The delivery of a range of uses at the site in line with the policy is likely to support self-containment in the area and reduce the need for new residents to have to travel by car on a regular basis. Further to this, the development of the site will deliver improvements that support access to sustainable modes of transport. This includes through providing enhanced access to Cambridge South Station through a new east-west 'high street' for buses and the providing a mobility hub adjacent to the station. The development is required to be supported by a safe, legible and accessible internal movement network and connectivity should be achieved to existing nearby Park and Ride sites at Babraham Road, Trumpington Road and other travel hubs. These measures are likely to further reduce reliance on travel by car and emissions associated with this mode of travel. The policy also promotes the efficient use of resources through low-carbon energy infrastructure and circular economy principles, which is likely to achieve additional benefits in relation to climate change mitigation. Significant positive effects are therefore recorded in relation to SA objectives 12: Climate change mitigation and 13: Air quality. The positive effect recorded for SA objective 13 is coupled with minor negative effects as the HELAA recognises the potential for adverse effects in relation to air quality. The HELAA work recognises that there is potential for mitigation of air pollution to be achieved.

5.141 The main focus of the policy relates to supporting the development of the campus as a centre for excellence in healthcare, life sciences and research, and education. The provision of a substantial amount of new research and development and further education related floorspace, will support growth in the local economy, particularly given Cambridge's strong reputation in life sciences. The delivery of new homes specifically for campus workers alongside these

elements of the development, will mean those at the site will benefit from good access to a suitable range of jobs. As such, significant positive effects are identified in relation to SA objectives 14: Economy and 15: Employment.

Policy S/NWC: Eddington, Cambridge

5.142 This site benefits from planning permission and part of the site has been developed. The appraisal of Policy S/NWC therefore focusses on the criteria set out in the policy that development will be required to meet given that the principle of development has been agreed through the related planning permission. Furthermore, the effects of development have been subject to scrutiny through the planning application process.

Table 5.17: Policy S/NWC: Eddington

SA Objective	Draft policy
1. Housing	++
2. Access to services and facilities	++
3. Social inclusion and equalities	+
4. Health	++
5. Biodiversity and geodiversity	+
6. Landscape and townscape	+
7. Historic environment	+
8. Efficient use of land	0
9. Minerals	0
10. Water	0
11. Adaptation to climate change	+
12. Climate change mitigation	+

SA Objective	Draft policy
13. Air quality	+
14. Economy	++
15. Employment	++

Draft policy

5.143 The policy rolls forward this major development allocation from the North West Cambridge Area Action Plan (NWC AAP) 2009 and from the Cambridge Local Plan 2018 and South Cambridgeshire Local Plan 2018. It sets out how an uplift in homes on the existing Eddington site can be delivered through increased densities and provides detailed requirements and guidance that the allocation should meet as it comes forward. Development at the site is set out in the policy to include 5,500 homes (comprised of market and key worker homes), and 2,000 student rooms. Approximately half of all new homes are required by the policy to be delivered as affordable homes to meet the needs of Cambridge University and College workers. Additionally, 250 dwellings will comprise specialist accommodation for older people and those with disabilities and senior living accommodation will be integrated on site. The policy approach will help ensure that new housing meets a range of local needs. Therefore, the policy is expected to have significant positive effects in relation to SA objective 1: Housing.

5.144 The policy sets out that the new mixed-use development will deliver healthcare facilities, education and community facilities such as indoor/outdoor meeting spaces, a library, and sports facilities to support wellbeing and cultural needs. The level of provision will be sized to reflect the increased number of dwellings to be delivered at the site. Furthermore, the development site is envisaged to create ancillary local centres to ensure that amenities are within easy walking and cycling distance of all residents. As such it is expected that the development would support good access to services and facilities (including healthcare) for new residents and site users and significant positive effects are expected in relation to SA objectives 2: Access to services and facilities and 4: Health.

5.145 Minor positive effects are identified for the policy in relation to SA objective 3: Social inclusion and equalities given that the range of services provided is likely to support the integration of the new residential development

and limit the potential for overburdening of existing services and facilities in the surrounding areas.

5.146 The policy includes several requirements relating to the protection of the natural environment in relation to the development of Eddington. This includes the safeguarding of the setting of Travellers Rest SSSI as well as Washpit Brook and Chalk Marl. Development is also required to incorporate new green corridors and open spaces to be linked to the landscaped area to the west of the site. Development at the site is required to be supported by a revised site-wide biodiversity strategy. These measures will help to minimise potential impacts of biodiversity assets and also help to deliver wider ecological benefits, including improved habitat provision connectivity. Therefore, the policy is expected to have minor positive effects in relation to SA objective 5: Biodiversity and geodiversity.

5.147 Minor positive effects are expected in relation to SA objective 6: Landscape and townscape. The development of the site is expected to result in the loss of presently undeveloped Green Belt Land and an increase in taller buildings that could have adverse effects on townscape and the setting of Cambridge. However, the policy requires development to make a positive contribution to the wider Cambridge skyline and to preserve the unique character and setting of Cambridge ensuring the delivery of high-quality landscaped edge to the Green Belt. Additionally, development will be required to maintain the separate identity of Girton village and integrity of the Girton Gap.

5.148 The policy requires the protection of the setting of Cambridge, which is likely to benefit the settings of heritage assets in the area. Therefore, minor positive effects are expected against SA objective 7: Historic environment. The policy also seeks to ensure that the development preserves the historic Ridge and Farrow field pattern currently present within part of the site.

A.1 The policy requirement for the development of the site to retain Washpit Brook will limit the potential for adverse impacts on watercourses in the area. The policy also requires development to be supported by a revised Surface Water Management Strategy that provides 100% recycled water for homes, with on-plot water management utilising SUDs so that there are no adverse impacts on the water environment. The incorporation of SUDS features and a wide range of green infrastructure features is likely to support adaptation to the effects of climate change (including increased flood risk). Therefore, minor positive effects are expected for the policy in relation to SA objectives 10: Water and 11: Adaptation to climate change.

5.149 The site is located close to existing public transport links within Cambridge, which is likely to limit the need for residents to have to travel by car. The policy supports a reduced reliance on travel by car, setting out that more sustainable and active modes of transport will be prioritised particularly through ongoing funding of university bus services, delivering highly walkable neighbourhoods and adopting an approach that would result in a modal share of no more than 40% of trips to work by car. It is expected that the requirements set out will help to limit carbon emissions and air pollution. The policy sets out that the site is to be delivered to incorporate pioneering approaches to energy and this approach is expected to support the transition to renewable and low carbon energy sources. However, no specific requirements are included in the policy in relation to energy use or generation at the site. As such, the policy is expected to have minor positive effects in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

5.150 The policy includes the delivery of 100,000 square metres of employment floorspace focussed on university related mid-tech/commercial research uses (up to 40,000 square metres) and academic uses (up to 60,000 square metres). The policy also supports the provision of industrial floorspace at the site. Given the support in policy for the provision of development that would result in economic growth in research sectors, significant positive effects are identified in relation to SA objectives 14: Economy. The provision of a substantial amount of housing growth alongside new research and industrial uses will help ensure good access to jobs for a sizeable new population in the plan area and therefore significant positive effects are also expected in relation to SA objective 15: Employment.

Policy S/WC: West Cambridge

5.151 The area covered by the policy benefits from planning permission and part of the site has been developed. As such an equivalent site option has not been appraised in Chapter 4. The appraisal of Policy S/WC focusses on the criteria set out in the policy that development will be required to meet given that the principle of development has been agreed through the related planning permission. Furthermore, the effects of development have been subject to scrutiny through the planning application process.

Table 5.18: Policy S/WC: West Cambridge

SA Objective	Draft policy
1. Housing	+
2. Access to services and facilities	++
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	+
6. Landscape and townscape	+
7. Historic environment	+
8. Efficient use of land	0
9. Minerals	0
10. Water	0
11. Adaptation to climate change	+
12. Climate change mitigation	+
13. Air quality	+
14. Economy	++
15. Employment	++

Draft policy

5.152 The policy rolls forward the West Cambridge major development site allocation from the Cambridge Local Plan 2018. It provides detailed requirements and guidance on the development at the site as it comes forward. Development at the site is expected to deliver a mix of residential uses. However, the policy does not set out the level of housing growth to be delivered

or the mix of housing tenures or types supported. Therefore, minor positive effects are expected for SA objective 1: Housing.

5.153 The policy sets out for the development of the site to include substantial academic and research floorspace. This will be complemented by supporting development such as a nursery, retail/food and drink, and assembly and leisure. The development of the site is intended to be well-connected through sustainable and active travel links particularly to the nearby Eddington site, and through the proposed Cambourne to Cambridge Busway. As such it is expected that the development would support good access to services and facilities for new residents and site users. Therefore, significant positive effects are expected in relation to SA objectives 2: Access to services and facilities.

5.154 Development at the site is required to incorporate new open space which alongside the delivery of a mix of development is likely to support increased physical activity in the area. As such while the policy does not require the delivery of healthcare facilities, minor positive effects are recorded in relation to SA objective 4: Health. Minor positive effects are also expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality given the potential to limit car dependency at the site through the mix of uses incorporated and sustainable transport improvements required. The policy also supports the development of an energy centre on the West Cambridge site, which is likely to support the use of energy from more sustainable sources.

5.155 The facilities to be provided at the site include new community buildings. It is expected that this type of provision alongside expanded education uses in the plan area would support social integration for members of the local community. Minor positive effects are therefore also identified for the policy in relation to SA objective 3: Social inclusion and equalities. The effects for SA objectives 2, 3 and 4 are partly uncertain given that they are dependent on the timing of the delivery of new services at the site.

5.156 The policy includes requirements for the protection of the natural environment on and around the site. This includes the provision of landscape buffering to be implemented on the southern and western side of the site to preserve the wider rural setting and ensure that the adjacent Green Belt setting is sensitively treated. The site is also expected to retain the open green space to the east and west of the Schlumberger Gould Research Centre. Therefore, minor positive effects are identified in relation to SA objectives 5: Biodiversity and geodiversity and 6: Landscape and townscape. Requirements are also set out in the policy for the protection of the setting of the Grade II* listed Schlumberger Gould Research Centre, the West Cambridge Conservation

Area, Conduit Head Road Conservation Area and Strategic Viewpoints. This will be achieved through design-based mitigation, specifically appropriate massing and consideration of building heights. As such minor positive effects are also recorded in relation to SA objective 7: Historic environment.

5.157 The main focus of the policy relates to supporting the development of an established academic site for the University of Cambridge. In total, up to 37,000 square metres of academic floorspace are to be provided at the site, as well as up to 170,000 square metres of commercial research and development floorspace. As such, significant positive effects are identified in relation to SA objective 14: Economy, given the long term support the policy will provide towards strengthening Greater Cambridge’s academic and research capacity, while maximising the area’s contribution to the economy. Given that the policy will support good access to jobs within the research and academic fields for those residents at the site and the wider population, significant positive effects are expected in relation to SA objective 15: Employment.

Policy S/HHR: Land between Huntingdon Road and Histon Road (Darwin Green), Cambridge

5.158 This site benefits from planning permission and as such an equivalent site option has not been appraised in Chapter 4. The appraisal of Policy S/HHR focusses on the criteria set out in the policy that development will be required to meet given that the principle of development has been agreed through the related planning permission. Furthermore, the effects of development have been subject to scrutiny through the planning application process.

Table 5.19: Policy S/HHR: Land between Huntingdon Road and Histon Road (Darwin Green), Cambridge

SA Objective	Draft policy
1. Housing	++
2. Access to services and facilities	++
3. Social inclusion and equalities	+

SA Objective	Draft policy
4. Health	+
5. Biodiversity and geodiversity	++
6. Landscape and townscape	++
7. Historic environment	+
8. Efficient use of land	0
9. Minerals	0
10. Water	+
11. Adaptation to climate change	+
12. Climate change mitigation	+
13. Air quality	+
14. Economy	+
15. Employment	+

Draft policy

5.159 Policy S/HHR provides for the delivery of approximately 2,700 homes at the site. This is to include a mix of housing types, sizes and tenures (including affordable housing) to meet the needs of all ages and sectors of society. This approach will help to ensure that new homes meet a range of local needs. Therefore, the policy is likely to have significant positive effects in relation to SA objective 1: Housing.

5.160 The policy requires the development of the site to deliver a range of services and facilities to support sustainable growth at this location. This includes a secondary school, two primary schools, local shopping and community facilities. The policy also requires that new development is highly accessible and permeable for residents on foot, as well as the incorporation of a

network of strong internal and external cycle and pedestrian links to neighbouring rural and urban areas. High quality public transport will also be incorporated at the site. Requiring new service provision alongside sustainable transport improvements is likely to promote good access to services and facilities for residents. The policy is therefore expected to have significant positive effects in relation to SA objective 2: Access to services and facilities. Minor positive effects are also expected for SA objective 3: Social inclusion and equalities given that the range of services provided is likely to support the social integration of the new residents at site and within the wider area and limit the potential for overburdening of existing services in the area.

5.161 Minor positive effects are identified for the policy in relation to SA objective 4: Health. While the policy does not require the incorporation of new healthcare facilities, it supports development that encourages walking as well as cycling, thereby promoting increased levels of physical activity. In addition, the policy requires that development incorporates measures to mitigate noise from traffic on the A14 that might otherwise have negative impacts on residential amenity.

5.162 The policy requires that development is delivered to accord with a landscape led masterplan for the site. This approach will be required to achieve good principles of design and ensure that development is integrated with the wider North West Cambridge area. The development will also deliver a new Country Park set within the Cambridge Green Belt land between Huntingdon Road, Cambridge Road / Histon Road and the A14. This approach is set out to ensure adequate separation is maintained between Girton and Histon and Impington. The policy includes requirements for increasing biodiversity, hedgerow management and enhancement, protection of habitats and wildlife enhancement, and ensuring that existing features of ecological interest are maintained. These improvements are likely to contribute positively to local character, protection and improvement of landscape character and ecology, as well as supporting increased access to nature. Therefore, significant positive effects are identified in relation to SA objectives 5: Biodiversity and geodiversity and 6: Landscape and townscape. Minor positive effects are expected for SA objective 7: Historic environment given that the policy requires proposals to respect the local heritage asset former National Institute of Agricultural Botany headquarters building on Huntingdon Road.

5.163 Minor positive effects are expected for the policy in relation to SA objectives 10: Water and 11: Adaptation to climate change. This is because the policy states that proposals should include the provision of on-site balancing ponds to help address surface water drainage issues. This approach will

support the sustainable management of water resources and help prevent the increases in flood risk in the area, contributing to increased adaptation to climate change.

5.164 The development of land between Huntingdon Road and Histon Road (Darwin Green) will be delivered to incorporate a range of uses which is likely to support self-containment in the area and reduce the need to travel for new residents. Furthermore, the policy supports measures to promote active travel such as improved permeability in relation to walking and cycling, as well as significant improvements in public transport. Additionally, while the policy requires the delivery of a new spine road at the site which might result in increased levels of cars on the road through induced demand, it also requires that the modal share of cars is no more than 40%. As such overall the policy is likely to help limit car dependency at the site and emissions associated with this mode of travel. Minor positive effects are therefore recorded in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

5.165 The development of the site is not expected to include specific employment uses. However, up to 2,000 net square metres retail space will be delivered in line with the policy. This element of the development is likely to support some level of economic growth at the site. It is also likely to support small scale job creation close to new homes delivered at the site. The policy is therefore expected to have minor positive effects in relation to SA objectives 14: Economy and 15: Employment.

Policy S/EOC: Other site allocations on the edge of Cambridge

5.166 This policy sets out the allocation of four sites as follows:

- S/EOC/NWO: Land north of Worts' Causeway
- S/EOC/SWO: Land south of Worts' Causeway
- S/EOC/BS: Bell School, Babraham Road
- S/EOC/FRE: Fulbourn Road East

5.167 All four sites included for allocation benefit from planning permission. Furthermore, sites S/EOC/NWO: Land north of Worts' Causeway and S/EOC/SWO: Land south of Worts' Causeway are partially built out. The appraisal focusses on the criteria set out in the policy that development will be required to meet given that the principle of development has been agreed

through the related planning permissions. Furthermore, the effects of development have been subject to scrutiny through the planning application process.

Table 5.20: Policy S/EOC: Other Site Allocations on the Edge of Cambridge

SA Objective	Draft policy
1. Housing	++
2. Access to services and facilities	+
3. Social inclusion and equalities	0
4. Health	+
5. Biodiversity and geodiversity	+
6. Landscape and townscape	+
7. Historic environment	+
8. Efficient use of land	0
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	++
15. Employment	++

Draft policy

5.168 Sites S/EOC/NOW, S/EOC/SWO and S/EOC/BS allocated through the policy provide for the delivery of a substantial number of new homes on the edge of Cambridge, including student housing. This will help to meet the long-term housing needs of Greater Cambridge. The policy does not include requirements for housing delivery to meet the needs of specific groups in the plan area. However, the scale of housing delivery achieved is likely to incorporate a range of housing types and tenures to help meet local needs. The policy is therefore expected to have significant positive effects in relation to SA objective 1: Housing.

5.169 The policy text sets out that for residential site allocations S/EOC/NWO and S/EOC/SWO, active travel will be supported by the establishment of appropriate footpaths and the retention of Worts' Causeway's use for buses only during peak periods, with limited car access to provide a green link into the Cambridge Green Belt. Employment site allocation S/EOC/FRE is required to be supported by a Transport Assessment, Travel Plan and Parking Strategy that considers increasing sustainable travel modes. These requirements are likely to have minor positive effects against SA objective 4: Health by encouraging walking and cycling and supporting access to green spaces and opportunities for recreation. Minor positive effects are also expected for the policy in relation to SA objectives 2: Access to services and facilities, 12: Climate change mitigation, and 13: Air quality. The location of the sites close to Cambridge which benefits from a range of employment opportunities and services and facilities is likely to reduce the need for residents to have to travel longer distances on a regular basis. The incorporation of measures relating to walking and cycling and public transport will support good access to a range of services and facilities. It is also likely to help reduce reliance on travel by car and carbon emissions and air pollution associated with this mode of transport.

5.170 Residential site S/EOC/NWO contains a priority habitat and S/EOC/SWO lies adjacent to this area and there is potential for development to have adverse effects on the integrity of this biodiversity asset. However, the policy includes mitigation requirements in relation to biodiversity for both of these sites. This includes the retention of sufficient buffer areas around the Netherhall Farm Meadow County Wildlife Site, supported by the provision of a long-term management regime, and the assessment of the wider site for potential to create an ecological corridor between this site and the Land South of Worts' Causeway site. Furthermore, the development of employment site S/EOC/FRE is required by the allocation policy to incorporate a landscape buffer on its southern and eastern edges which could support habitat provision and

connectivity in the area. Therefore, a minor positive effect is expected for the policy in relation to SA objective 5: Biodiversity and geodiversity.

5.171 The policy requires a landscape-led approach to the design of development at site allocations S/EOC/NOW and S/EOC/SWO given their location at the edge of the developed area of Cambridge. This includes the delivery of appropriate buffers with adjoining housing and the Green Belt and retention of the country lane appearance and character of Worts' Causeway. Site S/EOC/FRE also lies at the edge of the developed area of Cambridge and development at this location is required to be designed to mitigate visual impact on the Green Belt with landscape buffers to be incorporated on the southern and eastern edges of the site. This approach will help ensure that development is well-integrated into the surrounding landscape, maintaining local character and visual amenity. As such, the policy is expected to have a minor positive effect in relation to SA objective 6: Landscape.

5.172 Site allocations S/EOC/NOW and S/EOC/SWO are close to archaeological remains, including the Roman road Wort's Causeway. However, the policy requires development at these sites to provide archaeological mitigation to ensure that archaeological remains are preserved in-situ. Additionally, the policy supports development proposals that consider building height, style, and materials to limit impacts on the setting of designated assets, in addition to identified strategic viewpoints. The development site allocation S/EOC/FRE is required to adopt a sensitive approach to design to ensure the mitigation of visual impact on Fulbourn Hospital Conservation Area which is nearby. As such, the minor positive effects are expected for the policy in relation to SA objective 7: Historic environment.

5.173 The employment site allocated through Policy S/EOC (S/EOC/FRE) will deliver 56,000 square metres of office, light industrial, light industrial floorspace and storage and distribution. Given the sizeable contribution this site will make to economic growth in the area, significant positive effects are expected in relation to SA objective 14: Economy. Significant positive effects are also expected against SA objective 15: Employment because job opportunities will be supported at the edge of Cambridge where they will be accessible to many residents. The allocation of residential site allocation S/EOC/BS will provide new student bedrooms to meet the needs of The Bell Educational Trust Limited's adjacent educational site. This development will help to sustain the operations of the education institution, which could contribute to economic growth through improved educational attainment and help to increase local employment opportunities, thereby contributing to the positive effects recorded in relation to SA objectives 14 and 15.

New settlements

Policy S/CB: Cambourne

5.174 This area covered by the policy benefits from planning permission and buildout of Cambourne is ongoing. As such an equivalent site option has not been appraised in Chapter 4. The appraisal of the policy focusses on the criteria set out in the policy that development will be required to meet given that the principle of development has been agreed through the related planning permission. Furthermore, where applicable the effects of development have been subject to scrutiny through the planning application process.

Table 5.21: Policy S/CB: Cambourne

SA Objective	Draft policy
1. Housing	++
2. Access to services and facilities	++
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	+
6. Landscape and townscape	+
7. Historic environment	+
8. Efficient use of land	0
9. Minerals	0
10. Water	+
11. Adaptation to climate change	+
12. Climate change mitigation	+

SA Objective	Draft policy
13. Air quality	+
14. Economy	++
15. Employment	++

Draft policy

5.175 The large-scale growth to be delivered at Cambourne includes approximately 2,720 homes. As such it will make a substantial contribution to housing need within Greater Cambridge. The policy states that the new development should deliver a range of housing types including affordable housing, older persons accommodation and self/custom build homes. Therefore, significant positive effects are identified in relation to SA objective 1: Housing. The development at the Cambourne location is also to include the delivery of a substantial amount of employment floorspace. This includes up to 30,625 square metres of mixed employment floorspace in Cambourne West and 4,000 square metres office floorspace in Cambourne Business Park. Cambourne Town Centre is required by the policy to be developed as a location to include shops and employment uses. The incorporation of employment and office uses at Cambourne will directly support economic growth and employment opportunities for new residents in the area. Economic growth will be further supported by the successful functioning of the town centre location. As such significant positive effects are expected for the policy in relation to SA objectives 14: Economy and 15: Employment.

5.176 The policy sets out that Cambourne will be developed to include a range of local facilities. Within West Cambourne and the Town Centre this is to include new education, community cultural and retail uses. Additionally, the policy states that an expanded Cambourne should be well-connected through high quality public transport, cycling and walking facilities. This will include connections to Cambourne railway station. As such, significant positive effects are identified for the draft policy in relation to SA objective 2: Access to services and facilities.

5.177 The delivery of a range of new services and facilities and employment opportunities to be accessible to residents at the site as well as the incorporation of new sustainable transport provisions is likely to benefit less mobile residents. Furthermore, the policy requires the delivery of a new local

centre in Cambourne West in addition to the continued development of the existing Cambourne Town Centre. These locations will provide a focus for residents to meet and interact in Cambourne which is likely to support community integration. Therefore, minor positive effects are identified for the draft policy in relation to SA objective 3: Social inclusion and equalities.

5.178 The inclusion of walking and cycling routes and open spaces as part of development is likely to support the health of residents in the area through greater participation in physical activity. Additionally, while the policy does not require the delivery of new healthcare facilities development at Cambourne, it requires development to contribute to the creation of a healthy and cohesive community. Furthermore, development at Cambourne West is required to include provisions to control traffic noise from the A428 and A1198 which is likely to help protect residential amenity. Minor positive effects are therefore identified in relation to SA objective 4: Health.

5.179 Given the potential for people to access a range of services and facilities and jobs close to their place of residence and by more sustainable and active modes of transport, the policy is expected to help limit travel by car and the emission of carbon dioxide and air pollutants associated with travel. Therefore, minor positive effects are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

5.180 The policy includes a range of measures that are likely to benefit the natural environment and help mitigate impacts on nearby designated sites which include Elsworth Wood SSSI which is to the north west. This includes the incorporation of green infrastructure and open space across the Cambourne location and the protection of existing trees and woodlands. At Cambourne West the policy requires that a water attenuation network is to be delivered to provide ecological benefits. The requirement in the policy for development within Cambourne West to accord with the Cambourne Spatial Framework, approved Masterplan and Design Code (or any successor documents) is also likely to have benefits for wildlife in addition to landscape character. The policy also includes requirements for development to integrate with the rest of Cambourne and avoid coalescence with Caxton. Furthermore, building heights and massing at the location should make a positive contribution to wider landscape character. Development at Cambourne Business Park is required to align with a landscape strategy. As a result, minor positive effects are identified for the policy in relation to SA objectives 5: Biodiversity and geodiversity and 6: Landscape and townscape. While the policy does not directly address the protection of the historic environment, it is likely that the requirements included in relation to the protection of landscape character will help to preserve the

settings of heritage assets in the area. Cambourne contains a number of listed buildings and there are registered parks and gardens to the south and north east of the settlement the settings of which are likely to be protected by the policy. Therefore, minor positive effects are also expected in relation to SA objective 7: Historic environment.

5.181 The requirement set out in the policy for the delivery of a new water attenuation network at Cambourne West is likely to support the positive management of water resources in the area. The policy also requires that development at this location is supported by a Foul Drainage Strategy. Overall minor positive effects are therefore expected in relation to SA objective 10: Water. The incorporation of green infrastructure within the Cambourne location is also likely to benefit water quality in the area. The delivery of green infrastructure at the site is expected to have additional benefits in relation to supporting climate adaptation, including in relation to flooding resilience and shading in more developed locations. Therefore, minor positive effects are expected in relation to SA objective 11: Adaptation to climate change.

Policy S/CBN: Cambourne North

5.182 Chapter 4 includes the appraisal of site option OS275 which takes in the entirety of the site. The appraisal of Policy S/CBN considers the appraisal of site option OS275 and criteria set out in the policy that development will be required to meet.

5.183 Please note that this site has been subject to additional assessment work in the Cambourne Spatial Options Report (2025) considering the SA objectives from this SA Report alongside additional criteria specific to the site being considered. The report presents a long list of 'in principle' scenarios that was developed to explore different directions and combinations of growth around Cambourne. Each option was subject to a high-level qualitative review to assess its ability to deliver against the key drivers:

- Alignment with sustainable transport connectivity
- Capacity to accommodate scale of development in the long term
- Deliverability

Table 5.22: Policy S/CBN: Cambourne North

SA Objective	Draft policy
1. Housing	++
2. Access to services and facilities	++
3. Social inclusion and equalities	+
4. Health	++
5. Biodiversity and geodiversity	++/--?
6. Landscape and townscape	--/+?
7. Historic environment	--/+?
8. Efficient use of land	--/+
9. Minerals	0
10. Water	+/-
11. Adaptation to climate change	+/-
12. Climate change mitigation	++/-?
13. Air quality	++/-?
14. Economy	++
15. Employment	++

Draft policy

5.184 Policy S/CBN: Cambourne North is allocated for the further expansion of Cambourne to deliver approximately 13,000 homes, 10% of which are to be delivered as specialist accommodation. A total of 24 permanent Gypsy and Traveller pitches will be provided at the site. Housing development at the site

will therefore include a variety of housing types and tenures to meet a range of needs and significant positive effects are expected for SA objective 1: Housing.

5.185 The site is relatively close to some existing and growing services and facilities within the new town of Cambourne. Furthermore, the scale of development to be delivered and the policy requirements set out are expected to result in the delivery of community, health and cultural facilities including at least three dedicated faith spaces, primary and secondary schools, and local spaces available for small scale independent retail. The delivery of growth at the site will also support the provision of a new Town Centre. The policy is clear that the residents at the site will have access to nearby day-to-day services. Additionally, the policy states that Cambourne North will be centred around a new East West Rail Station and the associated mobility hub. The site is separated in places from the wider Cambourne area by the A428 and the proposed East West Rail route. However, the policy states that improvements should be delivered to achieve access across these routes and new neighbourhoods should be developed to be walkable for new residents. A range of public transport improvements are set out in the policy to achieve these aims. As such, significant positive effects are expected for SA objectives 2: Access to services and facilities and 4: Health. The provision of easily accessible services and facilities, community facilities and open space is also expected to help promote community cohesion and equalities, leading to minor positive effects on SA objective 3: Social inclusion and equalities.

5.186 Significant negative uncertain effects are identified for SA objectives 5: Biodiversity and geodiversity, 6: Landscape and townscape and 7: Historic environment as the HELAA identified potential for adverse effects on relevant assets. These effects could potentially be mitigated and there is potential for enhancement through appropriate design and site layout that would be agreed as part of proposals for the site. Therefore, the effects recorded are partly uncertain. The site contains areas of Ancient Woodland, County Wildlife Sites, and an extensive network of archaeological remains and features. Development close to Cambourne also risks merging with Papworth Everard, Elsworth, Knapwell, Bourn Airfield New Village and Childerley. The effects for SA objectives 5, 6 and 7 are mixed with positive effects, given the requirement for mitigation and enhancement set out in the policy. This includes consideration for the Local Nature Recovery Strategy and the achievement of biodiversity net gain as well as the requirement for development to deliver a regionally significant woodland arc which would provide habitat space and connectivity in the area. This element of the site would also help screen development from the wider area and the development would also be set within the wider Strategic Enhancement Area within which additional landscaping would be delivered.

Furthermore, the development of the site is to be supported by landscape and heritage assessments with requirements also set out to protect specific heritage assets in the area. Given that the development of the site is to support the delivery of a wildlife area that will be of importance at a regional level, the positive effects recorded for SA objective 5 are likely to be significant. As part of the ecological improvements to be achieved at the site, the policy states that development should achieve a high degree of connectivity to existing green and blue corridors which is likely to support improved movements for species and help to support climate change resilience. The site contains areas of flood risk, as identified in the HELAA findings and therefore overall mixed minor positive and minor negative effects are expected for SA objective 11: Adaptation to climate change.

5.187 Significant negative effects are identified for SA objective 8: Efficient use of land, given that the site lies on greenfield land that comprises mostly Grade 1 or Grade 2 agricultural soils. Minor positive effects are recorded resulting in overall mixed effects in relation to SA objective 8 given that the policy supports the incorporation of opportunities for food growing throughout the development. This approach could support more appropriate uses of higher value soils in the plan area.

5.188 The policy requires that high standards for water efficiency and water recycling are achieved at the site. Furthermore, although the site is crossed by a water course and impacts on water quality could occur through run off as construction occurs or the development is occupied, the policy states that development should re-naturalise watercourses, which could improve water quality. Therefore, mixed minor positive and minor negative effects are expected in relation to SA objective 9: Water.

5.189 Provision of a mix of uses, including employment, services and facilities close to housing, and delivering this development close to existing and growing services and facilities within Cambourne will help minimise the need to travel. The focus of the development around the new station interchange and the design of new neighbourhoods within the site to be highly walkable, will further minimise use of private vehicles and associated emissions of greenhouse gases and air pollutants. However, this scale of development will inevitably lead to an increase in some cars on the road. As such, mixed significant positive and minor negative effects are recorded for SA objectives 12: Climate change mitigation and 13: Air quality. The effects are partly uncertain given that they will be dependent in part on the timing of the delivery of new services and facilities.

5.190 The policy sets out that 108,000 square metres of employment floorspace will be delivered at the site. The employment type and mix should be achieved to meet the needs of the town. Furthermore, the development at the site is to be delivered in line with a new Employment Strategy to explore the co-location / stacking of employment uses with other uses and achieve good accessibility for residents to employment opportunities. Given that the policy will support the delivery of a substantial amount of employment land for the growth of the local economy and access for residents to nearby jobs, significant positive effects are recorded in relation to SA objectives 14: Economy and 15. Employment.

Policy S/GF: Land adjacent to A11 and A1307 at Grange Farm

5.191 Chapter 4 includes the appraisal of site option OS280 which takes in the entirety of the site. The appraisal of Policy S/GF considers the appraisal of site option OS280 and criteria set out in the policy that development will be required to meet.

Table 5.23: Policy S/GF: Land adjacent to A11 and A1307 at Grange Farm

SA Objective	Draft policy
1. Housing	++
2. Access to services and facilities	++
3. Social inclusion and equalities	+
4. Health	++
5. Biodiversity and geodiversity	+/-?
6. Landscape and townscape	+/-?
7. Historic environment	+/-?
8. Efficient use of land	--/+
9. Minerals	-?

SA Objective	Draft policy
10. Water	+/-
11. Adaptation to climate change	+/-
12. Climate change mitigation	++/-
13. Air quality	++/-
14. Economy	++
15. Employment	++

Draft policy

5.192 The policy allocates land adjacent to the A11 and A1307 at Grange Farm for the development of a new town. The residential-led development will provide approximately 6,000 homes, including affordable housing, self and custom build homes and key worker housing. Additionally, 10% of the dwellings will be delivered as specialist accommodation (within Use Classes C2 or C3), particularly to meet the needs of older people and those with disabilities. The development will also provide 12 Gypsy and Traveller pitches. Residential development at the site will therefore include a variety of housing types and tenures to meet a range of needs and significant positive effects are expected for SA objective 1: Housing.

5.193 The scale of development to be delivered and the requirements set out in the policy are expected to support the delivery of a range of facilities. In particular, growth at the site is required by the policy to support the creation of a new local centre, which is to include a mix of retail, commercial, and community uses. Additionally, the development will include the provision of educational facilities including primary and secondary schools that are operational from the early phases of development. The policy approach will ensure convenient access to a range of essential amenities to meet the day-to-day needs of residents and visitors. As such, significant positive effects are expected for SA objective 2: Access to services and facilities.

5.194 The Grange Farm site is envisioned by the policy as a new settlement that provides residents with good access to healthcare facilities. The policy also requires that the site incorporates high-quality open spaces and recreational

areas and is designed to incorporate public realm that promotes healthy lifestyles. Furthermore, development should be delivered to align with the Healthy Streets guidance and National Design Guidance to ensure the promotion of more active modes of travel. Given that the development of the new settlement is to include new healthcare facilities and is to be provided to support healthier lifestyle choices, significant positive effects are expected against SA objective 4: Health. The provision of easily accessible services and facilities as part of the new local centre is expected to help promote community cohesion and equalities, leading to minor positive effects on SA objective 3: Social inclusion and equalities.

5.195 The site and the wider area include a number of nationally and locally significant ecological assets. These include the Roman Road SSSI to the north and several County Wildlife Sites. The HELAA scored the site as 'Amber' in relation to potential biodiversity impacts. However, the site is required to be designed so that its layout takes into account the location of biodiversity assets, and proposals are required to take opportunities to achieve enhancement. Furthermore, the development of the site is required to be landscape-led to support the ecological diversity of the area and preserve the chalk hills and woodlands. Development should also be informed by a Biodiversity Implementation and Management Plan. As such minor negative effects are recorded in combination with minor positive effects in relation to SA objective 5: Biodiversity and geodiversity. The effects are partly uncertain given that the potential to achieve appropriate mitigation and enhancement in relation to biodiversity will depend partly on the design of any proposals for the site.

5.196 The site was also scored as 'Amber' in the HELAA in relation to potential landscape impacts. However, requirements included in the policy for a landscape led approach to development and the retention of existing natural features is also likely to benefit the landscape character of the area. Furthermore, the policy requires that development incorporates substantial landscape buffers and that it should be supported by a landscape assessment. The development of the site is also required to ensure that distinction remains between the new settlement and nearby existing settlements including Little Abington and Babraham. Overall mixed minor positive and significant negative effects are therefore recorded in relation to SA objective 6: Landscape and townscape. The effects are partly uncertain given that the potential to achieve appropriate mitigation in relation to landscape character will depend partly on the design of any proposals for the site.

5.197 The HELAA also scored the site 'Amber' in relation to impacts on the historic environment. However, requirements are set out in the policy for

development at the site to protect specific heritage assets in the area, including Worsted Road Roman Road Scheduled Monument, Grade II listed Worsted Lodge Farmhouse, non-designated heritage assets at Grange Farm and known and unknown archaeological assets. Furthermore, the development of the site is required to be supported by a heritage assessment. Therefore, mixed minor positive and minor negative effects are recorded in relation to SA objective 7: Historic environment. The effects are partly uncertain given that the potential to achieve appropriate mitigation in relation to heritage will depend partly on the design of any proposals for the site.

5.198 Significant negative effects are identified for SA objective 8: Efficient use of land, given that the site lies on greenfield land that comprises mostly Grade 1 or Grade 2 agricultural soils. It is unlikely that it will be possible to fully mitigate the potential for loss of many of the areas of higher value soils at the site. However, the policy supports the incorporation of opportunities for food growing throughout the development. This approach could support more appropriate uses of higher value soils in the plan area. As such minor positive effects are recorded in combination with the significant negative effects expected for SA objective 8.

5.199 Development at the site has potential to affect a minerals allocation in the surrounding area. Therefore, development of the sites could result in the sterilisation of or loss of access to mineral resources. Minor negative effects are therefore expected against SA objective 9: Minerals. The effects are recorded as uncertain because it is unknown whether extraction could be achieved prior to development.

5.200 The site is located within an area covered by Source Protection Zone 2 or 3. As such development could have impacts on water resources in the area. An Integrated Water Management Plan and Water Cycle Strategy is required to be prepared to support development at the site. The strategy should address greywater recycling and rainwater harvesting and therefore is expected to help promote more efficient use of water resources. Proposals for the site are also required to demonstrate that development can provide or contribute to a suitable Waste Water Treatment Plant which will ensure sufficient infrastructure is available for water processing required at the site. The minor negative effects recorded for the policy in relation to SA Objective 10: Water are therefore combined with minor positive effects.

5.201 The HELAA scored the site as 'Amber' in relation to flood risk meaning that minor negative effects are recorded in relation to SA objective 11: Adaptation to climate change. Development at the site is required to be

supported a cohesive green infrastructure network which is likely to support flood resilience and local cooling. The new settlement should also incorporate SuDS which will help to address local flood risk. As such minor positive effects are identified in combination with the minor negative effects expected in relation to 11: Adaptation to climate change.

5.202 The provision of a mix of uses, including employment, services and facilities close to housing will help to minimise the need for new residents at the site and existing residents in the surroundings to have to travel. The policy sets out that the development will enhance walking, cycling, and public transport connections, including links to Babraham, the Babraham Research Campus, the Wellcome Genome Campus, Granta Park, Linton, and Whittlesford Station. Additionally, the provision of a segregated route for the proposed Cambridge South East Transport busway will help ensure the incorporation of reliable public transport to support the development. These requirements will help to limit use of private vehicles and associated emissions of greenhouse gases and air pollutants. As part of the enhancements to be incorporated at the site, the policy also supports the incorporation of low-carbon energy infrastructure which will help to limit emissions associated with energy generation. As such, significant positive effects are recorded for SA objectives 12: Climate change mitigation and 13: Air quality. However, the scale of growth to be delivered at the site will result in increased vehicle movements in the area. Furthermore, the HELAA scores the site as 'Amber' in relation to air quality impacts. Therefore, the significant positive effects recorded for SA objectives 12 and 13 are combined with minor negative effects. The effects are partly uncertain given that they will be dependent in part on the timing of the delivery of new services and facilities.

5.203 The policy sets out that the development at Grange Farm will include the provision of a local last mile logistics hub/warehousing of approximately 20,000 square metres (GIA). This provision is expected to support local job creation and economic diversification and contribute to the site's economic role within the wider Rural Southern Cluster. As such significant positive effects are recorded in relation to SA objective 14: Economy. Given that the policy will support access to jobs for a large number of new residents at the site as well as those at nearby settlements and the surrounding rural area, significant positive effects are also recorded in relation to SA objective 15: Employment.

Existing new settlements

Policy S/NST: Northstowe

5.204 The site benefits from planning permission. As such the principle of development for the site has been agreed through the related planning permission. Furthermore, the effects of development have been subject to scrutiny through the planning application process. An equivalent site option has not been appraised in Chapter 4. The appraisal of the policy therefore focusses on the criteria set out the policy that development will be required to meet.

Table 5.24: Policy S/NST: Northstowe

SA Objective	Draft policy
1. Housing	++
2. Access to services and facilities	++
3. Social inclusion and equalities	+
4. Health	++
5. Biodiversity and geodiversity	++
6. Landscape and townscape	+
7. Historic environment	+
8. Efficient use of land	0
9. Minerals	0
10. Water	+
11. Adaptation to climate change	+
12. Climate change mitigation	+
13. Air quality	+

SA Objective	Draft policy
14. Economy	++
15. Employment	++

Draft policy

5.205 The policy sets out that the site will be developed to deliver approximately 10,180 homes at the Northstowe site. This includes affordable housing, 1,050 units of specialist accommodation, particularly for older people and those with disabilities, and 24 permanent Gypsy and Traveller pitches. The level of provision set out in the policy will help ensure that new homes meet a range of local needs. Therefore, the policy is expected to have significant positive effects in relation to SA objective 1: Housing.

5.206 The policy sets out that the Northstowe settlement should deliver a range of services and facilities to support substantial new housing. This is to include new retail, community, cultural, healthcare and education facilities. Alongside this new open space, including allotments and parks, as well as indoor and outdoor sports facilities will also be delivered. A new town centre will be provided in line with an agreed Town Centre Strategy. Additionally, the policy promotes the integration of sustainable transport improvements, as well as local centres being within a 400m walk of most residents. It is expected that these requirements will ensure that new services and facilities are easily accessible to residents. The policy is therefore expected to have significant positive effects in relation to SA objectives 2: Access to services and facilities. Given that the policy requirement includes the provision of healthcare, open space and sports facilities, significant positive effects are also expected in relation to SA objective 4: Health. Minor positive effects are also identified for the policy in relation to SA objective 3: Social inclusion and equalities given that the range of services provided is likely to support the integration of the new residential development. Notably the policy requires that the new town is supported by the provision of temporary facilities from early occupation until sufficient capacity has been reached for permanent provision. The policy also states that the development should be supported by measures to assist with the development of a new community, which may include through the use of community development workers which may strengthen the positive effects identified.

5.207 The policy includes requirements for the protection of the natural environment, in developing the new town. The development of Northstowe is

required to support the creation of a parkland landscape between Northstowe and Oakington which will provide a substantial resource of trees, grassland and other areas of semi-natural vegetation. The development of the site is also required by the policy to ensure that the of St Michael's Mount, Longstanton Local Nature Reserve is maintained and enhanced. Given the relatively substantial requirement for the delivery of new parkland at the site, significant positive effects are expected in relation to SA objective 5: Biodiversity and geodiversity.

5.208 These improvements are also likely to contribute positively to local character. Furthermore, the policy seeks to retain areas of countryside within the Conservation Area at Longstanton and provide further green buffers around Oakington. This will help to maintain distinct settlement identities while reinforcing the existing character of the area. The requirement for public art to be incorporated at the site and for the development to create a legible sense of place is also likely to benefit local character. As such minor positive effects are recorded in relation to SA objective 6: Landscape and townscape. The protection of local character at the new settlement is also likely to benefit the settings of heritage assets in the area. All development is required by the policy to be carried out in accordance with an approved strategy for existing buildings and historic interest, which is expected to further benefit heritage assets in the area. Minor positive effects are therefore also recorded in relation to SA objective 7: Historic environment.

5.209 The development of the new town is expected to support the sustainable management of water resources and limit the potential for flood risk. The policy stipulates that SuDS will be delivered. Furthermore, there are requirements set out for the development to mitigate existing flood risks affecting nearby villages such as Oakington and Longstanton. Development at the site is also required by the policy to be supported by arrangements for foul drainage and sewage disposal. As such, the policy is expected to have minor positive effects against SA objectives 10: Water, and 11: Adaptation to climate change.

5.210 The delivery of development at the new settlement to incorporate a range of uses is likely to support a degree of self-containment in the area and reduce the need for some residents to travel on a regular basis. Furthermore, the policy supports measures to promote active travel such as walking and cycling, as well as significant improvements in public transport. This includes the provision of an improved rights of way, dedicated local busway and car sharing scheme. as well as an initial subsidy fee for new residents for discounted bus travel. These measures are likely to further reduce reliance on travel by car and emissions associated with this mode of travel. Minor positive effects are therefore

recorded in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

5.211 The policy sets out support for new employment uses within the new Northstowe development. Provision will be made for approximately 20ha of employment land. This employment land will be provided either within a designated employment zone or as an integrated mix of uses within the town centre. It is expected the provision of new employment land as part of the development will help meet the employment land needs of the plan area and strengthen Greater Cambridge's economy. Additionally, the provision of housing alongside these uses will help to ensure good access to jobs for many new residents. The policy is therefore expected to have significant positive effects against SA objectives 14: Economy and 15: Employment.

Policy S/WNT: Waterbeach New Town

5.212 The site benefits from planning permission. As such the principle of development for the site has been agreed through the related planning permission. Furthermore, the effects of development have been subject to scrutiny through the planning application process. An equivalent site option has not been appraised in Chapter 4. The appraisal of the policy therefore focusses on the criteria set out the policy that development will be required to meet.

Table 5.25: Policy S/WNT: Waterbeach New Town

SA Objective	Draft policy
1. Housing	++
2. Access to services and facilities	++
3. Social inclusion and equalities	+
4. Health	++
5. Biodiversity and geodiversity	+
6. Landscape and townscape	+
7. Historic environment	+

SA Objective	Draft policy
8. Efficient use of land	+
9. Minerals	0
10. Water	+
11. Adaptation to climate change	+
12. Climate change mitigation	++
13. Air quality	++
14. Economy	++
15. Employment	++

Draft policy

5.213 The S/WNT: Waterbeach New Town policy sets out that the site will be developed to deliver approximately 11,000 homes. The housing to be delivered at the site includes affordable, key worker and community led homes, as well as 1,050 units of specialist accommodation, particularly for older people and those with disabilities. The site will also incorporate 24 Gypsy and Traveller pitches. The level of provision set out in the policy will help ensure that new homes meet a range of local needs. Therefore, the policy is expected to have significant positive effects in relation to SA objective 1: Housing.

5.214 The policy sets out that development at Waterbeach New Town will be supported by the provision of a range of services and facilities. New retail as well as cultural, social, leisure, healthcare and education facilities are to be delivered. Many of these services and facilities will be focussed at a new town centre or the two local centres to be provided at the settlement. The sustainable transport improvements supported at the new settlement include the provision of a relocated Waterbeach railway station and a multi-modal transport hub alongside new walking and cycling routes and are expected to support good access for many residents. The policy is therefore expected to have significant positive effects in relation to SA objectives 2: Access to services and facilities. SA objective 4: Health is also expected to have significant positive effects given that the incorporation of new healthcare facilities alongside open space and

sport facilities is likely to promote improved levels of public health. Minor positive effects are identified for the policy in relation to SA objective 3: Social inclusion and equalities given that the range of services provided is likely to support the integration of the new residential development. Notably, the policy requires that the new town is supported by the provision of temporary facilities from the early stages of development in order to provide services for new residents and workers.

5.215 The policy sets out requirements for the provision of a significant network of green infrastructure and a blue network at the site. The policy also includes requirements for the development to retain and enhance existing woodland and waterbodies, and create multifunctional spaces for biodiversity. Therefore, minor positive effects are identified in relation to SA objective 5: Biodiversity and geodiversity.

5.216 The policy is set out to contribute positively to the local character of the area with a focus on creating a sense of place that incorporates memorable features and recognisable buildings. These improvements are likely to contribute positively to local character. The protection of important views is also required by the policy. Furthermore, strategic landscaping is required to be provided within the Area of Major Change surrounding the site to maintain the village character of the settlement. As such minor positive effects are recorded in relation to SA objective 6: Landscape and townscape. It is likely that the protection of landscape character supported by the policy will also benefit the settings of heritage assets in the area. Specific requirements are set out in the policy for the protection and enhancement of the setting of Denny Abbey (Grade I listed building), and other important historic assets. Overall minor positive effects are expected for the policy in relation to SA objective 7: Historic Environment.

5.217 Support is included in the policy for development that would achieve the efficient re-use and recycling of the existing building materials of the Barracks buildings. Therefore, minor positive effects are recorded in relation to SA objective 8: Efficient use of land.

5.218 The development of Waterbeach New Town will include SuDS which is expected to support the sustainable management of water resources and limit the potential for flood risk. The policy also sets out that vulnerable development is to be avoided on land identified as being at potential flood risk in the event of a breach of River Cam flood defences. As such, the policy is expected to have minor positive effects against SA objectives 10: Water, and 11: Adaptation to climate change.

5.219 The ease of access for new residents to the new settlement’s facilities that incorporate multiple uses are likely to support a degree of self-containment in the area and limit the need for some residents to have to travel. Furthermore, active travel is directly supported in the policy through the inclusion of safe and attractive walking, cycling and horse riding routes. The Waterbeach New Town relocated railway station and the multimodal transport hub set out in the policy will support substantial improvements in access to public transport. These measures are likely to further reduce reliance on travel by car and carbon emissions and air pollution associated with this mode of travel. Given the scale of the transport provisions set out in the policy, including most notably the provision of a relocated railway station, significant positive effects are recorded in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

5.220 In line with the policy, Waterbeach New Town will include the delivery of up to 39,800 square metres of employment floorspace focused upon the new town centre, the railway station district and other local centre. It is expected the provision of new employment land as part of the development will help meet the employment land needs of the plan area and strengthen Greater Cambridge’s economy. Additionally, the provision of housing alongside these uses will help to ensure good access to jobs for many new residents. The policy further sets out that new development at the site will include space to facilitate home working and flexibility for start-ups. The policy is therefore expected to have significant positive effects against SA objectives 14: Economy and 15: Employment.

Policy: S/BA: Bourn Airfield New Village

5.221 The site benefits from planning permission. As such the principle of development for the site has been agreed through the related planning permission. Furthermore, the effects of development have been subject to scrutiny through the planning application process. An equivalent site option has not been appraised in Chapter 4. The appraisal of the policy therefore focusses on the criteria set out the policy that development will be required to meet.

Table 5.26: Policy S/BA: Bourn Airfield New Village

SA Objective	Draft policy
1. Housing	++

SA Objective	Draft policy
2. Access to services and facilities	+
3. Social inclusion and equalities	+
4. Health	++
5. Biodiversity and geodiversity	+
6. Landscape and townscape	+
7. Historic environment	+
8. Efficient use of land	0
9. Minerals	0
10. Water	+
11. Adaptation to climate change	+
12. Climate change mitigation	++
13. Air quality	+
14. Economy	+
15. Employment	+

Draft policy

5.222 The policy sets out that approximately 3,500 homes will be delivered at the Bourn Airfield New Village. Housing delivered at the site is to include 250 units of residential institution use and self/custom build homes, particularly for older people and those with disabilities, and 12 Gypsy and Traveller pitches. The level of provision set out in the policy will help ensure that new homes meet a range of local needs. Therefore, the policy is expected to have significant positive effects in relation to SA objective 1: Housing.

5.223 The Bourn Airfield New Village policy supports the delivery of a range of services and facilities to support new housing. This includes retail, healthcare, education, leisure and community facilities. A new rural centre will be provided within the site as a focus for development, along with a minor rural centre. Additionally, the policy states the settlement will include a comprehensive and sustainable movement network, with provisions including a segregated bus link and new walking and cycling routes. While the policy supports substantial new service provision, it is recognised that the scale of provision will be more limited than what is achieved at Northstowe or Waterbeach, with no town centre to be delivered at Bourn Airfield. The policy is therefore expected to have minor positive effects in relation to SA objectives 2: Access to services and facilities. The healthcare, sports and leisure facilities to be incorporated at the site are expected to support improved levels of public health. Therefore, significant positive effects are expected in relation to SA objective 4: Health. Minor positive effects are also identified for the policy in relation to SA objective 3: Social inclusion and equalities given that the range of services provided is likely to support the integration of the new residential development. The policy especially states that the new settlement should be supported by the provision of temporary facilities from early occupation until sufficient capacity has been reached for permanent provision. The policy also states that the development should be supported by measures to assist with the development of a new community, such as through the use of community development workers which may strengthen the positive effects identified.

5.224 The policy requires that the design of development at the site incorporates the existing woodland on its eastern edge. Furthermore, strategic landscaping is to be provided within the wider Area of Major Change surrounding the site. The policy also sets out requirements to protect and enhance sensitive ecological assets, with particular regard to be had for Bucket Hill Plantation Grassland County Wildlife Site. Therefore, minor positive effects are identified in relation to SA objective 5: Biodiversity and geodiversity.

5.225 The policy promotes improving local character from the provision and protection of green infrastructure and also requires the creation a village square as a focal point for the wider development. Some of the potential impacts relating to local character are to be mitigated by limiting buildings to two storeys in height. Furthermore, the delivery of strategic landscape around the new settlement will support further mitigation relating to landscape character and also help maintain the rural nature of Broadway and ensure separation from Cambourne. As such minor positive effects are recorded in relation to SA objective 6: Landscape and townscape. The requirements set out in the policy to address landscape character are also likely to benefit the settings of heritage

assets in the area. Furthermore, the policy sets out specific requirements for development to ensure the protection and enhancement of the setting of the Grade II listed barns to the north of The Grange. Overall minor positive effects are also expected for the policy in relation to SA Objective 7: Historic Environment.

5.226 Requirements are included in the policy for the development to be supported by infrastructure to allow for foul drainage and sewage disposal. The policy also requires that development should provide for on-going maintenance of sustainable surface water drainage measures for controlling the risk of flooding to areas downstream and upstream of the development. Therefore, the policy is expected to have minor positive effects in relation to SA objectives 10: Water, and 11: Adaptation to climate change.

5.227 The policy states the Bourn Airfield New Village will promote a net zero carbon lifestyle for the new residents. The development will be supported by a Renewable Energy Statement to demonstrate that at least 10% of the total predicted energy requirements will be from on-site renewable/low carbon energy sources. Self-containment is likely to be promoted in the area to some degree by the range of services and facilities to be incorporated. This is likely to result in a reduced need to travel in the area, thereby limiting the level of carbon emissions and air pollution associated with vehicular travel. Given the potential to limit carbon emissions from new properties in the new settlement as well as those from vehicles, significant positive effects are recorded in relation to SA objective 12: Climate change mitigation. The policy will also help to limit air pollution from vehicles and potentially from energy generation. The positive effects expected in relation to SA objective 13: Air quality are minor reflecting the more limited role energy generation currently plays in relation to air quality in the area.

5.228 The policy sets out provision of up to 1,500 square metres of employment uses. It is expected the provision of new employment land as part of the development will help meet the employment land needs of the plan area and strengthen Greater Cambridge's economy. Additionally, the provision of housing alongside these uses will help to ensure good access to jobs for many new residents. However, the level of economic growth and employment creation at the settlement would be much smaller than at the Northstowe or Waterbeach sites. Therefore, the positive effects expected in relation to SA objectives 14: Economy and 15: Employment are minor.

The rural southern cluster

Policy S/RSC/WGC: Wellcome Genome Campus, Hinxton

5.229 This site benefits from planning permission and as such an equivalent site option has not been appraised in Chapter 4. The appraisal of the policy focusses on the criteria set out in the policy that development will be required to meet given that the principle of development has been agreed through the related planning permission. Furthermore, the effects of development have been subject to scrutiny through the planning application process.

Table 5.27: Policy S/RSC/WGC: Wellcome Genome Campus, Hinxton

SA Objective	Draft policy
1. Housing	++
2. Access to services and facilities	++
3. Social inclusion and equalities	+
4. Health	++
5. Biodiversity and geodiversity	+
6. Landscape and townscape	+
7. Historic environment	+
8. Efficient use of land	0
9. Minerals	0
10. Water	+
11. Adaptation to climate change	+
12. Climate change mitigation	++
13. Air quality	+

SA Objective	Draft policy
14. Economy	++
15. Employment	++

Draft policy

5.230 The policy provides additional detail and guidance for the Wellcome Genome Campus development to come forward. Development at the site is set out in the policy to include 1,500 homes. While the policy supports the delivery of a substantial amount of new housing, it does not seek to deliver affordable homes or homes that would meet a range of local needs. However, it is assumed that given the scale of development to be delivered, housing growth would include a range of tenures and types, including affordable units. Therefore, significant positive effects are recorded in relation to SA objective 1: Housing.

5.231 The policy is set out for the campus site to deliver new healthcare, community and leisure uses, including nursery, conference facility, and education. The development of the site is envisaged to achieve the creation of a new Minor Rural Centre in the settlement hierarchy. As such it is expected that the development would support good access to services and facilities (including healthcare) for new residents and site users and significant positive effects are expected in relation to SA objectives 2: Access to services and facilities and 4: Health. Minor positive effects are also identified for the policy in relation to SA objective 3: Social inclusion and equalities given that the range of services provided is likely to support the integration of the new residential development.

5.232 The policy includes requirements for the protection of the natural environment around the campus. Most notably this includes the protection and enhancement of the Wellcome Trust Nature Reserve, the River Cam and the railway cuttings and the creation a woodland to the north west of the site. The site is also to be delivered to incorporate linear structural landscaped routes that include parks and gardens as well as a landscape buffer between the River Cam to the south west of the site and any built form. These improvements are likely to contribute positively to local character. Therefore, minor positive effects are identified in relation to SA objectives 5: Biodiversity and geodiversity and 6: Landscape and townscape. Requirements are also set out in the policy for the protection and enhancement of Hinxton Hall (Grade II* listed building) and other

listed buildings in the area. As such minor positive effects are also recorded in relation to SA objective 7: Historic environment.

5.233 The development of the site is required by the policy to incorporate designs that would support reduced the water demand associated with the cooling of data centres on site. As such the policy is expected to support more sustainable use of water resources and a minor positive effect is recorded in relation to SA objective 10: Water. The incorporation of SUDS features and a wide range of green infrastructure features is likely to support adaptation to the effects of climate change (including increased flood risk) and therefore minor positive effects are also recorded in relation to SA objective 11: Adaptation to climate change.

5.234 The site is to be delivered to incorporate a range of uses which is likely to support self-containment in the area and reduce the need to travel for new residents. Furthermore, the development of the site will also incorporate a range of pedestrian and cycle connections as well as direct and rapid transit connectivity interventions to assist improved connectivity to Whittlesford Parkway Station and the South Eastern Travel Hub. These measures are likely to further reduce reliance on travel by car and emissions associated with this mode of travel. Positive effects are therefore recorded in relation to SA objectives 12: Climate change mitigation and 13: Air quality. The positive effect recorded for SA objective 12 is significant given that the policy requires the delivery of an ambient loop and an energy centre which is likely to support the use of energy from more sustainable sources.

5.235 The main focus of the policy relates to supporting the development of the campus as a centre for genomics and associated bioinformatics industries. It will support the expansion of existing employment uses at the site in line with evidenced projections. In total up to 150,000 square metres of flexible employment uses are to be provided at the site. As such, significant positive effects are identified in relation to SA objectives 14: Economy and 15: Employment, given the long term support the policy will provide towards Greater Cambridge's innovative economy. The provision of housing alongside these uses will help ensure good access to jobs for many new residents.

Policy S/RSC/BRC: Babraham Research Campus

5.236 Part of the site benefits from planning permission. As such the principle of development for this part of the site has been agreed through the related planning permission. Furthermore, the effects of development have been subject to scrutiny through the planning application process. Site option 51604a

is equivalent to the site and has been appraised in Chapter 4. The appraisal of Policy S/RSC/BRC considers the appraisal of site option 51604a and criteria set out in the policy that development will be required to meet given.

Table 5.28: Policy S/RSC/BRC: Babraham Research Campus

SA Objective	Draft policy
1. Housing	++
2. Access to services and facilities	++
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	+/-?
6. Landscape and townscape	+/-?
7. Historic environment	+/-?
8. Efficient use of land	--/+
9. Minerals	0
10. Water	--/+
11. Adaptation to climate change	+/-
12. Climate change mitigation	+/-
13. Air quality	+/-
14. Economy	++
15. Employment	++

Draft policy

5.237 The policy is set out to guide future development at Babraham Research Campus. Development at the site is set out in the policy to include 120 additional dwellings for campus workers. The site will deliver affordable housing and housing of differing tenures and types as informed by the Greater Cambridge Housing Strategy and discussions with the Local Planning Authority. The policy will support the delivery of a relatively large number of homes and contribute to a range of house needs. As such the significant positive effects are recorded for the policy in relation to SA objective 1: Housing .

5.238 The policy is also expected to have minor positive effects in relation to SA objective 2: Access to services and facilities given that it sets out that the development will be supported by appropriate ancillary uses and infrastructure. While service provision in the surrounding area is limited compared to within Cambridge, uses to be incorporated at the site include 430 additional square metres of nursery space, 500 square metres of retail space, and 3.5 hectares of amenity space. Further to this, the policy sets out that future development proposals are required to include enhanced meeting places within the available public realm and open spaces. Minor positive effects are identified for the policy in relation to SA objective 3: Social inclusion and equalities given that the range of services provided is likely to support the integration of new residential development. The positive effect recorded also reflects the potential to create spaces where residents can meet and benefit from informal interactions with each other. The policy is also expected to have minor positive effects against SA objective 4: Health. While the policy does not support the provision of new healthcare facilities at the site, the provision of enhanced meeting places and new amenity space will support wellbeing and help to encourage active lifestyles.

5.239 The site is assessed as 'Amber' in the HELAA in relation to potential impacts on biodiversity. However, the policy seeks to ensure that development proposals maintain and enhance the wider landscape, including the corridor of the River Granta, which is Country Wildlife Site. Additionally, the policy states that the Strategic Enhancement Area (S/SEA/BRC), to the south of the River Granta is not proposed for development and will be used for green infrastructure and ecological enhancements. The policy also requires that development should deliver compensatory improvements to the environmental quality and accessibility of remaining Green Belt land. This will be captured in a Green Belt enhancement strategy for the area with measures including new wetlands, and other green and blue infrastructure. Therefore, the policy is expected to have mixed minor positive and minor negative effects in relation to

SA objective 5: Biodiversity and geodiversity. The effects are partly uncertain given that appropriate mitigation and the potential for enhancement will depend partly on the detailed design of any proposals for the site.

5.240 The policy is set out to remove the developable area of the Babraham Research Campus from the Green Belt. Furthermore, the site is assessed as 'Amber' in relation to potential impact on landscape. The potential for impacts on the existing openness of the present extent of the Green Belt and the wider landscape are noted, however, the policy includes mitigation to limit potential adverse impacts. This includes through the requirement for a wide landscape buffer in/adjacent to any development in the north-west of the site. Existing trees should be retained where possible alongside new or enhanced tree belts and landscape buffers should address views into and from the site. The maintenance of the surrounding Strategic Enhancement Area as undeveloped land will also help achieve mitigation. These requirements are expected to help protect and enhance the landscape setting of the site, and as such, mixed minor positive and minor negative effects are expected for the policy in relation to SA objective 6: Landscape and townscape. The effects are partly uncertain given that appropriate mitigation and the potential for enhancement will depend partly on the detailed design of any proposals for the site.

5.241 The site is assessed as 'Amber' in the HELAA in relation to potential impacts on the historic environment. However, the policy sets out specific requirements relating to mitigating effects in relation to heritage assets. Proposals are required by the policy to preserve the appearance of Babraham Conservation Area and the setting of the Grade I listed St Peters Church, the Grade II* listed Babraham Hall and the undesignated Lodge building. Development proposals are required to be accompanied by an appropriate archaeological assessment. Overall mixed minor positive and minor negative effects are also expected in relation to SA objective 7: Historic environment. The effects are partly uncertain given that appropriate mitigation and the potential for enhancement will depend partly on the detailed design of any proposals for the site.

5.242 The Babraham Research Campus comprises a mix of brownfield and greenfield land. Some of the greenfield land within the site is Grade 1 or Grade 2 agricultural value and as such development could result in loss of higher value agricultural land. The policy stipulates that new buildings should be limited to areas of existing development, undeveloped areas of land in the far north of the site, and the Close residential area. This approach could help to promote development on previously developed land. Given the mix of land resources within the site and the policy requirements set out, mixed minor positive and

significant negative effects are expected in relation to SA objective 8: Efficient use of land.

5.243 The site lies within source protection zone 1. Therefore, there is potential for development to adversely affect water resources in the plan area and significant negative effects are expected in relation SA objective 10: Water. Minor positive effects are expected in combination in relation to SA objective 10: Water. The policy supports the incorporation of green and blue infrastructure, which is likely to support natural management of water resources and improved water quality. These elements of the policy are also likely to support adaptation to the effects of climate change. Furthermore, the policy stipulates that development should apply the sequential approach to flood risk within the site and should not increase flood risk elsewhere. Requirements relating to flood risk are likely to achieve further benefits in relation to climate change adaptation and therefore minor positive effects are expected in relation to SA objective 11: Adaptation to climate change.

5.244 The campus is located within close proximity of a proposed rapid public transport stop, which is particularly important considering that existing city, district and rural centres are not located near to the site. The range of uses to be delivered at the site is likely to help support a degree of self-containment in the area and reduce the need to travel for new residents and site users. As such there is some potential to limit carbon emissions and air pollution associated with car travel as the development is occupied. The policy also requires all proposals to provide high-quality local non-motorised routes linking to Cambridge South East corridor transport schemes. However, the scale of development is likely to result in some increase in vehicular traffic in the area which will contribute to carbon emissions and air pollution. In relation to the potential for development contribute to the air pollution, the HELAA assessed the site as 'Amber'. Therefore, mixed minor positive minor negative effects are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

5.245 The policy sets out the development of the campus site as a centre for bioscience research and innovation. In total up to 48,000 square metres gross internal floor area are to be provided for additional research and development floorspace. Significant positive effects are identified in relation to SA objectives 14: Economy given the support the policy will provide towards economic growth in Greater Cambridge. Significant positive effects are also recorded in relation to SA objective 15: Employment. The development of the site will provide access to jobs for those in the plan area, most notably for the campus workers who will be accommodated at the site.

Policy S/RSC: Other site allocations in the Rural Southern Cluster

5.246 The policy sets out the following sites for allocation:

- S/RSC/MF: Land at Maarnford Farm, Hunts Road, Duxford,
- S/RSC/SBR: Land south of Babraham Road, Sawston
- S/RSC/FSS: Former Spicers Site, Sawston Business Park, Sawston
- S/RSC/CC: Comfort Café, Fourwentways, Little Abington

5.247 Of the sites allocated, only S/RSC/SBR: Land south of Babraham Road, Sawston benefits from planning permission. The three other sites are equivalent to site options appraised in Chapter 4 as sites 40558 (S/RSC/MF: Land at Maarnford Farm, Hunts Road, Duxford), OS261 (S/RSC/FSS: Former Spicers Site, Sawston Business Park, Sawston) and 40125 (S/RSC/CC: Comfort Café, Fourwentways). The appraisal of the policy considers the appraisal of the three site options identified above and criteria set out in the policy that development at each of the sites allocated will be required to meet.

Table 5.29: Policy S/RSC: Other site allocations in the Rural Southern Cluster

SA Objective	Draft policy
1. Housing	++
2. Access to services and facilities	+/-
3. Social inclusion and equalities	+
4. Health	+/-
5. Biodiversity and geodiversity	+/-?
6. Landscape and townscape	+/-?
7. Historic environment	+/-?
8. Efficient use of land	--/+

SA Objective	Draft policy
9. Minerals	0
10. Water	-?
11. Adaptation to climate change	+/-
12. Climate change mitigation	++/-
13. Air quality	+/-
14. Economy	++
15. Employment	++

Draft policy

5.248 Policy RSC: Other site allocations in the Rural Southern Cluster is expected to have significant positive effects in relation to SA objective 1: Housing. The policy allocates two residential sites that will contribute towards housing delivery in rural areas. While no requirement is set out in the allocation policy for the provision of affordable homes, it is expected that the scale of delivery would incorporate a range of housing tenures and types to help meet local needs.

5.249 The site allocations included in the policy are in more rural locations and therefore are not located close to a city, district, local, neighbourhood, rural or minor rural centre. However, none of the residential sites that do not have planning permission are located beyond an unacceptable distance of both a primary school and secondary school. Furthermore, development at residential allocation Land south of Babraham Road is required to be supported by a financial contribution towards expanding the capacity of the Icknield Primary School. Overall mixed minor negative and minor positive effects with uncertainty are expected in relation to SA objective 2: Access to services and facilities.

5.250 The residential site that does not have planning permission (Land at Maarnford Farm) is located close to a healthcare facility or an area of open space/sports facility. However, the two employment site allocations are not located close to these types of facilities. Therefore, overall, mixed minor positive and minor negative effects are expected in relation to SA objective 4: Health.

The policy text for site allocation Land south of Babraham Road, Former Spicers Site and Comfort Café requires that development proposals should contribute financially to active travel links. These types of improvements could support increases in physical activity and improved public health in the rural area but given that they would not support the delivery of new healthcare facilities, they are not thought to be of a scale to result in significant positive effects in relation to SA objective 4.

5.251 Minor positive effects with uncertainty are expected in relation to SA objective 3: Social inclusion and equalities for the policy. The two employment sites allocated by this policy are located on brownfield land. The development of these sites has potential to help promote the achievement of regeneration in the rural area.

5.252 The HELAA identified that one of the employment sites (Former Spicers Site) could have adverse effects on designated biodiversity assets, with an 'Amber' score recorded. However, the policy includes requirements that development should ensure no adverse effects to the River Granta or Dernford Fen SSSI and that protected trees should be retained and incorporated into the design. Furthermore, development at Land south of Babraham Road, Former Spicers Site and Comfort Café is required to contribute to landscape improvements as well as the retention of trees. Therefore, mixed minor positive and minor negative effects are expected in relation to SA objective 5: Biodiversity and geodiversity. The effects are recorded as uncertain because effects depend on the final design, scale and layout of development.

5.253 Mixed minor positive and minor negative effects with uncertainty are expected in relation to SA objectives 6: Landscape and townscape and 7: Historic environment. Employment allocation Land at Maarnford Farm scores 'Amber' in the HELAA in relation to potential for effects relating to landscape and the historic environment. All other sites score 'Amber' in relation to landscape only. The policy requirements set out in relation to landscape identified in the preceding paragraph are likely to help preserve the setting and character of the rural area. Furthermore, the policy sets out requirements that relate to the protection of the historic environment at Land at Maarnford Farm, Former Spicers Site and Comfort Café. This includes requirements for the design of development to preserve key views relating to the settings of Stapleford, Duxford and the Duxford Airfield Conservation Areas. Requirements are also included in the policy for the protection of Borough Hill Scheduled Monument and the setting of Grade II Temple Café and Restaurant. The effects recorded in relation to SA objectives 6 and 7 are partly uncertain given that they

will also be greatly dependent upon the final design, scale and layout of proposals for the sites in question.

5.254 Mixed minor positive and significant negative effects are expected in relation to SA objective 8: Efficient use of land. The Comfort Café employment allocation is located on brownfield land. However, the other allocations comprise greenfield land which is classed as being Grade 1 or 2 agricultural quality. Therefore, development would result in the loss of high-quality agricultural land.

5.255 Three of the sites (Land at Maarnford Farm, Former Spicers Sites and Comfort Café) fall within Source Protection Zones. Development of these sites therefore has the potential to affect water quality. Therefore, minor negative effects with uncertainty are expected in relation to SA objective 10: Water. The uncertainty recorded reflects the potential to avoid development in Source Protection Zones within the site boundaries and for appropriate mitigation to be achieved through design measures.

5.256 Minor negative effects are expected in relation to SA objective 11: Adaptation to climate change. All of the sites are at risk of surface water flooding and/or contain land in Flood Zones 2 and 3, but have sufficient land in Flood Zone 1 to accommodate additional dwellings or an increase in employment floorspace. The minor negative effects are coupled with minor positive effects as the policy text for employment site Former Spicers Site requires that development proposals must address known surface water flooding risks through a comprehensive water management plan.

5.257 The site allocations fall within close proximity of public transport links, however, they are not close to a city, district or rural centre. The development of the sites identified for allocation could result in increases in vehicular traffic to these locations. Mixed significant positive and minor negative effects are expected in relation to SA objective 12: Climate change mitigation. The positive effects recorded partly reflects the requirements set out in the policy. The policy text for employment sites Former Spicers Site and Comfort Café seeks to promote public transport, stating that development proposals should contribute financially to strategic public transport and active travel schemes in the south-east corridor. Development at Land south of Brabraham Road is required by the policy to include additional cycle and pedestrian links into Sawston. These requirements are likely to limit the need to travel by private vehicle from the sites in question thereby limiting associated carbon emissions.

5.258 Three of the four sites scored 'Amber' in the HELAA with respect to air quality and therefore minor negative effects are expected against SA objective

13: Air quality. The measures included to support modal shift in relation to Former Spicers Site, Comfort Café and Land south of Brabraham Road are also likely to help limit the release of air pollutants from vehicular travel and therefore, the minor negative effects expected for SA objective 13 are combined with minor positive effects.

5.259 The employment sites set out for allocation in the policy will support economic growth to help meet the needs of the rural area. Therefore, significant positive effects are expected in relation to SA objective 14: Economy. Employment allocation Comfort Café is located close to an existing rapid public transport stop, which will help to ensure easy access for residents to job opportunities. Employment allocation Former Spicers Site is not close to a rapid public transport stop but the employment floorspace to be delivered could support access to jobs for residents in the surrounding rural area and the wider plan area. In addition to this, residential allocation Land at Maarnford Farm is located within 1.8km of an employment area meaning there is potential that residents at this site would have reasonable access to jobs. As such, significant positive effects are expected for the policy in relation to SA objective 15: Employment.

Policy S/SHF: Land at Slate Hall Farm, Bar Hill

5.260 Chapter 4 includes the appraisal of site option OS277 which takes in the entirety of the site. The appraisal of Policy S/SHF considers the appraisal of site option OS277 and criteria set out in the policy that development will be required to meet.

Table 5.30: Policy S/SHF: Land at Slate Hall Farm, Bar Hill

SA Objective	Draft policy
1. Housing	0
2. Access to services and facilities	+/-
3. Social inclusion and equalities	+
4. Health	+/-
5. Biodiversity and geodiversity	+/-?

SA Objective	Draft policy
6. Landscape and townscape	+/-?
7. Historic environment	+/-?
8. Efficient use of land	--/+
9. Minerals	0
10. Water	+/-
11. Adaptation to climate change	+/-
12. Climate change mitigation	+/-
13. Air quality	+/-
14. Economy	++
15. Employment	++

Draft policy

5.261 The policy allocates land at Slate Hall Farm for industrial and logistic space. The site is relatively close to the minor rural centre of Bar Hill which site users might walk to, to access the limited range of services within the settlement. It is also within reasonable distance of the Northstowe new settlement and benefits from good road access to Cambridge. While the policy does not set out any specific new service provision for the site, it requires the provision of supporting amenities to meet the needs of staff. As such there is potential for site users to benefit from nearby access to a modest range of services and facilities before and after working hours and during breaks. However, it is likely that they would need to travel further afield to access certain types of provisions. Therefore, a mixed minor positive and minor negative effect is recorded in relation to SA objective 2: Access to services and facilities.

5.262 The site contains a mix of greenfield and brownfield land. Development at this location could support a level of regeneration and the provision of new jobs which might support the integration of new residents in the surrounding area.

Therefore, minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities. The site is not located close to existing healthcare facilities or areas of open space. However, the policy includes the requirement for the delivery of new parkland and amenity spaces at the site. These provisions are likely to help encourage increased levels of physical activities among site users. Therefore, mixed minor positive and minor negative effects are recorded for the policy in relation to SA objective 4: Health.

5.263 The site is scored 'Amber' in the HELAA assessment in relation to potential impacts relating to biodiversity, landscape and heritage. This indicates that there is potential for adverse effects, but that the effects could be mitigated through appropriate design measures. The policy sets out that development at the site should be supported by a biodiversity strategy and that dark corridors for bats and other nocturnal species should be incorporated. The development is also required to accord with a Design Code for the site which is to ensure that schemes fit into their context and reduce impact on key views and vistas. There is also a specific requirement included in the policy for proposals to mitigate the impact of the development on Slate Hall Farm a potential non-designated heritage asset. Given the policy requirements relating to the development of the site the minor negative effects recorded in relation to SA objectives 5: Biodiversity and geodiversity, 6: Landscape and townscape and 7: Historic environment are combined with minor positive effects. The effects for these three SA objectives are uncertain given that they will depend partly on specific design and layout of proposals for the site.

5.264 The site comprises a mix of greenfield and brownfield land. As such there is potential for development to support an efficient pattern of land use in the plan area. However, the greenfield parts of the site contain areas of Grade 1 or 2 agricultural soils. As such mixed minor positive and significant negative effects are expected for the policy in relation to SA objective 8: Efficient use of land.

5.265 The site contains a watercourse and therefore there is potential for degradation of water quality as a result of runoff as construction occurs and when the site is occupied. The site is also assessed through the HELAA as containing areas of surface water flood risk or Flood Zones 2 and 3. The site allocation policy includes requirements that are likely to help protect water quality and address flood risk in the area. Development at the site is required to be supported by a comprehensive approach to water management strategy, including controlling run off from the site and appropriate avoidance and mitigation measures to address fluvial and surface water flood risk. The policy also requires that green infrastructure should be incorporated at the site which

is likely to benefit water quality and reduce flood risk as well as potentially supporting adaptation in terms of local cooling. Mixed minor positive and minor negative effects are therefore recorded in relation to SA objectives 10: Water and 11: Adaptation to climate change.

5.266 The site is located close to an existing bus stop but is not well related to an one of the larger centres in the plan area. It is relatively close to Bar Hill (a minor rural centre) and the Northstowe new settlement and benefits from good transport links to Cambridge. It is scored 'Amber' in the HELAA in relation to potential impacts on air quality. The policy requires that the development of the site is supported by a Transport Assessment, Traffic Management Plan and Travel Plan. Furthermore, new and improved active travel infrastructure should be delivered at the site and a Mobility Hub will also be provided to maximise sustainable methods of travel to, from and around the site. These requirements may help promote travel by more sustainable modes. However, the scale of development is considered likely to result in increased levels of traffic in the area with potential for increases in carbon emissions and air pollution. Given the location of the site and the improved transport infrastructure to be delivered, mixed minor positive and minor negative effects are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

5.267 The policy sets out that the development at Slate Hall Farm is to be delivered as a major employment site in the plan area. There is capacity for approximately 220,000 metres square gross internal area of commercial uses which will support a flexible range of small to medium-scale units. The allocation will help meet the identified need for industrial and logistic space in the area. As such significant positive effects are recorded in relation to SA objective 14: Economy. Given that the policy will support good access to jobs for residents in the plan, including those nearby in Cambridge, Bar Hill and the Northstowe new settlement, significant positive effects are also recorded in relation to SA objective 15. Employment.

Policy S/SCP: Policy areas in the rural southern cluster

5.268 The policy sets out the policy areas:

- S/PA/WHD Whittlesford Parkway Station Area, Whittlesford Bridge
- S/PA/LN: South of A1307, Linton
- S/AMC/GP: Granta Park

5.269 The policy areas identified do not allocate any level of development. Rather requirements are set out that development proposals at these locations will be required to meet. As such equivalent site options have not been appraised in Chapter 4 and the appraisal of the policy focusses on the criteria set out in the policy.

Table 5.31: Policy S/SCP: Policy areas in the rural southern cluster

SA Objective	Draft policy
1. Housing	+
2. Access to services and facilities	+
3. Social inclusion and equalities	0
4. Health	+
5. Biodiversity and geodiversity	+
6. Landscape and townscape	++?
7. Historic environment	+
8. Efficient use of land	++
9. Minerals	++
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+++?
13. Air quality	+++?
14. Economy	+
15. Employment	+

Draft policy

5.270 Policy S/SCP: Policy areas in the rural southern cluster supports the redevelopment of the Whittlesford Parkway Station area and replacement, intensification and expansion of buildings at Granta Park. The policy approach for the land to the south of the village of Linton, is to resist development given the location of this land severed from the rest of the village by the A1307. The redevelopment of the Whittlesford Parkway Station area in line with Policy S/SCP will see the provision of a transport hub, in addition to housing and employment development. This will ensure new residents have easy access to job opportunities. Development at Granta Park in line with the policy will support the continued functioning of the site as a centre of skilled employment. With regards to Linton, although restricting development in the south of the village prevents new housing delivery, the location is not considered appropriate for housing delivery and the policy is clear that existing residents will be allowed to make improvements to their properties. Therefore, minor positive effects are expected in relation to SA objectives 1: Housing, 14: Economy and 15: Employment.

5.271 The policy stipulates that the Councils will support a comprehensive, masterplan-led redevelopment of the Whittlesford Parkway railway station to bring forward a multi-modal travel hub. This includes station accessibility improvements such as maximising connectivity and capacity improvements to Whittlesford Parkway, an extended network of dedicated cycle links and safe crossing points, as well as a transformed public realm which prioritises pedestrians in the immediate vicinity of the station. Development at Granta Park is required to contribute financially to strategic public transport and active travel schemes in the south-east corridor. It should also ensure there is adequate provision for supporting services and facilities to support those working and visiting the site. These requirements are likely to support good access to services and facilities and encourage more sustainable travel choices, which will reduce reliance on the private car and associated emissions, in addition to minimising air pollution. Further to this, preventing development in the south of Linton, which has poor access to facilities and services, will ensure that development is provided elsewhere and in locations that may allow for better access to everyday amenities. Therefore, significant positive effects with uncertainty are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality. Minor positive effects are expected in relation to SA objective 2: Access to services and facilities.

5.272 The development of Granta Park is required by the policy to ensure that open spaces are maintained and enhanced. Specific requirements to prevent

adverse impacts on Alder Carr SSSI are also included. As such the policy is expected to have minor positive effects in relation to SA objective 5: Biodiversity and geodiversity. Given the potential for site users to make use of improved open spaces for physical activity minor positive effects are also expected in relation to SA objective 4: Health.

5.273 Given that the Whittlesford Parkway Station and Granta Park areas comprise mostly previously developed land, there is limited potential for development to have adverse effects on the historic environment and archaeology. Furthermore, the policy sets out mitigation for potential effects on heritage assets, stating that redevelopment of Whittlesford Parkway Station must protect and enhance the Duxford Chapel and Red Lion Hotel heritage assets and their setting. Development at Granta Park should avoid unacceptable adverse impacts on the Grade II* Listed Abington Hall, the adjoining Great and Little Abington Conservation Area and other nearby designated heritage assets. The village of Linton contains the Linton Conservation Area and a number of Listed Buildings and therefore preventing development in the south of the village is expected to help protect the historic environment, as well as archaeology. As such, minor positive effects are expected in relation to SA objective 7: Historic environment.

5.274 Minor positive effects are also expected against SA objective 6: Landscape and townscape redevelopment at both locations could support improvements between existing developed areas and the wider landscape. The effects are recorded as uncertain because the actual effects will depend on the final design, scale and layout of development. Development at Whittlesford Parkway Station is required to be guided by a masterplan process. Furthermore, development at Granta Park is required to enhance connections with key landscape features and to respond sensitively to the existing built form and parkland setting. With regards to the south of Linton, preventing development will ensure there are no adverse effects on the landscape.

5.275 Development at Whittlesford Parkway Station and Granta Park areas is considered likely to make efficient use of land given the presence of large areas of previously developed land. Development of this type of land is also unlikely to result in the sterilisation of mineral resources. Therefore, significant positive effects are expected in relation to SA objectives 8: Efficient use of land and 9: Minerals.

Rest of the rural area

Policy S/RRA: Site Allocations in the rest of the rural area

5.276 The policy sets out the following sites for allocation:

- S/RRA/ML: The Moor, Moor Lane, Melbourn
- S/RRA/H: Land at Highfields (Phase 2), Caldecote
- S/RRA/SCS: Land to the south of Cambridge Services, A14
- S/RRA/BBP: Land at Buckingham Business Park, Swavesey
- S/RRA/SNR: Land to the north of St Neots Road, Dry Drayton
- S/RRA/OHD: Old Highways Depot, Twenty Pence Lane, Cottenham
- S/RRA/NW: Norman Way, Over
- S/RRA/CRH: Land Adjacent to Cambridge Road (A10) and Mill Lane, Hauxton
- S/RRA/CH: Compass House, Chivers Way, Histon and Impington
- S/RRA/CR: Land to the west of Cambridge Road, Melbourn
- S/RRA/FID: Fulbourn and Ida Darwin Hospitals

5.277 Of the sites allocated S/RRA/FID: Fulbourn and Ida Darwin Hospitals, S/RRA/H: Land at Highfields (Phase 2), Caldecote and S/RRA/OHD: Old Highways Depot, Twenty Pence Lane, Cottenham benefit from planning permission. The nine other sites are equivalent to site options appraised in Chapter 4 as sites 40215 (S/RRA/ML: The Moor, Moor Lane, Melbourn), OS282 (S/RRA/SCS: Land to the south of Cambridge Services, A14), 40455 (S/RRA/BBP: Land at Buckingham Business Park, Swavesey), 40224 (S/RRA/SNR: Land to the north of St Neots Road, Dry Drayton), OS057 (S/RRA/NW: Norman Way, Over) OS254 (S/RRA/CRH: Land Adjacent to Cambridge Road (A10) and Mill Lane, Hauxton), 200831 (S/RRA/CH: Compass House, Chivers Way, Histon and Impington) and 40490 (S/RRA/CR: Land to the west of Cambridge Road, Melbourn). The appraisal of Policy S/RRA considers the appraisal of the nine site options identified above and criteria set out in the policy that development at each of the sites allocated will be required to meet.

Table 5.32: Policy S/RRA: Site Allocations in the Rest of the Rural Area

SA Objective	Draft policy
1. Housing	++
2. Access to services and facilities	--/+
3. Social inclusion and equalities	+
4. Health	++/--
5. Biodiversity and geodiversity	+/-?
6. Landscape and townscape	+/-?
7. Historic environment	+/-?
8. Efficient use of land	--/+
9. Minerals	--?
10. Water	-?
11. Adaptation to climate change	+/-
12. Climate change mitigation	+/-
13. Air quality	+/-
14. Economy	++
15. Employment	++

Draft policy

5.278 Policy S/RRA: Site Allocations in the Rest of the Rural Area is expected to have significant positive effects in relation to SA objective 1: Housing. The policy allocates two residential and two mixed use sites that will contribute towards housing delivery in rural areas. While the policy does not include

specific requirements for the delivery of a range of housing types and tenures that might supporting access to suitable housing for a range of user types, it is expected that the scale of delivery will support these types of provision.

5.279 None of the site allocations are close to an existing centre. The residential and mixed use sites The Moor and Land to the west of Cambridge Road are identified as being close to a primary school or secondary school through the HELAA. Therefore, mixed minor positive and significant negative effects are expected in relation to SA objective 2: Access to services and facilities.

5.280 The majority of the site allocations are located further than 720m from either a healthcare facility and an open space/sports facility. The exception to this is Land Adjacent to Cambridge Road (A10) and Mill Lane. Furthermore, several of the site allocations (including Land to the south of Cambridge Services and Land to the north of St Neots Road) require development to be supported by delivery of open space or active travel provisions which could support improved levels of physical activity and public health. The development of the Fulbourn and Ida Darwin Hospitals site is required to include the transfer of part of the building footprint to the Fulbourn Hospital site for new mental health facilities thereby supporting improved levels of access to healthcare facilities in the area. The development of site Land at Buckingham Business Park should incorporate mitigation measures in relation to odours from the nearby Uttons Drove Water Recycling Centre which is likely to help preserve the health and wellbeing of those at the site. Therefore, overall mixed significant positive and minor negative effects are expected in relation to SA objective 4: Health.

5.281 Several of the employment sites allocated in the policy include previously developed land. Delivering development at these locations is likely to help regenerate the local area and therefore minor positive effects are identified in relation to SA objective 3: Social inclusion and equalities.

5.282 Mixed uncertain minor positive and minor negative effects are identified with regards to SA objectives 5: Biodiversity and geodiversity, 6: Landscape and townscape and 7: Historic environment. Several of the sites allocated in this policy have potential to adversely affect biodiversity, geodiversity, landscape, townscape and/or heritage assets. Where adverse effects of this nature have been identified through the HELAA work, sites have been assessed as 'Amber' meaning there is potential for mitigation and therefore no significant negative effects are expected. In addition, many of the site allocations are required by the policy to adopt an approach which is likely to help mitigate adverse effects.

Measures required by the policy that may benefit biodiversity and/or landscape include maintaining existing trees and hedgerows and preserving character and incorporating landscaping at sites The Moors, Land at Highfields (Phase 2), Land to the south of Cambridge Services, Land Adjacent to Cambridge Road (A10) and Mill Lane, Compass House and Land to the west of Cambridge Road. Furthermore, development at Fulbourn and Ida Darwin Hospitals is required to provide a landscape green wedge to compensate for loss of openness of the Green Belt in this area. Specific requirements are included for all site allocations in relation to the preservation of the setting of nearby heritage assets and archaeology.

5.283 The majority of sites included in the policy for allocation are greenfield sites and areas of Grade 1, 2 or 3 agricultural land, although one of the employment sites that does not benefit from planning permission (Land adjacent to Cambridge Road (A10) and Mill Lane) includes areas of previously developed land. As such, mixed minor positive and significant negative effects are expected for SA objective 8: Efficient use of land. Furthermore, many of the sites allocated are located within or are close to minerals allocations. The development of these sites could have adverse effects on minerals resources in the plan area. However, there is potential for the extraction of resources before development occurs. Therefore, the significant negative effects identified for the policy in relation to SA objective 9: Minerals are partly uncertain.

5.284 One of the residential sites (The Moor) lies within an area of Source Protection Zone 1, whilst two of the employment sites (Land to the south of Cambridge Services and Land adjacent to Cambridge Road (A10) and Mill Lane) are close to either Source Protection Zone 2 or 3. Given that development at these sites has potential to degrade public drinking water resources, uncertain minor negative effects are identified for SA objective 10: Water.

5.285 All of the sites set out for allocation contain land that coincides with areas of flood risk (either flood zones 2 and 3 or areas at risk of surface water flooding), resulting in minor negative effects for SA objective 11: Adaptation to climate change. These are mixed with minor positive effects, given the requirements identified earlier in this appraisal for a number of site allocations to provide planting, including trees, which may help adapt to the effects of climate change by providing local cooling and reducing surface water runoff. Site specific measures are required for sites Land to the south of Cambridge Services, Old Highways Depot and Compass House to address flood risk constraints at these locations. Additionally, the development of one of the residential sites (The Moor) is required to be informed by a Flood Risk

Assessment, which will determine the necessary flood mitigation measures required.

5.286 Minor negative effects are recorded for SA objectives 12: Climate change mitigation and 13: Air quality, as some of the sites allocated in this policy are not located in proximity to public transport links or existing centres, and were identified in the HELAA as having potential for air quality issues. Where adverse effects have been identified in relation to air quality these are recorded as 'Amber' meaning that they can likely be mitigated. Furthermore, the provision of development in these locations will invariably lead to increases in vehicular journeys to and from the sites in question. It is notable that some of the site allocations (Land at Highfields, Land to the north of St Neots Road, Adjacent to Cambridge Road (A10) and Mill Lane, Compass House and Land to the west of Cambridge Road) are well related to public transport links. Furthermore, the policy includes a number of requirements for active and public transport related improvements and/or support for the charging of electric vehicles. This includes at sites Land at Highfields (Phase 2), Land at Buckingway Business Park, and Land to the north of St Neots Road. The requirements set out for these sites would likely to support modal shift and limit the potential for increases in carbon emissions and air pollution. At the Land to the north of St Neots Road site development is also required not to prejudice the preferred East-West Rail route alignment or its delivery which will support travel by train in the wider area. Furthermore, the minor negative effects recorded in relation to SA objectives 12, and 13, are coupled with minor positive effects.

5.287 The mixed use and employment sites will provide for employment land in the rural area, which may help to boost and diversify the rural economy, resulting in significant positive effects for SA objective 14: Economy. The policy will support job creation in more rural areas providing access to jobs for the rural population. Those located at mixed use sites that incorporate new homes and employment uses will benefit from particularly good access to employment opportunities. Therefore, significant positive effects are recorded for SA objective 15: Employment.

Policy S/AMC/GT: Optimisation of Gypsy and Traveller sites

5.288 The policy is set out to optimise the use of existing authorised areas at Chesterton Fen Road (Milton) and Smithy Fen (Cottenham), which have significant numbers of vacant pitches and / or Gypsy and Traveller pitches that are not being occupied by those meeting the definition of a Gypsy and Traveller. The policy does not set out specific allocations or levels of development for

each area. As such the appraisal of Policy S/AMC/GT focusses on the requirements set out in the policy.

Table 5.33: Policy S/AMC/GT: Optimisation of Gypsy and Traveller sites

SA Objective	Draft policy
1. Housing	++
2. Access to services and facilities	+
3. Social inclusion and equalities	++
4. Health	+
5. Biodiversity and geodiversity	+
6. Landscape and townscape	+
7. Historic environment	0
8. Efficient use of land	+
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	0
15. Employment	0

Draft policy

5.289 Policy S/AMC/GT: Optimisation of Gypsy and Traveller sites is set out to optimise the use of existing authorised sites at Chesterton Fen Road (Milton) and Smithy Fen (Cottenham). The policy sets out criteria to guide proposals for the intensification, expansion, or reconfiguration of pitches at these locations. Given that the policy will support the provision of Gypsy and Traveller accommodation that is of a suitable standard, significant positive effects are recorded in relation to SA objective 1: Housing. The policy will help ensure residents from a protected characteristic have access to accommodation of a suitable standard. Therefore, significant positive effects are also recorded in relation to SA objective 3: Social inclusion and equalities.

5.290 The policy stipulates that an increase in pitches at the locations in question must not exceed their maximum practical capacity, having regard to each site's amenities. This will help ensure that existing services and facilities do not become overburdened as new residents occupy pitches at Chesterton Fen Road (Milton) and Smithy Fen (Cottenham). Therefore, minor positive effects are expected for the policy against SA objective 2: Access to services and facilities.

5.291 Proposals for Gypsy and Traveller accommodation at the locations in question are required by the policy to ensure that any development contributes to a positive, balanced, and well-designed environment. Furthermore, developments should result in an improvement to health, safety and living conditions for both existing residents and neighbouring occupiers. Minor positive effects are therefore expected for the policy against SA objective 4: Health.

5.292 The defined areas at Chesterton Fen Road (Milton) and Smithy Fen (Cottenham) are adjacent to areas of Priority Habitat, namely coastal and floodplain grazing marsh and deciduous woodland. However, the policy stipulates that development proposals must ensure appropriate ecological enhancement to deliver Biodiversity Net Gain. Minor positive effects are therefore expected in relation to SA objective 5: Biodiversity and geodiversity.

5.293 The policy also requires that proposals for the intensification, expansion or reconfiguration of the locations in question incorporate appropriate landscaping and layout measures. These should enhance the visual quality and overall character of the area, while minimising visual intrusion on neighbouring uses. The areas addressed through the policy are already mostly developed and intensification is likely to have limited impacts on the surrounding landscape and local character, particularly when compared to proposals at presently

undeveloped locations. Consider the requirements set out in the policy, minor positive effects are expected against SA objective 6: Landscape and townscape.

5.294 The policy supports appropriate use of areas that already provide accommodation for Gypsies and Travellers. Intensification of uses at these locations is supported, however, there is a requirement for maximum practical capacity not to be exceeded. The policy is therefore expected to support efficient, appropriate use of land resources in the plan area and therefore minor positive effects are expected in relation to SA objective 8: Efficient use of land.

5.295 The areas set out in the policy are relatively well related to the city of Cambridge or the minor rural centre of Cottenham. As such some residents at these locations could travel by more sustainable modes of travel to access services and facilities. Furthermore, the policy seeks to ensure that any increase in pitches does not exceed the maximum practical capacity for the site, with regard to be had to vehicular access and the space within the site for the safe movement of caravans, vehicles, pedestrians and cyclists. At Chesterton Fen Road, proposals should have regard for any potential impacts on the Fen Road level crossing. The policy approach is likely to help reduce congestion and support the layout of development that promotes travel by active modes, which could support a shift towards more sustainable patterns of transport and help limit carbon emission and air pollution. Minor positive effects are therefore expected for the policy in relation to SA objectives 12: Climate change mitigation and 13: Air pollution.

Policy S/RRP: Policy areas in the rest of the rural area

5.296 The policy includes the following policy areas for which specific development requirements are set out:

- S/AMC/IWM: Imperial War Museum, Duxford
- S/AMC/PH: Papworth Hospital
- S/AMC/FD: Fen Drayton Former Land Settlement Association Estate
- S/AMC/HIS: Histon and Impington Station Area

5.297 The policy does not set out specific allocations or levels of development for each area. As such the appraisal of the policy is focussed on the requirements set out in the policy.

Table 5.34: Policy S/RRP: Policy areas in the rest of the rural area

SA Objective	Draft policy
1. Housing	+
2. Access to services and facilities	+
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	+
6. Landscape and townscape	+
7. Historic environment	+
8. Efficient use of land	++
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	+
15. Employment	+

Draft policy

5.298 The policy supports the redevelopment of existing buildings at Fen Drayton Former Land Settlement Association Estate for residential use where certain criteria are met. Furthermore, mixed use development including residential uses is supported at the Histon and Impington Station Area. Residential use will only be supported at Papworth Hospital in exceptional

circumstances. The contribution that the development at these areas would make to rural housing need means that minor positive effects are expected in relation to SA objective 1: Housing.

5.299 The mixed use development supported at the Histon and Impington Station Area is to include community uses and commercial uses such as workshops, retail, and café/restaurant. Development at Papworth Hospital is required by the policy to be for healthcare use unless a suitable use of this type cannot be found. This element of the policy is likely to support access to healthcare uses in the rural area. Minor positive effects are therefore identified for the policy in relation to SA objectives 2: Access to services and facilities and 4: Health. The policy supports the redevelopment of existing buildings within the former Land Settlement Association estate at Fen Drayton, requiring that each new dwelling should have a dedicated garden area and land that could be used as an allotment. This will further support the minor positive effect received in relation to SA objective 4 by providing space for recreation and growing of healthy food.

5.300 The delivery of community facilities at the Histon and Impington Station Area may support opportunities for increased social interaction in rural areas. As such, minor positive effects are identified for the policy in relation to SA objective 3: Social inclusion and equalities.

5.301 The policy requires that development at Histon and Impington Station Area retains the wooded area known as 'The Copse.' This is likely to benefit wildlife in the area and could help preserve existing character. A minor positive effect is therefore recorded in relation to SA objective 5: Biodiversity and geodiversity. The policy also includes several additional requirements relating to the preservation of the existing character of the areas set out. This includes the recreation of the character of the original Papworth Hospital buildings fronting the historic landscaped parkland setting of Papworth Hall. Similarly, in relation to Fen Drayton Former Land Settlement Association Estate, the policy requires that development should follow key development and design principles from the Fen Drayton Former LSA SPD and in relation to Histon and Impington Station Area development should respect the character of Histon and Impington village centre at Histon and Impington Station Area.

5.302 The retention of the Imperial War Museum as a major tourist attraction and educational facility is expected to have minor positive effects in relation to SA objective 7: Historic environment. This reflects the potential for the museum to support understanding of the history and heritage assets in the plan area. The policy also requires that development at the museum is informed by a

masterplan that considers the historic nature of the airfield and its associated heritage assets. Developments at Papworth Hospital and Histon and Impington Station Area are required to consider the heritage assets of Papworth Hall and those identified in the Papworth Everard Conservation Area Appraisal as well as the former station building and the Railway Vue public house, respectively.

5.303 Re-use of previously used buildings or land is supported in the policies for Papworth Hospital, Fen Drayton Former Land Settlement Association Estate and Histon and Impington Station policy areas. Therefore, significant positive effects are identified in relation to SA objective 8: Efficient use of land.

5.304 The approach to protecting current employment uses at the Imperial War Museum, Duxford is set out through the policy. Any proposals for the site are required to complement the character, vitality and sustainability of the site as a branch of the Imperial War Museum. At the Histon and Impington Station Area, the policy states that development proposals for the sites known as the Old Railway Goods Yard and Kendall Court should include commercial uses which is likely to support some level of economic growth and employment provision. As such, minor positive effects are identified for the policy in relation to SA objectives 14: Economy and 15: Employment.

5.305 The preservation of important rural services and facilities and employment locations through this policy is likely to help reduce the need for some residents to have to travel longer distances on a regular basis. While some residents may travel from more developed locations to these areas for work, they are likely to develop as locations that support people in rural areas. As such minor positive effects are expected for the policy in relation to SA objectives 12: Climate change mitigation and 13: air quality. The support for the provision of work / live units at the Histon and Impington Station Area is likely to result in some residential properties being located where new residents will have particularly good access to employment, thereby further limiting traffic generation associated with commuting.

Topic specific development management style policies

5.306 This section presents the appraisal of the policies that set out guidance and requirements for development in relation to a range of topic areas. The appraisal of the policies in this section follows the order of the policies as they are presented in the Local Plan document.

Climate change

Policy CC/SD: Sustainable development and the climate emergency

Policy options

- A. Draft policy – CC/SD: Sustainable development and the climate emergency. This policy will help Greater Cambridge to address the climate challenge.
- B. Alternative option – No policy and rely on national policy and guidance and the other policies in the plan. This was not considered a reasonable approach as national planning policy highlights that development plans should be proactive in their approach to climate change adaptations and mitigation. In addition, consultation responses at First Proposals requested clarification on how evidence of sustainable development should be presented as part of planning applications in Greater Cambridge.

Table 5.35: Policy CC/SD: Sustainable development and the climate emergency

SA Objective	A
1. Housing	0
2. Access to services and facilities	0
3. Social inclusion and equalities	0
4. Health	0
5. Biodiversity and geodiversity	+
6. Landscape and townscape	0
7. Historic environment	0

SA Objective	A
8. Efficient use of land	+
9. Minerals	+
10. Water	+
11. Adaptation to climate change	++
12. Climate change mitigation	++
13. Air quality	0
14. Economy	0
15. Employment	0

A. Draft policy

5.307 Policy CC/SD: Sustainable development and the climate emergency stipulates that planning permission will only be granted for proposals that demonstrate and embed the principles of climate change mitigation and adaptation into new development. Additionally, the level of information provided within a Sustainability Statement should be proportionate to the scale and nature of the proposed development and it should outline the approach to a range of issues, including climate change adaptation, and net zero carbon. As such, the policy is expected to have significant positive effects in relation to SA objectives 11: Adaptation to climate change and 12: Climate change mitigation.

5.308 The requirement for a Sustainability Statement in both major and minor planning applications, excluding householder applications, will help to ensure that key environmental and climate-related issues are consistently considered. The policy states that the Sustainability Statement should outline the approach to a range of issues, including integrated, water management, sustainable travel, waste management, nature-based design solution, the use of materials, the circular economy, and carbon sequestration. As such, minor positive effects are expected in relation to SA objectives 5: Biodiversity and geodiversity, 8: Efficient use of land, 9: Minerals, and 10: Water.

Policy CC/NZ: Net zero carbon new buildings

Policy options

- A. Draft policy – CC/NZ: Net zero carbon new buildings. This policy will help Greater Cambridge to achieve its carbon budget.
- B. Alternative option – No policy: Leaving the delivery of net zero carbon to Building Regulation Part L and the Future Homes/Buildings Standard. This option has not been appraised as it was not considered to be a reasonable alternative because it does not fulfil the Councils' statutory duty set out in the Climate Change Act and Planning Act and will not enable Greater Cambridge to achieve its carbon budget. This option would also not deliver net zero carbon in line with the Paris Agreement 1.5°C trajectory.

Table 5.36: Policy CC/NZ: Net zero carbon new buildings

SA Objective	A
1. Housing	0
2. Access to services and facilities	0
3. Social inclusion and equalities	0
4. Health	0
5. Biodiversity and geodiversity	0
6. Landscape and townscape	0
7. Historic environment	0
8. Efficient use of land	0
9. Minerals	0
10. Water	0

SA Objective	A
11. Adaptation to climate change	+
12. Climate change mitigation	++
13. Air quality	+
14. Economy	0
15. Employment	0

A. Draft policy

5.309 Policy CC/NZ: Net zero carbon new buildings sets levels of energy use within new development and requires the generation of renewable energy to meet at least that energy need. The policy stipulates that where appropriate, new development must achieve net zero operational emissions by following a hierarchical approach of reducing heat and power demand then supplying all energy demand through onsite energy generation. Consideration is also given in this policy to embodied carbon (i.e. the carbon associated with the construction process and the materials used to construct new buildings). The policy also supports a move to renewables, as well as flexibility of energy supply by requiring that no new homes be connected to the gas grid (they will rely only on electricity). In relation to on-site renewable energy, the policy states that proposals must seek to maximise opportunities to generate on-site renewable energy to enable the development, where possible, to achieve all energy demands through onsite energy generation. Therefore, significant positive effects are identified in relation to SA objective 12: Climate change mitigation.

5.310 Supporting the delivery of net zero buildings in the plan area will also contribute to adaptation to climate change. Buildings of this nature will be designed to be more energy efficiency, incorporating low-carbon heating and cooling thereby being more resilient to the effects of climate change. Minor positive effects are therefore recorded for the policy in relation to SA objective 11: Adaptation to climate change.

5.311 Setting an energy use level for all new development and requiring on-site renewable energy generation is expected to minimise carbon emissions and could help minimise air pollution, as carbon emissions result from the

combustion of fossil fuels, which also release air pollution. Therefore the policy could help improve air quality, although this will not necessarily be local to development, with minor positive effects expected in relation to SA objective 13: Air quality.

Policy CC/DC: Designing for a changing climate

Policy options

- A. Draft policy – CC/DC: Designing for a changing climate. This policy would respond to the need for climate change mitigation and adaptation.
- B. Alternative option – No policy: Rely on national guidance. This option has not been appraised as it was not considered to be a reasonable alternative because local authorities have a legal duty to include policies related to both climate change mitigation and adaptation, as contained within the Planning Act.

Table 5.37: Policy CC/DC: Designing for a changing climate

SA Objective	A
1. Housing	0
2. Access to services and facilities	0
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	+
6. Landscape and townscape	+
7. Historic environment	0
8. Efficient use of land	0
9. Minerals	0

SA Objective	A
10. Water	0
11. Adaptation to climate change	++
12. Climate change mitigation	+
13. Air quality	0
14. Economy	0
15. Employment	0

A. Draft policy

5.312 Policy CC/DC: Designing for a changing climate sets out measures for adapting to climate change and requires the design of development to address the challenge of climate change. Developments are required to reflect the cooling hierarchy priority order to minimise the impacts of overheating in the built environment and reduce the demand for air conditioning systems. All new dwellings will be designed to benefit from cross-ventilation where possible, and take passive, design-led approaches to reduce excess solar gain. For these reasons, significant positive effects are expected in relation to SA objective 11: Climate change adaptation. Reducing overheating in the summer months and protecting people from flood risk will also have beneficial effects on people's health and wellbeing, including potentially lowering the risk of heat stroke and heat-related deaths. Therefore, minor positive effects are expected against SA objective 4: Health.

5.313 The policy seeks to reduce risks associated with climate change (e.g. overheating) through design solutions, for example, nature-based solutions, such as green infrastructure and enhancing tree canopy cover. This is expected to help connect wildlife, habitats, species and sites of biodiversity interest, at the same time as ensuring that new residents have access to green open spaces, which can act as community focal points in new developments and improve health and wellbeing. As such, minor positive effects are expected in relation to SA objectives 3: Social inclusion and equalities and 5: Biodiversity and geodiversity. Integrating green spaces into new developments can also form important landscape features and therefore minor positive effects are also expected in relation to SA objective 6: Landscape and townscape.

5.314 The policy requires all new dwellings to be designed to benefit from cross ventilation where possible, and take passive, design-led approaches to reducing excess solar gain, with consideration given to building orientation, overhangs and external shading, in addition to albedo, fenestration and insulation. All of these measures will promote energy efficiency, with minor positive effects expected against SA objective 12: Climate change mitigation.

Policy CC/WE: Water efficiency in new developments

Policy options

- A. Draft policy – CC/WE: Water efficiency in new developments. This policy will help minimise the pressure on water resources in the area.

For residential development:

- B. Alternative option – No policy: Rely on standard Building Regulations (125 litres per person per day). This option has not been appraised as it was not considered to be a reasonable alternative because it would not respond to the serious level of water stress in the area.
- C. Alternative option – Implement the Building Regulations alternative standard (the current policy of 110 litres per person per day). This is not the preferred approach as, whilst this does seek to reduce water use, the level of reduction is not sufficient to respond to the pressure on water resources in the area.

For non-residential development:

- D. Alternative option - No policy (there is currently no standard in Building Regulations for water efficiency in non-residential developments). This option has not been appraised as it was not considered to be a reasonable alternative because it would not respond to the level of water stress in the area.
- E. Alternative option – Require a minimum water efficiency standard of two credits for category Wat 01 of BREEAM. This is not the preferred approach as whilst this does seek to reduce water use, the level of reduction is not sufficient to respond to the pressure on water resources in the area. The draft policy requires lower levels of water consumption at non-residential developments, requiring five credits for Wat 01 of BREEAM.

Table 5.38: Policy CC/WE: Water efficiency in new developments

SA Objective	A	C	E
1. Housing	0	0	0
2. Access to services and facilities	0	0	0
3. Social inclusion and equalities	0	0	0
4. Health	0	0	0
5. Biodiversity and geodiversity	+	+	+
6. Landscape and townscape	0	0	0
7. Historic environment	0	0	0
8. Efficient use of land	0	0	0
9. Minerals	0	0	0
10. Water	++	+	+
11. Adaptation to climate change	+	0	0
12. Climate change mitigation	0	0	0
13. Air quality	0	0	0
14. Economy	0	0	0
15. Employment	0	0	0

A. Draft policy

5.315 Policy CC/WE: Water efficiency in new developments sets a requirement of 80 litres per person per day in new residential development of 100 or more dwellings, and a requirement of between 90 to 100 litres per person per day for residential development of less than 100 dwellings. The policy is set out to encourage developments to go beyond this standard to reduce water demand

however setting a lower standard as mandatory could result in viability issues. The high standards included in the policy are likely to help minimise pressure on water resources. For non-residential developments, five credits should be achieved for category Wat 01 of BREEAM, as well as full credits for category Wat 02 and Wat 03 of BREEAM. Additionally, for non-residential developments of that use water as part of a commercial process(es), full credits should be achieved for category Wat 04 of BREEAM. Therefore, significant positive effects are expected against SA objective 10: Water.

5.316 The policy supports a high water efficiency standard and would therefore help to minimise water abstraction, which can have adverse effects on the environment by altering natural river flow and resulting in a loss of aquatic habitats and biodiversity. The policy also stipulates that all new dwellings with a garden should provide a water butt for collection of rainwater for outdoor irrigation. This can help to reduce run-off and surface water flooding as well as reduce pressure on drainage systems, limiting the risk of polluted water harming aquatic habitats and biodiversity. Therefore, minor positive effects are expected in relation to SA objectives 5: Biodiversity and geodiversity and 11: Adaptation to climate change.

C. Implement the Building Regulations alternative standard (the current policy of 110 litres per person per day)

5.317 Alternative option C sets a requirement of 110 litres per person per day in new residential developments. Although this is not as high as the standard under the draft policy, it will still help reduce pressure associated with residential development on water resources. Therefore, overall, this option is expected to have minor positive effects in relation to SA objective 10: Water.

5.318 This alternative option would help to minimise water abstraction, which can have adverse effects on aquatic habitats and biodiversity. Therefore, minor positive effects are expected in relation to SA objective 5: Biodiversity and geodiversity. The effects are recorded as uncertain because this option would not minimise water abstraction to the same extent as the draft policy.

E. Require a minimum water efficiency standard of 2 credits for category Wat 01 of BREEAM

5.319 Alternative option E requires a minimum water efficiency standard of 2 credits for category Wat 01 of BREEAM, which will help reduce pressure associated with non-residential development on water resources. Therefore,

this option is expected to have minor positive effects in relation to SA objective 10: Water.

5.320 This alternative option would help to minimise water abstraction, which can have adverse effects on aquatic habitats and biodiversity. Therefore, minor positive effects are expected in relation to SA objective 5: Biodiversity and geodiversity.

Policy CC/IW: Integrated water management, sustainable drainage and water quality

Policy options

- A. Draft policy – CC/IW: Integrated water management, sustainable drainage and water quality. This policy will respond to local water management issues.
- B. Alternative option – Progress policy direction as proposed as part of the First Proposals i.e. within a single policy covering flood risk and integrated water management. This is not the preferred approach given the consultation responses highlighting the individual importance of integrated water management and flood risk management. The proposed approach provides two detailed policies, one setting out the requirements for integrated water management, sustainable drainage and water quality (CC/IW) and one setting out requirements for managing flood risk (CC/IW). This will provide greater detail on what will be required in new developments in relation to integrated water management and flood risk.

Table 5.39: Policy CC/IW: Integrated water management, sustainable drainage and water quality

SA Objective	A	B
1. Housing	0	0
2. Access to services and facilities	0	0
3. Social inclusion and equalities	0	0
4. Health	+	+

SA Objective	A	B
5. Biodiversity and geodiversity	+	+
6. Landscape and townscape	0	0
7. Historic environment	0	0
8. Efficient use of land	0	0
9. Minerals	0	0
10. Water	++	+
11. Adaptation to climate change	++	++
12. Climate change mitigation	0	0
13. Air quality	0	0
14. Economy	0	0
15. Employment	0	0

A. Draft policy

5.321 Policy CC/IW: Integrated water management, sustainable drainage and water quality requires development to adopt an integrated approach to water management which considers water efficiency, sustainable drainage, water quality, flood risk and biodiversity. The policy requires new development to incorporate SuDS as part of the integrated water management approach. A SuDS is a form of water management and can collect, store, slow and treat the quality of surface water to mitigate the impacts of development on run-off rates, volumes and quality. The policy also seeks to protect and enhance water quality, stipulating that all development proposals must incorporate appropriate water treatment and pollution control measures into proposed foul and surface-water drainage systems to minimise the risk of water pollution. As such, significant positive effects are expected in relation to SA objectives 10: Water and 11: Adaptation to climate change.

5.322 Minor positive effects are expected in relation to SA objectives 4: Health and 5: Biodiversity and geodiversity because the policy requires the incorporation of SuDS in new development to create amenity, enhance biodiversity, and contribute to a network of high-quality green and blue open space. This is likely to have beneficial effects on health and wellbeing.

B. Progress policy direction as part of the First Proposals, i.e. single policy covering flood risk and integrated water management

5.323 The single policy direction in the First Proposals covering flood risk and sustainable water management would have similar positive effects to the draft policy CC/IW described above. However, the single policy direction contained in the First Proposals document did not refer specifically to protecting and enhancing water quality. Therefore, only minor positive effects are expected in relation to SA objective 10: Water.

Policy CC/FM: Managing flood risk

Policy options

- A. Draft policy – CC/FM: Managing flood risk. This policy will help to address flood risk from all sources when planning new development.
- B. Alternative option – Progress policy direction as proposed as part of the First Proposals, i.e. within a single policy covering flood risk and integrated water management. This is not the preferred approach given the consultation responses highlighting the individual importance of integrated water management and flood risk management. The proposed approach provides two detailed policies, one setting out the requirements for integrated water management, sustainable drainage and water quality (CC/IW) and one setting out requirements for managing flood risk (CC/FM). This will provide greater detail on what will be required in new developments in relation to integrated water management and flood risk.

Table 5.40: Policy CC/FM: Managing flood risk

SA Objective	A	B
1. Housing	0	0

SA Objective	A	B
2. Access to services and facilities	0	0
3. Social inclusion and equalities	0	0
4. Health	0	+
5. Biodiversity and geodiversity	0	+
6. Landscape and townscape	0	0
7. Historic environment	0	0
8. Efficient use of land	0	0
9. Minerals	0	0
10. Water	++	+
11. Adaptation to climate change	++	++
12. Climate change mitigation	0	0
13. Air quality	0	0
14. Economy	0	0
15: Employment	0	0

A. Draft policy

5.324 Policy CC/FM: Managing flood risk seeks to direct development away from areas at risk of flooding and requires potential flood risk to be fully addressed. The policy stipulates that flood risk from all sources will be managed using the sequential, risk-based approach set out in the NPPF, taking into account the impacts of climate change. Additionally, a site-specific Flood Risk Assessment (FRA) appropriate to the scale and nature of the development will be required for areas at risk of flooding, including all sites that include land within Flood Zones 2 and 3, and sites within Flood Zone 1 where there is a risk of flooding from surface water. Therefore, significant positive effects are

expected in relation to SA objectives 10: Water and 11: Adaptation to climate change.

B. Progress policy direction as part of the First Proposals, i.e. single policy covering flood risk and integrated water management

5.325 The single policy direction in the First Proposals covering flood risk and sustainable water management would have similar positive effects to the draft policy CC/IW described above. However, the single policy direction contained in the First Proposals document did not refer specifically to protecting and enhancing water quality. Therefore, only minor positive effects are expected in relation to SA objective 10: Water.

5.326 The single policy direction did refer to SuDS and green roofs (now covered by Policy CC/IW above), therefore it would also have minor positive effects in relation to SA objectives 4: Health and 5: Biodiversity and geodiversity because SuDS and green roofs can enhance biodiversity at the same time as providing an amenity space, with beneficial effects on health and wellbeing.

Policy CC/RE: Renewable energy projects and infrastructure

Policy options

- A. Draft policy – CC/RE: Renewable energy projects and infrastructure. This policy will encourage a shift to more sustainable energy sources. It also sets out the approach to community-led renewable and low-carbon initiatives and connections to district heating.
- B. Alternative option – Include a map-based policy to identify areas as suitable in principle or unsuitable for renewable energy projects based on landscape sensitivity evidence prepared for the plan. Given the range of planning considerations relevant to assessing the suitability of renewable energy projects, it was judged that a more general framework approach for considering projects would allow for more effective decision making that can better respond to site-specific constraints on a case-by-case basis. This type of approach would also best align with requirements of national policy to set out a positive strategy for energy from renewable and low carbon sources.

- C. Alternative option – No policy: Rely on national guidance. This option has not been appraised as it was not considered to be a reasonable alternative. This is because it would not be in accordance with the NPPF.

Table 5.41: Policy CC/RE: Renewable energy projects and infrastructure

SA Objective	A	B
1. Housing	0	0
2. Access to services and facilities	0	0
3. Social inclusion and equalities	+	+
4. Health	+	+
5. Biodiversity and geodiversity	+	+
6. Landscape and townscape	+	+
7. Historic environment	+	+
8. Efficient use of land	+	+
9. Minerals	0	0
10. Water	+	+
11. Adaptation to climate change	0	0
12. Climate change mitigation	++?	++?
13. Air quality	+	+
14. Economy	0	0
15. Employment	0	0

A. Draft policy

5.327 Policy CC/RE: Renewable energy projects and infrastructure promotes renewable energy generation and associated infrastructure. Therefore, significant positive effects are expected in relation to SA objective 12: Climate change mitigation. However, the policy notes that a set of criteria will be applied to renewable and low-carbon energy projects, against which proposals will be assessed. This may prevent development of renewable energy projects from taking place in certain areas, for example due to adverse effects on the landscape or amenity. As such, these significant positive effects are uncertain. The transition to renewable energy generation is likely to benefit air quality, although this may not be close to the site of development. As such uncertain minor positive effects are recorded in relation to SA objective 13: Air quality.

5.328 The policy encourages community-led renewable and/or low carbon energy initiatives, stipulating that these will be given positive weight in decision-making. Evidence of community support is required to be demonstrated alongside any social and community benefits. Furthermore, the policy is supportive of connections to district heating within the 2025 Heat Network Zoning Study boundary. This approach could help address fuel poverty which is an indicator of deprivation. Minor positive effects are expected in relation to SA objectives 3: Social inclusion and equalities, and 4: Health, as this will empower local communities to actively participate in the energy initiatives, and can help to provide community benefits including a reduction in local fuel poverty and an increased local uptake of renewable energy.

5.329 Minor positive effects are expected in relation to SA objectives 4: Health, 5: Biodiversity and geodiversity, 6: Landscape and townscape, 7: Historic environment, 8: Efficient use of land, and 10: Water. This is because in line with the policy consideration must be given to residential amenity (including potential impacts caused by noise, vibration, and air quality), landscape, tranquillity and sensitive views, highways safety, biodiversity and geodiversity, the best and most versatile land, water quality and flood risk, in the development of the aforementioned criteria.

B. Map-based policy to identify areas as suitable in principle or unsuitable for renewable energy projects

5.330 It is assumed that alternative Option B would comprise similar wording as the draft policy but would adopt a map-based approach to provide more definition for the areas that renewable energy would be supported in principle or not. Therefore, many of the same effects are applicable for this option.

5.331 Option B is likely to provide increased protection for landscape character in the plan area by helping to direct development away from areas of greatest sensitivity. Therefore, there is potential for the minor positive effect for SA objective 6: Landscape and townscape to be strengthened. However, this option could introduce further uncertainty in relation to supporting the transition to energy generation from renewable sources and reductions in air pollution. There is potential to increase strain on electricity infrastructure if certain areas are identified as potentially more suitable for development for renewables and growth is focused towards these areas. It is like that upgrades to the relevant infrastructure could be achieved to avoid impacts of this nature. Therefore, further uncertainty is attached to the positive effects expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality for Option B.

Policy CC/CE: Supporting a circular economy and sustainable resource use

Policy options

- A. Draft policy – CC/CE: Supporting a circular economy and sustainable resource use . This policy addresses the policy gap in relation to construction waste.
- B. Alternative option – No policy: Leave to the Minerals and Waste Plan. This is not the preferred approach as the Minerals and Waste Plan does not give consideration to construction waste and as such there would be a policy gap in relation to this important element of achieving net zero carbon. It is not appraised in the SA given that the Minerals and Waste Plan has been subject to its own environmental assessment.

Table 5.42: Policy CC/CE: Supporting a circular economy and sustainable resource use

SA Objective	A
1. Housing	0
2. Access to services and facilities	0
3. Social inclusion and equalities	0

SA Objective	A
4. Health	0
5. Biodiversity and geodiversity	0
6. Landscape and townscape	0
7. Historic environment	0
8. Efficient use of land	+
9. Minerals	+
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	0
14. Economy	+
15. Employment	0

A. Draft policy

5.332 Policy CC/CE: Supporting a circular economy and sustainable resource use sets out how circular economy principles (minimising waste and maximising resource efficiency by keeping products and materials in use for as long as possible) should be considered and demonstrated in development proposals across Greater Cambridge. This includes requirements for operational waste management, including recycling storage and collection, and support for innovative approaches to resource use and management. According to the policy, all proposals must provide adequate and easily accessible waste storage and collection systems that encourage recycling and other forms of sustainable waste management such as composting. In relation to construction and demolition, there is a presumption in favour of repairing, refurbishing and re-using existing buildings over their demolition. This will ensure that waste from construction is minimised and where possible reused, reducing the need to

manufacture new materials, which is an important element in achieving net zero carbon. All major proposals are required to submit a Circular Economy Statement. As such, materials will be retained in use at their highest value for as long as possible and then be reused or recycled, leaving a minimum of residual waste. This ensures that new developments are designed for adaptation, reconstruction and deconstruction so as to extend their useful life, which will help to minimise the generation of CO₂ emissions associated with the built environment. Therefore, the draft policy is expected to have minor positive effects in relation to SA objective 12: Climate change mitigation.

5.333 As set out above, the policy promotes the sustainable use of materials, including the reuse and recycling of materials which will minimise the need for primary mineral extraction. Therefore, minor positive effects are expected in relation to SA objective 9: Minerals. The policy is also expected to have minor positive effects in relation to SA objective 14: Economy because a circular economy is a more sustainable economy and will therefore provide more opportunities in the long-term. Minor positive effects are also expected for the policy in relation to SA objective 8: Efficient use of land, as support for the repair, refurbishment, and re-use of buildings will help to reduce the need for new construction on undeveloped land, particularly greenfield land.

Policy CC/CS: Supporting land-based carbon sequestration and carbon sinks

Policy options

- A. Draft policy – CC/CS: Supporting-land based carbon sequestration. This option will contribute towards achieving Greater Cambridge’s net zero carbon target and will contribute to nature conservation.
- B. Alternative option – No policy: Leave the protection and enhancement of carbon sinks to existing policy related to sites of nature conservation importance. This is not the preferred approach as not all sites of importance for their role as carbon sinks will be covered by designations to protect their nature conservation importance, so this approach could still lead to the loss of areas of land that act as carbon sinks. A no policy approach would result in national policy alone being applicable. This approach has not been appraised in the SA given that national policy has been subject to its own detailed environmental appraisal.

Table 5.43: Policy CC/CS: Supporting land-based carbon sequestration and carbon sinks

SA Objective	A
1. Housing	0
2. Access to services and facilities	0
3. Social inclusion and equalities	0
4. Health	+
5. Biodiversity and geodiversity	++
6. Landscape and townscape	0
7. Historic environment	0
8. Efficient use of land	+
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	0
14. Economy	0
15. Employment	0

A. Draft policy

5.334 Policy CC/CS: Supporting land-based carbon sequestration seeks to maximise opportunities for carbon sequestration in new developments through the provision of green infrastructure. The policy also seeks to protect existing carbon sinks through protection of peat, and promoting the protection of soils

during the construction of new developments. The provision of green infrastructure and creation of habitats is expected to result in significant positive effects in relation to SA objective 5: Biodiversity and geodiversity. Preventing the development of land capable of becoming an important carbon sink would conserve the soil, whilst also potentially promoting the intensification of existing built development elsewhere. Therefore, minor positive effects are expected in relation to SA objective 8: Efficient use of land.

5.335 The presence of carbon sinks helps to draw down carbon and therefore minor positive effects are likely against SA objective 12: Climate change mitigation.

Biodiversity and Green Spaces

Policy BG/BG: Biodiversity and geodiversity

Policy options

- A. Draft policy – BG/BG: Biodiversity and geodiversity. This policy requires 20% biodiversity net gain for major development and 10% for minor development, on-site where this is feasible and effective. It seeks to provide a balance between ensuring nature recovery and development viability.
- B. Alternative option – Rely on national legislation, which requires a 10% mandatory biodiversity net gain.
- C. Alternative option – Require biodiversity net gain higher than 20%. This alternative is not the preferred approach as it would be likely in most instances to require significant off-site measures, whereas the national approach to net gain prioritises on-site measures. Requiring high net gain might also negatively affect development viability.
- D. Alternative option – Rely on national policy for protection of sites of biodiversity importance. Through this option biodiversity net gain requirements would apply as set out in the draft policy. This alternative is not the preferred approach as the Councils consider that additional clarity is required to explain how the principles set out in national policy should be applied at a local level.

- E. Alternative option - Require 20% BNG for minor and major development. This alternative is not the preferred approach as in practice it is often not deliverable or viable for smaller sites to deliver even 10% BNG onsite (smaller sites constrained by available open space have fewer opportunities to deliver biodiversity net gain and will likely require an off-site solution even when delivering a minimum of 10% biodiversity net gain).

Table 5.44: Policy BG/BG: Biodiversity and geodiversity

SA Objective	A	B	C	D	E
1. Housing	0	0	-?	0	-?
2. Access to services and facilities	+	0	+	0	+
3. Social inclusion and equalities	0	0	0	0	0
4. Health	+	0	+	0	+
5. Biodiversity and geodiversity	++	+	++	+	++
6. Landscape and townscape	+	0	0	0	0
7. Historic environment	0	0	0	0	0
8. Efficient use of land	0	0	0	0	0
9. Minerals	0	0	0	0	0
10. Water	+	0	0	0	0
11. Adaptation to climate change	+	0	+	0	+
12. Climate change mitigation	+	0	0	0	0
13. Air quality	0	0	0	0	0
14. Economy	0	0	-?	0	-?

SA Objective	A	B	C	D	E
15. Employment	0	0	0	0	0

A. Draft policy

5.336 Policy BG/BG is expected to have significant positive effects in relation to SA objective 5: Biodiversity and geodiversity. The requirement for all development to provide at least 10% biodiversity net gain (with major developments to provide at least 20% biodiversity net gain), supported by a clear process for delivery and long-term management, will help to restore and enhance biodiversity in Greater Cambridge. The protection of habitats and the use of mitigation, compensation and conservation covenants will further help to strengthen these benefits.

5.337 The creation, enhancement, and long-term management of habitats under this policy could have minor positive but uncertain effects in relation to SA objective 2: Access to services and facilities (including open space), where biodiversity net gain delivery includes accessible green spaces or Strategic Alternative Green Space near communities, although the extent of public access will depend on site-specific design and delivery of biodiversity net gain.

5.338 SA objective 4: Health is also likely to experience minor positive but uncertain effects, as improved access to nature and provision of green spaces can enhance physical and mental wellbeing, although this will vary depending on location and type of green space provision.

5.339 The policy's protection and enhancement of natural habitats may also deliver uncertain minor positive effects for SA objective 6: Landscape and townscape, particularly where habitat creation contributes to local distinctiveness and green infrastructure networks.

5.340 By safeguarding and enhancing habitats such as wetlands, watercourses, and riparian zones, the policy will have positive effects in relation to SA objective 10: Water through improved water quality, flood regulation, and natural filtration, leading to uncertain minor positive effects, as this is dependent on the nature of the habitats created or enhanced.

5.341 In relation to SA objective 11: Adaptation to climate change, habitat creation such as woodlands, wetlands, and green infrastructure can help reduce overheating, improve flood resilience, and provide shade and shelter, leading to minor positive but uncertain effects.

5.342 The delivery of new and enhanced habitats, particularly those involving tree planting and green infrastructure, could also support SA objective 12: Climate change mitigation through carbon sequestration, resulting in minor positive but uncertain effects, as the scale of contribution will depend on the specific habitats delivered.

B. Rely on national legislation, which requires a 10% mandatory biodiversity net gain

5.343 Alternative option B is reliant on national policy, which requires 10% biodiversity net gain in all developments. Therefore, although this option supports an increase in biodiversity, it does not support as large an increase in biodiversity as the draft policy and is unlikely to lead to substantial green space provision. However, it is expected that designated sites would still be protected by the plan. Overall, minor positive but uncertain effects are expected in relation to SA objective 5: Biodiversity and geodiversity.

C. Require biodiversity net gain higher than 20%

5.344 Alternative option C requires all types of development to achieve biodiversity net gain higher than 20% and is therefore expected to have the same effects as the draft policy, but to contribute more towards the significant positive effects recorded against SA objective 5: Biodiversity and geodiversity. Minor positive but uncertain effects are expected in relation to SA objectives 2: Access to services and facilities, 4: Health and 11: Adaptation to climate change for the reasons outlined above under the draft policy.

5.345 The requirement to achieve biodiversity net gain higher than 20% could make certain developments unviable and therefore minor negative but uncertain effects are expected in relation to SA objectives 1: Housing and 14: Economy.

D. Rely on national policy for protection of sites of biodiversity importance

5.346 This option would result in local policy to require the achievement of biodiversity net gain. However, local policy to ensure the protection of biodiversity sites would not be set out. Policy at national level will continue to apply for the protection of these sites. It is recognised that this option would not provide the significant positive outcomes that options A and C would bring in terms of protecting biodiversity designations in the plan area, given the lack of locally specific policy.

E. Require 20% biodiversity net gain for minor and major development

5.347 Alternative option E requires minor and major developments to achieve 20% biodiversity net gain. It is therefore expected to have the same effects as the draft policy, but to contribute more towards the significant positive effects recorded against SA objective 5: Biodiversity and geodiversity, as it requires minor developments to also provide 20% biodiversity net gain as opposed to 10%. Minor positive but uncertain effects are expected in relation to SA objectives 2: Access to services and facilities, 4: Health and 11: Adaptation to climate change for the reasons outlined above under the draft policy.

5.348 However, the requirement to achieve 20% biodiversity net gain on minor developments could make certain types of development unviable. Therefore, minor negative but uncertain effects are expected in relation to SA objectives 1: Housing and 14: Economy.

Policy BG/GI: Green and Blue infrastructure

Policy options

- A. Draft policy – Policy BG/GI: Green and Blue infrastructure. This policy provides strong support for green infrastructure.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative because national planning policy requires local plans to address green infrastructure.
- C. Alternative option – Identify the green infrastructure strategic initiatives in a supplementary planning document rather than the plan itself. This alternative is not the preferred approach, as it would not provide such strong support for the initiatives.
- D. Alternative option – Restrict development within respective green infrastructure strategic initiative areas. This option has not been appraised as it was not considered to be a reasonable alternative because the strategic initiatives include very broad areas within which it would not be appropriate to restrict development.
- E. Alternative option – Include an urban greening factor in the policy. This alternative was considered at the First Proposals stage and was not the preferred approach, as the Councils thought that measurement of Biodiversity Net Gain and Urban Greening via a metric-based

assessment system would be likely to overlap. However, given that biodiversity net gain has been a mandatory requirement now for a few years, and the use of Urban Greening Factors are recommended in the national Natural England Green Infrastructure Framework, the Councils have decided to include an urban greening factor in the Regulation 18 draft policy. Therefore, this has been considered within the appraisal of the current draft policy.

Table 5.45: Policy BG/GI: Green and Blue Infrastructure

SA Objective	A	C
1. Housing	0	0
2. Access to services and facilities	+	+
3. Social inclusion and equalities	+	+
4. Health	+	+
5. Biodiversity and geodiversity	++	++
6. Landscape and townscape	++	++
7. Historic environment	0	0
8. Efficient use of land	0	0
9. Minerals	0	0
10. Water	+	+
11. Adaptation to climate change	++	+
12. Climate change mitigation	++	+
13. Air quality	+	0
14. Economy	+	+
15. Employment	0	0

A. Draft policy

5.349 Policy BG/GI: Green and blue infrastructure identifies priorities for enhancing the green infrastructure network within Greater Cambridgeshire and requires all new development proposals to demonstrate how they protect and enhance green infrastructure. Where green infrastructure cannot be delivered on site, applicants will need to contribute to offsite provision either financially or through planning conditions/obligations. Strategic developments will be encouraged to seek accreditation under the Building with Nature Standards. Major residential developments should achieve the minimum Green Factor of 0.4. The protection and enhancement of green infrastructure will support net gains in biodiversity by increasing ecological connectivity. In addition, the policy requires consideration of connectivity and local priorities for wildlife. Therefore, significant positive effects are expected in relation to SA objective 5: Biodiversity and geodiversity.

5.350 The policy sets out that green infrastructure provision should help create a sense of place and consider the context and character of the local environment. The policy is therefore expected to help enhance the landscape and townscape, whilst ensuring the green infrastructure is appropriate to its local context. Therefore, significant positive effects are expected in relation to SA objective 6: Landscape and townscape. Green infrastructure comprises a network of green spaces and the policy requires it to be multifunctional. It is therefore likely that the delivery of green infrastructure will include areas of open green spaces for members of the public to use for recreational purposes and green corridors which may be used for active modes of transport such as walking and cycling. The support of areas for recreation and active travel is expected to have beneficial effects on the health and wellbeing of the local population. Green infrastructure can also contribute to mental wellbeing, and provision of food growing space, including allotments, can encourage healthy eating. As such, minor positive effects are expected in relation to SA objectives 2: Access to services and facilities and 4: Health. Minor positive effects are also expected in relation to SA objective 3: Social inclusion and equalities because the provision of green infrastructure, including on site for major developments may help to encourage social interaction and inclusion for members of the community.

5.351 Minor positive effects are expected against SA objective 10: Water because the promotion of green and blue infrastructure will help to indirectly protect and enhance the water environment by reducing surface water runoff and filtering pollutants. Furthermore, the policy sets out that green infrastructure should improve the quality of the immediate natural environment, which would

include the water environment. However, the policy does not specifically refer to the need to protect and enhance blue infrastructure, which includes all types of waterbodies. Significant positive effects are expected in relation to SA objective 11: Adaptation to climate change and 12: Climate change mitigation as the policy requires green infrastructure to be resilient and respond to the climate emergency in a positive, contributory way. The provision of green and blue infrastructure will support climate mitigation and adaptation, by helping to reduce surface water runoff and flooding, providing shading, providing carbon sequestration, and may also help reduce the need to travel by car by making walking and cycling more attractive. Trees and vegetation will help filter pollutants from the air, and the promotion of active travel will help reduce vehicle related emissions. Therefore, minor positive effects are also expected in relation to SA objective 13: Air quality. Lastly, green infrastructure is likely to entice people to the area, including workers, which has the potential to increase productivity and generate inward investment. Therefore, minor positive effects are also expected in relation to SA objective 14: Economy.

C. Identify the green infrastructure strategic initiatives in a supplementary planning document rather than the plan itself.

5.352 Alternative option C is expected to have similar effects as the draft policy, although it is acknowledged that the green infrastructure strategic initiatives would be presented in a Supplementary Planning Document (SPD) rather than the Plan itself, and therefore some of the positive effects are minor rather than significant.

Policy BG/TC: Improving tree canopy cover and the tree population

Policy options

- A. Draft policy – BG/TC: Improving tree canopy cover and the tree population. This option is preferred as it provides a balance between promoting tree planting, protecting existing trees and hedgerows, whilst respecting that woodland is not always the most appropriate landscape or habitat feature.
- B. Alternative option – Rely on national policy. This alternative is not the preferred approach as it would not provide protection for trees of amenity or other value that are not part of ancient woodland or having Tree

Protection Order status. A no policy approach would result in national policy alone being applicable. This approach has not been appraised in the SA given that it is not the role of this SA to assess the effects of national policy.

- C. Alternative option – Set a specific requirement for tree canopy cover in new development. This alternative was considered at the First Proposals stage and was not the preferred approach as high canopy cover requirements could mean that woodland would dominate a development site's landscape and biodiversity provision, at the expense of a more biodiverse mix of habitats and landscapes. However, given that including standards for Tree Canopy Cover are now recommended in the national Natural England Green Infrastructure Framework, the Councils have decided to include a tree canopy cover requirement in the Regulation 18 draft policy. Therefore, this has been considered within the appraisal of the current draft policy.

Table 5.46: Policy BG/TC: Improving tree canopy cover and the tree population

SA Objective	A
1. Housing	0
2. Access to services and facilities	0
3. Social inclusion and equalities	0
4. Health	+
5. Biodiversity and geodiversity	++
6. Landscape and townscape	+
7. Historic environment	+
8. Efficient use of land	0
9. Minerals	0
10. Water	0

SA Objective	A
11. Adaptation to climate change	+
12. Climate change mitigation	+
13. Air quality	+
14. Economy	0
15. Employment	0

A. Draft policy

5.353 Policy BG/TC: Improving tree canopy cover and the tree population promotes the provision of tree canopy cover and the protection of existing tree canopies, in addition to hedgerows and the surrounding land that supports them. The policy sets out that medium and major developments must achieve a minimum future canopy cover of 30% on site, unless it can be demonstrated that there are significant ecological, historical, landscape or operational reasons for delivering less than 30%. The policy requires that development proposals should be accompanied by an Arboricultural Impact Assessment and tree protection plan, which sets out plans to preserve, protect and enhance existing trees on site and ensure sufficient space is available for existing and new trees and hedgerows to mature. The policy outlines that tree species should be diverse, appropriate to the site, and resilient to climate change, and that a 15m buffer zone should be applied to ancient woodland and ancient trees and hedgerows. Where felling is necessary and approved by the Local Planning Authority, provision must be made for appropriate replacement trees. Trees and other vegetation provide habitats for wildlife and therefore this draft policy is expected to have significant positive effects in relation to SA objective 5: Biodiversity and geodiversity.

5.354 Minor positive effects are expected in relation to SA objectives 11: Adaptation to climate change and 4: Health because trees provide shade and reduce excessive heat in urban areas, which is particularly important as the summer months get hotter as a result of climate change. This will have beneficial effects on people's health. It has also been proven that trees have beneficial effects on people's physical and mental health and wellbeing, partly as a result of encouraging walking. Furthermore, the policy outlines that tree species should be considered in terms of their resilience to climate change.

Certain tree species may also help address issues with drainage and soil, as they can slow surface water runoff, therefore contributing to the minor positive effects against SA objective 11: Adaptation to climate change.

5.355 Minor positive effects are also expected in relation to SA objective 12: Climate change mitigation because the policy promotes the planting of trees, which sequester carbon and act as carbon sinks. The planting of trees will also help filter pollutants out of the air, having minor positive effects with relation to SA objective 13: Air quality.

5.356 The policy supports the preservation, protection and enhancement of existing trees and hedgerows, and encourages provision of new trees and hedgerows. These features are important components in defining the local landscape character. In addition, hedgerows are also important cultural features and can have historic importance. Furthermore, the policy sets out that a canopy cover of less than 30% may be considered acceptable where the scheme can demonstrate significant historical and landscape reasons to reduce the cover. This therefore will help protect the landscape and historic environment from too many trees where this would be detrimental to their character and/or designation. Therefore, minor positive effects are expected in relation to SA objectives 6: Landscape and townscape and 7: Historic environment.

Policy BG/RC: River corridors

Policy options

- A. Draft policy – Policy BG/RC: River corridors. This policy controls development that has an impact on river corridors in Greater Cambridge, including in particular the River Cam and River Ouse and their tributaries.
- B. Alternative option – Not to have a specific river corridors policy, relying instead on overarching green infrastructure and landscape policies (no policy). This alternative is not the preferred approach because of the need to ensure that the important cross-cutting role that our river corridors play in relation to biodiversity, landscape, heritage, recreation and tourism is protected and enhanced. A no policy approach would result in national policy being applicable along with the overarching green infrastructure and landscape policies in the plan. This approach has not been appraised in the SA given that it is not the role of this SA to assess the effects of national policy. Furthermore, this option would not result in

any sustainability effects over and above the expected baseline position without the plan.

Table 5.47: Policy BG/RC: River corridors

SA Objective	A
1. Housing	0
2. Access to services and facilities	0
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	++
6. Landscape and townscape	++
7. Historic environment	+
8. Efficient use of land	0
9. Minerals	0
10. Water	++
11. Adaptation to climate change	+
12. Climate change mitigation	0
13. Air quality	0
14. Economy	+
15. Employment	0

A. Draft policy

5.357 Policy BG/RC: River corridors requires any development located along river corridors and their tributaries to demonstrate how it protects and enhances

views, character, biodiversity, visual amenity, and the historic significance of these areas. It also requires the protection, enhancement and restoration of natural features, including the renaturalisation of the river and its tributaries, restoring natural floodplains and the integration of nature-based solutions to reduce flood risk, and the establishment of riparian habitats. Reference is made to the Local Nature Recovery Strategy to guide development. These measures are expected to help to conserve and enhance biodiversity and connect wildlife habitats, species and sites of biodiversity, and protect ecological networks, resulting in significant positive effects expected in relation to SA objective 5: Biodiversity and geodiversity.

5.358 The policy's requirement for buffer zones of at least 15 metres from watercourse bank tops (10 metres from ditch bank tops) will help protect water quality and aquatic habitats. By preventing inappropriate development within these zones, the policy is also likely to prevent pollution and disturbance to watercourses, resulting in significant positive effects in relation to SA objective 10: Water.

5.359 Provisions to enhance access to, from and along the river corridors for walking and cycling, including the Cam Valley Trail, improved wayfinding, and better connections with other green spaces, will support opportunities for recreation and active travel. This is therefore expected to provide minor positive effects in relation to SA objective 3: Social inclusion and equalities through improved accessibility to natural spaces for a wide range of users. In addition, improving access to the river corridors for walking, cycling and other recreational purposes is likely to encourage healthier lifestyles and increased outdoor activity, resulting in minor positive effects being expected in relation to SA objective 4: Health.

5.360 The requirement to protect and enhance the existing landscape of river corridors, alongside measures to protect key views, is likely to help maintain and strengthen local distinctiveness and sense of place. Therefore, significant positive effects are expected in relation to SA objective 6: Landscape and townscape. The policy also requires protection and enhancement of the historic significance of river corridors and connected locations, which is likely to result in minor positive effects in relation to SA objective 7: Historic environment.

5.361 Measures to restore floodplains and integrate nature-based solutions will help manage flood risk and increase climate resilience, leading to minor positive effects in relation to SA objective 11: Adaptation to climate change.

5.362 The policy also seeks to support tourism and recreation associated with river corridors in appropriate locations, while ensuring this does not adversely

affect other river functions. This is expected to contribute to the local visitor economy, resulting in minor positive effects in relation to SA objective 14: Economy.

Policy BG/PO: Protection of open spaces

Policy options

- A. Draft policy – Policy BG/PO: Protection of open spaces. This policy addresses the importance of protecting open spaces through the planning process.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative. This is because it would not plan positively for the provision of open space, which is required by national planning policy and would damage the character and quality of life in settlements.

Table 5.48: Policy BG/PO: Protecting open spaces

SA Objective	A
1. Housing	0
2. Access to services and facilities	+
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	+?
6. Landscape and townscape	+
7. Historic environment	+
8. Efficient use of land	0
9. Minerals	0

SA Objective	A
10. Water	0
11. Adaptation to climate change	+
12. Climate change mitigation	+
13. Air quality	0
14. Economy	0
15. Employment	0

A. Draft policy

5.363 Policy BG/PO: Protecting open spaces helps to safeguard both designated and qualifying undesignated open spaces of environmental and/or recreational importance and sets criteria for any replacement provision. It also includes specific protections for Protected Village Amenity Areas and Local Green Space, as well as provisions to help ensure that any replacement space meets Natural England's Accessible Greenspace Standards and is delivered before existing space is lost. This is likely to help to improve the accessibility, quality and certainty of open space provision. Open spaces can provide space for community activities and events and support equality in access, which is particularly important given the role of open space in addressing disparities in health, recreation, and social contact. Therefore, minor positive effects are expected in relation to SA objectives 2: Access to services and facilities, 3: Social inclusion and equalities and 4: Health.

5.364 Uncertain minor positive effects are expected in relation to SA objective 5: Biodiversity and geodiversity as open green spaces can provide and connect habitats and contribute to biodiversity enhancement. The scale and nature of biodiversity benefits will depend on the location, type, and management of the protected or replacement spaces.

5.365 Open spaces, including village greens, parks, and green corridors are often important townscape and landscape features, especially in rural and historic villages. Protecting these features from inappropriate development is therefore expected to have minor positive effects in relation to SA objective 6: Landscape and townscape.

5.366 The policy’s protection of the character and amenity of Protected Village Amenity Areas and Local Green Space, and actions to maintaining the local significance placed on such areas, means it is also likely to have minor positive effects in relation to SA objective 7: Historic environment, as many of these spaces contribute to the setting and character of historic settlements.

5.367 Minor positive effects are expected for SA objective 11: Adaptation to climate change through the role of many open spaces in absorbing surface water, providing shade, and moderating local temperatures. Similarly, SA objective 12: Climate change mitigation is likely to benefit due to the retention of undeveloped land with carbon sequestration potential and the inclusion of spaces such as allotments and community orchards that can reduce food miles.

Policy BG/EO: Providing and enhancing open spaces

Policy options

- A. Draft policy – BG/EO: Providing and enhancing open spaces. This policy sets out how new development should provide new and enhanced open space to meet the needs it generates.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative. This is because the NPPF requires local authorities to plan positively for the provision of open space, which would not be achieved through this option.

Table 5.49: Policy BG/EO: Providing and enhancing open spaces

SA Objective	A
1. Housing	0
2. Access to services and facilities	++
3. Social inclusion and equalities	++
4. Health	++
5. Biodiversity and geodiversity	+

SA Objective	A
6. Landscape and townscape	+
7. Historic environment	0
8. Efficient use of land	0
9. Minerals	0
10. Water	0
11. Adaptation to climate change	+
12. Climate change mitigation	+
13. Air quality	+
14. Economy	0
15. Employment	0

A. Draft policy

5.368 Policy BG/EO: Providing and enhancing open spaces is expected have significant positive effects regarding SA objective 2: Access to services and facilities, as it sets out quantity standards for different types of open space including play areas, food growing, and outdoor sports facilities. These standards help to ensure that new development contributes directly to a high-quality and accessible network of open spaces across Greater Cambridge. By supporting provision for both residential and commercial development, the policy helps to ensure that services and facilities are available for a wide range of users and communities.

5.369 The policy is also expected to have significant positive effects regarding SA objective 3: Social inclusion and equalities. This is because it requires the provision of open space for different age groups, including play areas for children and youth, food growing for community use, and informal green spaces. This will likely help meet the needs of different social groups, encourage interaction between residents, and support equality of opportunity in both urban and rural areas. The emphasis on high-quality spaces that are

multifunctional also helps promote inclusion by ensuring that facilities benefit both existing and new communities.

5.370 Significant positive effects are expected in relation to SA objective 4: Health because the policy encourages physical activity through provision of recreation, play, and sports space, while also promoting mental wellbeing by requiring high-quality, accessible green space. Allowing space for food growing can contribute to healthier diets, while multifunctional spaces provide opportunities for recreation and relaxation. These provisions support healthy lifestyles and will help reduce health inequalities in Greater Cambridge.

5.371 Policy BG/EO will also likely have minor positive effects regarding SA objective 5: Biodiversity and geodiversity. By requiring natural and semi-natural green spaces as part of the open space standard, the policy creates opportunities for habitat creation and ecological connectivity. By ensuring good design standards and making green spaces serve a number of purposes, the policy will result in benefits for habitats and species in Greater Cambridge.

5.372 Minor positive effects are expected for SA objective 6: Landscape and townscape as new open spaces will form key features within developments, improving visual amenity and contributing to the distinctiveness of neighbourhoods. The emphasis on quality design standards will help ensure that these spaces enhance both the public realm and wider landscape character.

5.373 The policy is expected to have minor positive effects in relation to SA objective 11: Adaptation to climate change. Green spaces can support natural flood management, reduce surface water run-off, and help moderate urban heat. The requirement to provide large-scale green spaces such as country parks, as well as multifunctional open spaces, contributes to resilience against climate risks.

5.374 Minor positive effects are also expected regarding SA objective 12: Climate change mitigation. Standards for food growing space will help to encourage local produce, reducing food miles, and provision of open space near developments can support walking and cycling by creating more pleasant and attractive environments.

Wellbeing and Social Inclusion

Policy WS/HD: Creating healthy new developments

Policy options

- A. Draft policy – WS/HD: Creating healthy new developments. This is the preferred approach because the health of communities is a fundamental issue that development plans must consider.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative because the health of communities is a fundamental issue that development plans must consider.

Table 5.50: Policy WS/HD: Creating healthy new developments

SA Objective	A
1. Housing	0
2. Access to services and facilities	+
3. Social inclusion and equalities	++
4. Health	++
5. Biodiversity and geodiversity	+
6. Landscape and townscape	0
7. Historic environment	0
8. Efficient use of land	0
9. Minerals	0
10. Water	+

SA Objective	A
11. Adaptation to climate change	+
12. Climate change mitigation	+
13. Air quality	+
14. Economy	0
15. Employment	+

A. Draft policy

5.375 Policy WS/HD: Creating healthy new developments sets how new development can support healthy lifestyles and promote the health and wellbeing of residents. The policy seeks to promote health and wellbeing through the protection and enhancement of green and blue open spaces for sport and recreation. The policy also supports development that is designed to facilitate, encourage and prioritise walking, wheeling, cycling. The policy promotes healthy diets by providing stringent conditions to control the establishment of new hot food takeaways. Proposals for new hot food takeaways will not be permitted outside of Greater Cambridge's designated retail centres, within 400m of schools, colleges or youth centres and in locations where clustering or over-concentration could occur. Additionally, the policy requires developments of a certain scale or with significant health impacts to prepare a Health Impact Assessment (HIA), which demonstrates how any negative effects will be addressed and how the scheme reflects the Healthy New Towns principles for creating healthy places. The policy is likely to have a significant positive effect against SA objective 4: Health as it is likely to promote health and wellbeing and encourage healthy lifestyles, promote mental wellbeing through the design of attractive places. It is also likely to promote opportunities for social interaction and provide sufficient access to local health services and facilities, such as healthcare centres. This policy is therefore also expected to have a minor positive effect against SA objective 2: Access and facilities.

5.376 As identified in the EqIA, the policy supports inclusive and healthy design that meets the needs of disabled people, older people, and young children. Additionally, the policy stipulates that new development must provide for the needs of disadvantaged groups and have sufficient space for residents both

inside and outside. Significant positive effects are therefore expected in relation to SA objective 3: Social inclusion, as the policy will help to reduce inequalities in new development and improve quality of life for all residents.

5.377 The policy requires new developments to protect, enhance and create green and blue open spaces for sport and recreation, which will help to support human and natural life, contributing to tackling air pollution, improving water quality and reducing flood risk. The policy requires new homes to support health and wellbeing by minimising pollution from development. Therefore, minor positive effects are expected against SA objective 10: Water, SA objective 11: Climate change adaptation, and SA objective 5: Biodiversity and geodiversity because the policy is likely to provide opportunities for people to interact with wildlife, encouraging respect for and raising awareness of the sensitivity of biodiversity.

5.378 The policy supports development that is designed to facilitate, encourage and prioritise walking, wheeling, and cycling over the use of private vehicles, and seeks to promote connectivity and safe routes between neighbourhoods, local services and new developments. As such, minor positive effects are expected against SA objective 12: Climate change mitigation and SA objective 13: Air quality as the policy promotes the use of more sustainable transport and seeks to reduce the need to travel. Further to this, the policy seeks to ensure that new homes are designed to mitigate the impacts of climate change, including measures to reduce overheating and to maximise appropriate tree canopy shade.

5.379 The policy seeks to ensure that new developments are connected to the walking and cycling network and public transport system to ensure that there is good access to employment opportunities. Therefore, the policy is likely to provide for employment opportunities that are easily accessible via sustainable modes of transport and a minor positive effect is expected in relation to SA objective 15: Employment.

Policy WS/CF: Community, sports, and leisure facilities

Policy options

- A. Draft policy – WS/CF: Community, sports, and leisure facilities. This is the preferred approach because it would enable the Plan to provide sufficient provision to support local growth and encourage greater social interaction for more cohesive and resilient communities

- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative because there is a need to respond to local issues and provide sufficient provision to support growth in a sustainable form.

Table 5.51: Policy WS/CF: Community, sports, and leisure facilities

SA Objective	A
1. Housing	0
2. Access to services and facilities	++
3. Social inclusion and equalities	++
4. Health	++
5. Biodiversity and geodiversity	0
6. Landscape and townscape	0
7. Historic environment	0
8. Efficient use of land	0
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	0
15. Employment	0

A. Draft policy

5.380 Policy WS/CF: Community, sports, and leisure facilities sets out what new community, sports and leisure facilities should be provided through new development and provides protection for existing facilities. The policy supports the development of new facilities in accessible locations where there is a local need. The policy requires that new and enhanced facilities address a wide variety of needs, including encouraging access for all ages and abilities, but consider what already exists in the area so as not to undermine their long-term viability. As well as requiring new and improved facilities, existing facilities will be protected where the loss would cause an unacceptable reduction in the level of community or service provision. The policy supports community development strategies in large scale developments and new communities in order to foster greater community interaction and place making, as well as social infrastructure to provide support to new residential developments. Therefore, the policy will ensure the provision of sufficient local services and facilities to benefit local residents and encourage community cohesion and support social inclusion, resulting in significant positive effects against SA objectives 2: Access to services and facilities and 3: Social inclusion and equalities. In addition, the policy will encourage healthy lifestyles by maintaining, creating and enhancing recreation and sports facilities and is therefore likely to have significant positive effects against SA objective 4: Health.

5.381 Policy WS/CF: Community, sports, and leisure facilities also promotes the co-location of different services in highly accessible locations to improve overall accessibility for everyone by reducing the need for people to travel. Therefore, minor positive effects are expected against SA objectives 12: Climate change mitigation and 13: Air quality.

Policy WS/CH: Cultural and creative hubs

Policy options

- A. Draft policy – Policy WS/CH: Cultural and creative hubs. This is the preferred approach because it specifies the requirements that need to be satisfied for new cultural / creative hubs and districts in new and existing designated centres, which will help to contribute to the area's growing cultural and creative industries and local economy.
- B. No alternatives were considered for this policy.

Table 5.52: Policy WS/CH: Cultural and creative hubs

SA Objective	A
1. Housing	0
2. Access to services and facilities	++
3. Social inclusion and equalities	++
4. Health	0
5. Biodiversity and geodiversity	0
6. Landscape and townscape	0
7. Historic environment	0
8. Efficient use of land	0
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	0
13. Air quality	0
14. Economy	++
15. Employment	+

A. Draft policy

5.382 Policy WS/CH: Cultural and creative hubs supports the delivery of new cultural and creative hubs and districts, within new and existing designated centres. The policy sets out the requirements under which cultural and creative hubs will be supported. The support for cultural and creative hubs would contribute to the services and facilities provided in the city and local centres.

This would help diversify the offering that these centres have, helping to maintain their vitality and viability. Therefore, significant positive effects are expected in relation to SA objectives 2: Access to services and facilities and 3: Social inclusion and equalities.

5.383 The policy sets out that proposals should complement the retail function of centres, helping to diversify them. It encourages a mix of uses in these hubs, including providing workspaces, studios and supports evening/ night time economy uses. In addition, it notes that proposals should avoid competing or adversely impacting existing cultural and creative hubs. Therefore, this policy is expected to have significant positive effects in relation to SA objective 14: Economy and minor positive effects in relation to SA objective 15: Employment.

Policy WS/NC: Meeting the needs of new and growing communities

Policy options

- A. Draft policy – WS/NC: Meeting the needs of new and growing communities. This is the preferred approach because it establishes requirements for the provision and delivery of new facilities to meet the needs generated by new development.
- B. No alternatives were considered for this policy.

Table 5.53: Policy WS/NC: Meeting the needs of new and growing communities

SA Objective	A
1. Housing	0
2. Access to services and facilities	++
3. Social inclusion and equalities	++
4. Health	++
5. Biodiversity and geodiversity	0

SA Objective	A
6. Landscape and townscape	0
7. Historic environment	0
8. Efficient use of land	0
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	0
15. Employment	0

A. Draft policy

5.384 Policy WS/NC: Meeting the needs of new and growing communities sets out the scale and range of services and facilities that should be provided within or contributed to by different sizes of new development. The facilities and services covered by the policy include primary and secondary schools, meeting places, health facilities, libraries, indoor and outdoor sports facilities, childcare nurseries, local shops, restaurants, cafes, public houses, faith centres, provision for burials and provision for waste and recycling. The policy seeks to ensure the delivery of the new or improved facilities and services listed above to support new development in a timely and phased manner. The EqIA sets out that ensuring good access to these types of provisions within the plan area will have particular benefits for people with mobility issues, potentially including older people as well as pregnant women. The policy is therefore expected to have significant positive effects on SA objectives 2: Access to services and facilities, 3: Social inclusion and equalities and 4: Health.

5.385 By ensuring that the necessary services and facilities are delivered within and to support new development, it should also help to improve the overall

accessibility to these services and facilities and reduce the need for people to travel long distances and by private car. Therefore, minor positive effects are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

Policy WS/MU: Meanwhile uses during long term redevelopments

Policy options

- A. Draft policy – WS/MU: Meanwhile uses during long term redevelopments. This is the preferred approach because it will enable the Councils to maximise opportunities provided by vacant sites.
- B. Alternative option – No policy. This is not the preferred approach because it would not encourage a sense of community early on in major new developments or maximise opportunities provided by vacant sites. A no policy approach would result in national policy alone being applicable. This approach has not been appraised in the SA given that it is not the role of this SA to appraise national policy.
- C. Alternative option – Policy that only relates to phased development on major sites. This is not the preferred approach because it would not enable the Councils to maximise opportunities provided by vacant sites.

Table 5.54: Policy WS/MU: Meanwhile uses during long term redevelopments

SA Objective	A	C
1. Housing	0	0
2. Access to services and facilities	++?	+
3. Social inclusion and equalities	++	+
4. Health	+	0
5. Biodiversity and geodiversity	0	0

SA Objective	A	C
6. Landscape and townscape	0	0
7. Historic environment	0	0
8. Efficient use of land	++	+
9. Minerals	0	0
10. Water	0	0
11. Adaptation to climate change	0	0
12. Climate change mitigation	0	0
13. Air quality	0	0
14. Economy	+	0
15. Employment	0	0

A. Draft policy

5.386 Policy WS/MU: Meanwhile uses during long term redevelopments sets out how new developments can support healthy lifestyles and promote the health and wellbeing of residents through supporting meanwhile uses on vacant sites or in underused buildings. This applies particularly to the phased development of major development sites and in other vacant sites and premises where a longer-term use is still being resolved. The policy is expected to encourage the provision of services and facilities including pop-up shops or cultural or creative uses that support sustainable growth in new communities, resulting in significant positive effects against SA objectives 2: Access to services and facilities and 3: Social inclusion and equalities. However, as it is not known what services and facilities would be provided, the effects in relation to SA objective 2 are uncertain. The policy stipulates that proposals for meanwhile uses must support community needs, and enhance the vibrancy and functionality of the site during the interim period. The policy is expected to have minor positive effects in relation to SA objective 4: Health, as this will help to provide opportunities for interaction and support mental well-being, particularly during the early stages of development.

5.387 In addition, the policy will contribute to an efficient use of land in Greater Cambridge through the maximisation of development on vacant sites or underused buildings. As such, significant positive effects are expected against SA objective 8: Efficient use of land.

5.388 By encouraging appropriate meanwhile uses in relation to phased development of large-scale development sites, other vacant sites, and within underused buildings, the policy promotes the productive use of otherwise temporarily vacant spaces. These temporary uses, such as ‘start-up’ businesses and local businesses requiring affordable spaces, can help to stimulate the local economy by attracting footfall and enhancing the vibrancy and functionality of the area. As such, the policy is expected to have minor positive effects in relation to SA objective 14: Economy.

C. Policy that only relates to phased development on major sites

5.389 Option C would restrict the draft policy requirements to phased development on major sites, excluding meanwhile uses in vacant and underused buildings. Whilst benefits of allowing and encouraging meanwhile uses would still occur, this option would reduce the likelihood of and scale of benefits to the local community in relation to the contribution to the vitality and vibrancy of the area, as well as the efficient use of land due to making use of vacant land before construction or redevelopment begins. As such, minor positive effects are expected against SA objectives 2: Access to services and facilities, 3: Social inclusion and 8: Efficient use of land.

Policy WS/IO: Creating inclusive employment and business opportunities through new developments

Policy options

- A. Draft policy – Policy WS/IO: Creating inclusive employment and business opportunities through new developments. This is the preferred approach because it would encourage more skilled and semi-skilled employment and support the need of lower skilled workers in the area.
- B. Alternative option – No policy. This is not the preferred approach because it would not contribute towards maximising opportunities to respond to the skills issues identified in Greater Cambridge. A no policy approach would result in national policy alone being applicable. This

approach has not been appraised in the SA given that it is not the role of this SA to appraise national policy.

Table 5.55: Policy WS/IO: Creating inclusive employment and business opportunities through new developments

SA Objective	A
1. Housing	0
2. Access to services and facilities	+
3. Social inclusion and equalities	+
4. Health	0
5. Biodiversity and geodiversity	0
6. Landscape and townscape	0
7. Historic environment	0
8. Efficient use of land	0
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	0
13. Air quality	0
14. Economy	++
15. Employment	++

A. Draft policy

5.390 Policy WS/IO: Creating inclusive employment and business opportunities through new developments requires new developments to contribute to the training, employment and supply chain opportunities to local residents and businesses through the implementation of Employment and Skills Plan. New developments of 10+ dwellings or 1,000+ sqm of floorspace within certain use classes will be required to implement an Employment and Skills Plan during the construction and/or occupation stages of the development. This will provide opportunities to maximise skills development and employment opportunities for local people, providing an opportunity to support new and growing communities in the area and address financial exclusion. The policy explicitly states that the Employment and Skills Plan should set out how employment opportunities will be made available to local residents and requires a percentage of all jobs created by the development should be secured for local people. This will help people who have difficulties accessing the labour market or would not have traditionally accessed the career paths available through the development, access new employment opportunities. In addition, the policy will help facilitate local businesses getting opportunities associated with the construction and occupation of the developments. As such, significant positive effects are expected in relation to SA objectives 14: Economy and 15: Employment, and minor positive effects are expected for SA objectives 2: Access to services and facilities and 3: Social inclusion and equalities.

Policy WS/HS: Pollution, health and safety

Policy options

- A. Draft policy – WS/HS: Pollution, health and safety. This is the preferred approach because it will enable the Plan to prevent development from contributing to, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative because these are key planning issues that need to be addressed to ensure the creation of healthy places.

Table 5.56: Policy WS/HS: Pollution, health and safety

SA Objective	A
1. Housing	0
2. Access to services and facilities	0
3. Social inclusion and equalities	+
4. Health	++
5. Biodiversity and geodiversity	0
6. Landscape and townscape	0
7. Historic environment	0
8. Efficient use of land	+
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	0
13. Air quality	++
14. Economy	0
15. Employment	0

A. Draft policy

5.391 Policy WS/HS: Pollution, health and safety sets out how development should take into account sources of pollution. It requires that new development does not result in, or is subject to, significant adverse effects as a result of noise, vibration, odour and light pollution and, therefore, will contribute to the

conservation of public health and wellbeing. As such, significant positive effects are expected against SA objective 4: Health.

5.392 The policy also includes a requirement for developments to take account of public safety, crime prevention / security. The EqiA sets out that the policy is likely to help prevent the occurrence of hate crimes (defined as any crimes that are targeted at a person because of hostility or prejudice towards that person's disability, race or ethnicity, religion or belief, sexual orientation or transgender identity). As such minor positive effects are expected for the policy in relation to SA objective 3: Social inclusion and equalities.

5.393 In addition, the policy is likely to benefit wildlife in the plan area. These benefits are expected given the requirement set out to prevent unacceptable levels of environmental pollution and therefore minor positive effects are expected in relation to SA objective 5: Biodiversity and geodiversity.

5.394 The policy requires that proposals are appropriate for the air quality in the area and that they address impacts on air quality. This is likely to contribute to the minimisation of adverse effects on air quality, particularly in areas more likely to be affected, such as in the city centre and part of the A14. Therefore, significant positive effects are expected against SA objective 13: Air quality.

5.395 In addition, policy WS/HS: Pollution, health and safety requires consideration to be given to land contamination and to ensure that the land is suitable for the end use, resulting in minor positive effects against SA objective 8: Efficient use of land.

Policy GP/PH: Protection of public houses

Policy options

- A. Draft policy – GP/PH: Protection of public houses. This option is preferred as it will help Greater Cambridge to ensure the loss of public houses is managed appropriately.
- B. Alternative option – No policy. This option is not the preferred approach. The adopted local plan policies which protect public houses have reduced the loss of safeguarded public houses. If there was no future policy to safeguard these sites/uses, there is significant risk of additional losses. A no policy approach would result in national policy alone being applicable. This approach has not been appraised in the SA given that it is not the role of this SA to appraise national policy.

Table 5.57: Policy GP/PH: Protection of public houses

SA Objective	A
1. Housing	0
2. Access to services and facilities	+
3. Social inclusion and equalities	+
4. Health	0
5. Biodiversity and geodiversity	0
6. Landscape and townscape	+
7. Historic environment	+
8. Efficient use of land	0
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	0
13. Air quality	0
14. Economy	+
15. Employment	+

A. Draft policy

5.396 Policy GP/PH: Protection of public houses safeguards public houses, only allowing their loss to other uses where they are no longer needed within the community as a public house or other form of community facility. This policy ensures provision of public houses as they play important roles in a neighbourhood, street or village life providing a focal point for meeting and

recreational activities and can help to promote a sense of community. The Eqa sets out that ensuring good access to services and facilities in the plan area will have particular benefits for those with mobility issues, such as older people. Therefore, minor positive effects are identified for SA objectives 2: Access to services and facilities and 3: Social inclusion and equality.

5.397 The policy supports diversification of public houses where this would respect the character of the site, therefore minor positive uncertain effects are identified in relation to SA objective 6: Landscape and townscape. Many pubs are also historic local buildings, therefore minor positive uncertain effects are identified for SA objective 7: Historic environment. These effects depend on the exact pub to be affected.

5.398 Public houses are part of the local economy and provide employment opportunities directly at the premises and indirectly in the pub supplies, food and brewing industries. Moreover, they attract local people, office workers, shoppers and tourists, contributing to local spending. Therefore, minor positive effects are identified in relation to SA objectives 14: Economy and 15: Employment.

Great Places

Policy GP/PP: People and place responsive design

Policy options

- A. Draft policy – GP/PP: People and place responsive design. This option is preferred as it will help set out a clear design vision and provide clarity about design expectations.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative due to the requirement for plans to set out a clear design vision and provide clarity about design expectations.

Table 5.58: Policy GP/PP: People and place responsive design

SA Objective	A
1. Housing	0
2. Access to services and facilities	0
3. Social inclusion and equalities	++
4. Health	++
5. Biodiversity and geodiversity	+
6. Landscape and townscape	++
7. Historic environment	+
8. Efficient use of land	0
9. Minerals	0
10. Water	0
11. Adaptation to climate change	+
12. Climate change mitigation	++
13. Air quality	+
14. Economy	+
15. Employment	0

A. Draft policy

5.399 Policy GP/PP: People and place responsive design requires proposals to meet the principles of inclusive and healthy design, with specific reference included for proposals to meet the needs of disabled people, older people and those with young children. The policy also seeks to protect those with protected characteristics under the Equality Act by removing the threat or perceived threat

of crime through design. In addition, the policy seeks to maximise active travel throughout Greater Cambridge which would increase pedestrian activity and promote healthier and more active lifestyles. Therefore, significant positive effects are expected in relation to SA objectives 3: Social inclusion and equalities and 4: Health.

5.400 The policy seeks to achieve high quality design standards in both urban and rural areas. Development proposals are required to demonstrate how they will maintain and enhance the unique qualities of Greater Cambridge. This includes in relation to the context within which development is proposed such as existing physical features and characteristics of natural, historic, social or local importance. In line with the policy, development proposals should give consideration to the landscape and townscape and any tall buildings proposed should be of exceptional quality. Therefore, this policy is expected to protect and enhance the landscape and townscape, with significant positive effects expected in relation to SA objective 6: Landscape and townscape. Minor positive effects are expected for SA objective 7: Historic environment because Cambridge city is recognised for its historic buildings and the policy requires development proposals to respond positively to characteristics of historic importance. Minor positive effects are expected in relation to SA objective 5: Biodiversity and geodiversity given that the protection of the landscape in the plan area will include areas of importance for local habitats such as the fen landscapes (and wetlands) in the north of Greater Cambridge.

5.401 The policy also supports the location of development in areas that are well connected to their immediate locality and to transport infrastructure, and seeks to maximise active travel through walking and cycling. Therefore, it is expected to reduce people's reliance on the private car. This could further contribute to the positive effects already recorded against SA objective 4: Health, in addition to helping minimise emissions associated with use of private vehicles. The policy includes specific requirements for proposals to support the climate emergency response by being low impact in terms of delivery and maintenance. Therefore, significant positive effects are expected in relation to SA objective 12: Climate change mitigation and minor positive effects are expected in relation to SA objective 11: Adaptation to climate change. Minor positive effects are expected in relation to SA objective 13: Air quality given that car use contributes significantly to poor air quality and promoting more sustainable modes of travel will help to minimise pollution.

5.402 The support included in the policy for high quality design and the protection and enhancement of the character of Greater Cambridge will help to maintain the area as an attractive place to live. This is likely to encourage

people (including workers) to move the area, which has the potential to increase productivity and generate inward investment. Therefore, minor positive effects are expected in relation to SA objective 14: Economy.

Policy GP/LC: Protection and enhancement of landscape character

Policy options

- A. Draft policy – GP/LC: Protection and enhancement of landscape character. This option is preferred as it will help ensure landscape issues are addressed in planning decisions.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative as policy guidance is needed to guide how landscape issues are addressed in planning decisions.

Table 5.59: Policy GP/LC: Protection and enhancement of landscape character

SA Objective	A
1. Housing	0
2. Access to services and facilities	0
3. Social inclusion and equalities	0
4. Health	+
5. Biodiversity and geodiversity	+
6. Landscape and townscape	++
7. Historic environment	+
8. Efficient use of land	0

SA Objective	A
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	0
13. Air quality	0
14. Economy	0
15. Employment	0

A. Draft policy

5.403 Policy GP/LC: Protection and enhancement of landscape character outlines the different ways in which development should address landscape character. Minor positive effects are expected in relation to SA objective 4: Health, as protecting landscape, amenity and green space is likely to benefit the mental wellbeing of people in the area. It may also help ensure that residents benefit from access to areas that support recreation. Minor positive effects are also expected in relation to SA objective 5: Biodiversity and geodiversity because the policy requires development protect and enhance the green corridors that extend into Cambridge city and to strengthen the vegetated edge of Cambridge to enhance biodiversity.

5.404 The policy is directly supportive of the protection and enhancement of local landscape character and the overall setting of Cambridge, with reference made to the Greater Cambridge Landscape Character Assessment. It also sets out the concept of Important Countryside Frontages for the plan area as land with a strong countryside character. At these locations proposals should not comprise the purposes of the frontages. The policy is therefore expected to have significant positive effects in relation to SA objective 6: Landscape and townscape. Minor positive effects are expected for SA objective 7: Historic environment, as the policy will help to protect the historic character of Cambridge city and the contribution the countryside makes to the setting of heritage assets in the plan area.

Policy GP/QD: Achieving high quality development

Policy options

- A. Draft policy – GP/QD: Achieving high quality development. This option is preferred as it will ensure development responds to local design issues.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative due to the need to respond to local design issues.

Table 5.60: Policy GP/QD: Achieving high quality development

SA Objective	A
1. Housing	0
2. Access to services and facilities	+
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	+
6. Landscape and townscape	++
7. Historic environment	++
8. Efficient use of land	+
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+

SA Objective	A
14. Economy	+
15. Employment	0

A. Draft policy

5.405 Policy GP/QD: Achieving high quality development outlines the requirements for design quality in new developments, including alterations and extensions to existing development. As part of the policy, proposals should seek to ensure compatible uses are delivered alongside each other and therefore residents are likely to be within close proximity of a range of services and facilities, which could reduce the need for them to travel regularly to other locations and encourage travel by more active modes. Therefore, minor positive effects are expected in relation to SA objective 2: Access to services and facilities.

5.406 Given the potential for the policy to support travel by active modes, minor positive effects are expected in relation to SA objective 4: Health. There is also a requirement in the policy for development to be designed in a way that does not have adverse effects on neighbouring buildings in terms of amenity which is likely to result in further protection of the health and wellbeing of residents. The policy supports natural surveillance through active ground floor uses, streets and public realm which may help minimise crime and the fear of crime. Further to this, all building entrances (including commercial and employment uses) entrances and exits must be safe and accessible for all users, with lighting and security integrated into the design. Minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities because the requirements are likely to help promote more inclusive design.

5.407 Natural and semi-natural features on site including trees or hedgerows are required by the policy to be retained and/or enhanced as part of new developments. Given the role these features can play in terms of habitat provision and connectivity, minor positive effects are recorded in relation to SA objective 5: Biodiversity and geodiversity.

5.408 The policy supports development that contributes and responds to local character, including through creating attractive built frontages and making use of high quality and easily maintainable material and details. Proposals for advertising, street furniture and signage are required by the policy not to harm

the character or visual amenity of the area. Furthermore, proposals should demonstrate a clear understanding of the character of the built, historic and natural environment. Therefore, overall, significant positive effects are expected in relation to SA objectives 6: Landscape and townscape and 7: Historic environment.

5.409 Minor positive effects are expected for the policy in relation to SA objective 12: Climate change mitigation. The policy requires that proposals deliver robust and adaptable buildings that can be adapted and reused, and incorporate functions such as recycling storage and bicycle parking. The policy also sets out that developments should avoid creating car-dominated environments and prioritise safe and convenient pedestrian and cycle movement. As such the policy is likely to help reduce reliance on the private car and encourage walking and cycling, which would minimise emissions associated with private car use. Minor positive effects are therefore expected in relation to SA objective 13: Air quality. The support in the policy for the development of buildings that can be adapted and reused will support more efficient land use in Greater Cambridge. As such minor positive effects are also recorded in relation to SA objective 8: Efficient use of land.

5.410 The measures included the policy that support high quality development would also ensure that Greater Cambridge remains an attractive place to live and may therefore encourage people to visit and live in the area which could potentially increase productivity and generate inward investment. Therefore, minor positive effects are expected in relation to SA objective 14: Economy.

Policy GP/HD: Housing density

Policy options

- A. Draft policy – GP/HD: Housing density. This is the preferred approach because it will ensure that land is used effectively when being developed for new housing. It responds to national planning policy which seeks an uplift in densities in accessible areas like town centres or areas well served by public transport.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative because the National Planning Policy Framework requires plans to address housing density and the efficient use of land.

- C. Alternative option – Apply a blanket density across whole plan area. This option has not been appraised as it was not considered to be a reasonable alternative because it would not reflect the range of settlements, and their differing characteristics, within Greater Cambridge.

Table 5.61: Policy GP/HD: Housing density

SA Objective	A
1. Housing	++
2. Access to services and facilities	+/-
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	0
6. Landscape and townscape	+
7. Historic environment	+
8. Efficient use of land	+
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	+
15. Employment	+

A. Draft policy

5.411 Policy GP/HD: Housing density sets out requirements for housing proposals, including that developments should make an efficient use of land by applying appropriate housing densities. The policy supports housing developments which provide a balanced mix of housing types and sizes and are of an appropriate density to the local character and context. In addition, the policy is supportive of higher density developments provided they are within proximity to the city or local centres and well-served by public and active modes of transport. As this policy supports the delivery of homes, it is expected to have significant positive effects with relation to SA objective 1: Housing.

5.412 The support for a mix of housing densities, and notably higher housing densities, results in a more efficient use of land. Therefore, minor positive effects are expected in relation to SA objective 8: Efficient use of land. The support for higher density housing developments which are within proximity to the city or local centres is expected to have minor positive effects in relation to SA objective 2: Access to services and facilities as residents would be in close proximity and these services would be easily accessible via walking, cycling or public transport. However, the higher densities could lead to increased pressure on services and facilities within these centres. Therefore, the minor positive effects are mixed with minor negative effects for SA objective 2: Access to services and facilities.

5.413 Encouraging close access to centres and services and facilities is expected to have minor positive effects in relation to SA objectives 14: Economy and 15: Employment as people would be closer to employment opportunities and able to support the vitality of local centres and businesses.

5.414 Mixed minor positive and minor negative effects are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality as the policy sets out that car parking should be suitably provided. This may encourage the use of private vehicles which would increase vehicle derived greenhouse gas emissions and pollution. However, the requirement for higher density development to be within walking and cycling distance of centres, and in proximity to active travel and public transport infrastructure may reduce reliance on private vehicles. This would have positive effects in relation to greenhouse gas emissions and air quality.

5.415 The policy may encourage active travel which is expected to have benefits for people's health and wellbeing by encouraging healthier and more active lifestyles. This may also help promote social engagement in outdoor activities. Furthermore, close access to services in the city and local centres

may improve people’s access to health services. Therefore, minor positive effects are expected with relation to SA objectives 3: Social inclusion and equalities and 4: Health.

5.416 The policy requires housing densities reflect the local character and context, and notes that developments should respond to the local topography and wider landscape or townscape setting. This will encourage densities which do not detract from local character. Therefore, minor positive effects are expected with relation to SA objective 6: Landscape and townscape. Furthermore, minor positive effects are expected with relation to SA objective 7: Historic environment as the policy requires development proposals to protect and enhance heritage assets and their setting.

Policy GP/ST: Skyline and tall buildings

Policy options

- D. Draft policy – GP/ST: Skyline and tall buildings. This is the preferred approach because it sets out the requirements to maintain and enhance the overall character and qualities of skyline of the city.
- E. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative because the National Planning Policy Framework requires plans to include policies that are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Table 5.62: Policy GP/ST: Skyline and tall buildings

SA Objective	A
1. Housing	0
2. Access to services and facilities	+
3. Social inclusion and equalities	0
4. Health	+

SA Objective	A
5. Biodiversity and geodiversity	0
6. Landscape and townscape	++
7. Historic environment	++
8. Efficient use of land	0
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	+
15. Employment	0

A. Draft policy

5.417 Policy GP/ST: Skyline and tall buildings sets out requirements for proposals that would break or cause a significant change to the skyline. Where appropriate, the policy requires that proposals of this nature should introduce a mix of uses. This requirement is expected to support good access to services and facilities for residents in the plan area and therefore minor positive effects are expected in relation to SA objective 3: Access to services and facilities. Associated minor positive effects are recorded for SA objective 12: Climate change mitigation and SA objective 13: Air quality.

5.418 The provision of more accessible services and facilities in the plan area could reduce the need for some residents to travel by private vehicle with benefits relating to reduced carbon emissions and air pollution. There is also potential for increased uptake of active modes of travel to result, which would have benefits for public health. Furthermore, the policy seeks to ensure tall buildings would not have adverse impacts on amenity in terms of loss of

sunlight or daylight. The design of tall buildings should further incorporate mechanisms to reduce access to means of suicide. As such minor positive effects are also expected for the policy in relation to SA objective 4: Health.

5.419 Proposals for tall buildings are required by the policy to demonstrate that the development can fit within the existing landscape and townscape and be a high-quality addition to the skyline. Proposals should also create well-proportioned buildings and make use of high quality materials. These requirements are expected to benefit the character of the plan area and therefore significant positive effects are expected for the policy in relation to SA objective 6: Landscape and townscape. This approach is also expected to benefit the setting of heritage assets in Greater Cambridge. The policy furthermore requires that proposals should demonstrate and quantify the potential harm to the significance of heritage assets. Given the direct support set out in the policy for the protection of heritage assets and the plan area's historic environment, significant positive effects are also expected in relation to SA objective 7: Historic environment.

5.420 It is expected the creation of good quality and well designed tall buildings as part of an attractive sky line in the plan area will help to attract people and investment to the area. Therefore, minor positive effects are recorded in relation to SA objective 14: Economy.

Policy GP/QP: Establishing high quality landscape and public realm

Policy options

- A. Draft policy – GP/QP: Establishing high quality landscape and public realm This option is preferred as it will help respond to local landscape and townscape issues.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative due to the need to respond to local issues.

Table 5.63: Policy GP/QP: Establishing high quality landscape and public realm

SA Objective	A
1. Housing	0
2. Access to services and facilities	+
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	+
6. Landscape and townscape	++
7. Historic environment	++
8. Efficient use of land	0
9. Minerals	0
10. Water	0
11. Adaptation to climate change	+
12. Climate change mitigation	+
13. Air quality	+
14. Economy	0
15. Employment	0

A. Draft policy

5.421 Policy GP/QP: Establishing high quality landscape and public realm supports a positive approach to landscaping which promotes inclusive design, prioritises pedestrian movement and ensures good connectivity throughout the area, in addition to making provision for open space. This, along with ensuring

routes are clear, navigable and that there is space for seating, water fountains and other street furniture, may encourage people to walk and cycle by making the environment more pleasant and comfortable to do so, including for those with protected characteristics, such as older people and physically disabled people and neurodiverse people. The policy also includes criteria specifically to ensure that developments are accessible to a range of users and that opportunities are created for open spaces to be used to achieve physical and mental health benefits. Therefore, minor positive effects are expected against SA objectives 2: Access to services and facilities, 3: Social inclusion and equalities and 4: Health. Minor positive effects are also identified for SA objectives 12: Climate change mitigation and 13: Air quality as encouraging people to walk and cycle will help to minimise travel by car and associated carbon emissions and air pollutants.

5.422 Minor positive effects are expected in relation to SA objective 5: Biodiversity and geodiversity because the policy seeks to retain and enhance existing features including trees and natural habitats, whilst also ensuring that biodiversity is enhanced through the planting of species native to the area and those that are capable of adapting to the changing climate.

5.423 As part of its approach to outlining the expectations that new developments should achieve in relation to landscape and public realm, the policy includes a requirement for proposals to relate to the character and intended function of the space in which they are located. Proposals should also make use of high quality and well-detailed materials. Planning permissions granted should ensure that the right growing conditions and future management regimes for landscape schemes are put in place. These measures are expected to have beneficial effects on the landscape as they form important physical features. Therefore, significant positive effects are expected in relation to SA objective 6: Landscape and townscape. According to the policy, developments should preserve historic design, materials and detailing. In addition to this historic street furniture should be retained and enhanced. Furthermore, the protection and enhancement of landscape character is expected to contribute to the setting of heritage assets in the plan area. Therefore, significant positive effects are expected in relation to SA objective 7: Historic environment.

5.424 The policy seeks to integrate surface water management into the design of proposals. This approach is expected to help reduce flood risk and support climate resilience in the plan area. The policy also supports development that incorporates street trees, including those that are positioned to provide solar shading and cooling. This approach is likely to support adaptation to the

changing climate in the plan area. Therefore, minor positive effects are expected in relation to SA objective 11: Adaptation to climate change.

Policy GP/HE: Historic Environment

Policy options

- A. Draft policy – GP/HE: Historic Environment. This option is preferred as it will help to ensure the conservation, enhancement and enjoyment of the historic environment.
- B. Alternative option – No policy and rely on national policy. This was not the preferred approach because the creation of a local historic environment strategy should be undertaken by the Local Planning Authority, as reflected by Paragraph 203 of the NPPF, which states that Local Plans should ‘set out a positive strategy for the conservation and enjoyment of the historic environment’. Given that the alternative does not align with national policy it has not been appraised.

Table 5.64: Policy GP/HE: Historic Environment

SA Objective	A
1. Housing	0
2. Access to services and facilities	0
3. Social inclusion and equalities	+
4. Health	0
5. Biodiversity and geodiversity	0
6. Landscape and townscape	++
7. Historic environment	++
8. Efficient use of land	+
9. Minerals	0

SA Objective	A
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	0
14. Economy	+
15. Employment	0

A. Draft policy

5.425 Policy GP/HE: Historic Environment sets out requirements that proposals that have potential to impact heritage assets or their setting, should meet. This includes consideration for the wider social, economic, cultural and environmental benefits of conserving heritage assets in the plan area. It is expected that this approach could help ensure that heritage assets of importance to the local community and those that contribute to community identity could be conserved in an appropriate manner. It will also help ensure that heritage assets that provide an economic function for local people (such as through tourism) are preserved and enhanced. As such minor positive effects are recorded in relation to SA objectives 3: Social inclusion and equalities and 14: Economy.

5.426 The policy sets out the requirement for developments that could impact heritage assets or their setting to be supported by a Heritage Impact Assessment. This approach is expected to help conserve and enhance heritage assets and elements of the landscape that contribute positively to their setting. Therefore, significant positive effects are identified for SA objectives 6: Landscape and townscape and 7: Historic environment.

5.427 Given that the policy is supportive of sustaining heritage assets in viable uses that are compatible with their significance, in certain circumstances, it is likely to support changes of use and limit the need for new buildings. This would help promote a more efficient use of land in Greater Cambridge and limit levels of embodied carbon associated with demolition and construction. Minor positive

effects are therefore recorded in relation to SA objectives 8: Efficient use of land and 12: Climate change mitigation.

Policy GP/HA: Designated Heritage Assets

Policy options

- A. Draft policy – GP/HA: Designated Heritage Assets. This option is preferred as it will help to ensure that development takes account of Greater Cambridge’s historic buildings and structures, and its historic places.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative. Paragraph 203 of the National Planning Policy Framework, states that Local Plans should ‘set out a positive strategy for the conservation and enjoyment of the historic environment ... [that takes into account] ... sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation’.

Table 5.65: Policy GP/HA: Designated Heritage Assets

SA Objective	A
1. Housing	0
2. Access to services and facilities	0
3. Social inclusion and equalities	+
4. Health	0
5. Biodiversity and geodiversity	0
6. Landscape and townscape	++
7. Historic environment	++
8. Efficient use of land	+

SA Objective	A
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	0
14. Economy	+
15. Employment	0

A. Draft policy

5.428 Policy GP/HA: Conservation and enhancement of heritage assets outlines requirements for development that could involve or affect historic buildings or structures. The policy is clear that demolition within a Conservation Area will only be permitted where redevelopment would bring substantial public benefits. It is expected that this approach could allow for redevelopment within these areas where benefits for the local community might be achieved. This could include in relation to promoting increased social inclusion. Therefore, minor positive effects are recorded in relation to SA objective 3: Social inclusion and equalities.

5.429 The policy includes requirements for proposals to demonstrate how they would preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of Conservation Areas. It is also supportive of proposals that identify opportunities for positive repair, regeneration, and adaptive reuse of heritage assets. These measures are expected to support benefits for landscape character and townscape as well as historic assets which comprise important physical features within the wider landscape. Therefore, significant positive effects are identified in relation to SA objectives 6: Landscape and townscape and 7: Historic environment.

5.430 The support in the policy for the repair and reuse of heritage assets is likely to promote a more efficient use of land in the plan area by enabling buildings to be brought back into acceptable use and limiting the need for

construction in certain circumstances. This approach will also help limit embodied carbon associated with demolition and construction and therefore minor positive effects are recorded in relation to SA objective 8: Efficient use of land and 11: Climate change mitigation. Helping to conserve and enhance heritage assets in the plan area is likely to maintain it as an area attractive to tourists. Given that this approach is likely to support economic growth in tourism industries, minor positive effects are also expected in relation to SA objective 14: Economy.

Policy GP/ND: Non-designated Heritage Assets

Policy options

- A. Draft policy – GP/ND: Non-designated Heritage Assets. This option is preferred as it will help to ensure that development takes account of non-designated heritage assets that contribute to Greater Cambridge’s historic environment.
- B. Alternative option – No policy and rely on national policy. This is not the preferred approach because national planning policy does not provide applicants with details of local historic environment records of non-designated heritage assets in Greater Cambridge, and consultee comments (including Historic England) requested that the Local Plan addressed non-designated heritage assets more explicitly. A no policy approach would result in national policy alone being applicable. This approach has not been appraised in the SA given that it is not the role of this SA to appraise national policy.

Table 5.66: Policy GP/ND: Non-designated Heritage Assets

SA Objective	A
1. Housing	0
2. Access to services and facilities	0
3. Social inclusion and equalities	0
4. Health	0

SA Objective	A
5. Biodiversity and geodiversity	0
6. Landscape and townscape	+
7. Historic environment	++
8. Efficient use of land	+
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	0
14. Economy	+
15. Employment	0

A. Draft policy

5.431 The policy sets out the approach to ensuring the retention and enhancement of non-designated heritage assets. The policy requires that for the determination of planning applications that have potential to harm non-designated assets consideration is to be given to the significance of the asset and their setting, the extent of impact on their significance, as well as the scale of any harm or loss to the asset. This approach is expected to benefit the townscape and landscape of the plan area given the contribution non-designated assets can make to these qualities. As such positive effects are expected in relation to SA objective 6: Landscape and townscape. The effects expected in relation to landscape are minor given that the assets in question are non-designated are therefore of local rather than national importance. These assets are, however, of importance for the local historic environment and the protection offered by the policy is likely have significant positive effects in relation to SA objective 7: Historic environment.

5.432 Support for the retention and enhancement of non-designated heritage assets could help promote the re-use of existing buildings in Greater Cambridge and limit embodied carbon emissions associated with demolition and construction. It is also expected to help preserve the quality of the built environment in the plan area which could help support economic growth in tourism. Therefore, minor positive effects are expected in relation to SA objectives 8: Efficient use of land, 12: Climate change mitigation and 14: Economy.

Policy GP/CC: Adapting Heritage Assets to Climate Change

Policy options

- A. Draft policy – GP/CC: Adapting Heritage Assets to Climate Change. This option is preferred as it will help Greater Cambridge ensure that the environmental performance of heritage assets are balanced against the need to protect and enhance the character and value of that asset.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative, as given the scale of heritage assets in the area, and the challenge of climate change, a policy is needed.

Table 5.67: Policy GP/CC: Adapting Heritage Assets to Climate Change

SA Objective	A
1. Housing	0
2. Access to services and facilities	0
3. Social inclusion and equalities	0
4. Health	0
5. Biodiversity and geodiversity	0
6. Landscape and townscape	0
7. Historic environment	++

SA Objective	A
8. Efficient use of land	0
9. Minerals	0
10. Water	0
11. Adaptation to climate change	+
12. Climate change mitigation	+
13. Air quality	0
14. Economy	0
15. Employment	0

A. Draft policy

5.433 Policy GP/CC: Adapting Heritage Assets to Climate Change sets out the approach to how works to enhance the environmental performance of heritage assets should be balanced against the need to protect and enhance the character and significance of that asset. Proposals for energy efficiency improvements and climate resilience adaptations will be supported where they do not harm the heritage asset's significance, setting, fabric or ongoing preservation. Where there is potential to harm the fabric of a listed building, proposals must be supported by a thorough understanding of the building's historic evolution and construction, architectural and historic significance, and a demonstration of the building's current fabric and energy performance.

5.434 Furthermore, the policy, in principle, is supportive of proposals that would undo the damage to a heritage asset caused by previous, inappropriate interventions. It also supports the reinstatement of historic features which can enhance the asset's climate resilience. Therefore, the policy is expected to contribute greatly to the conservation and enhancement of historic assets as they are improved to support climate change mitigation and resilience and significant positive effects are expected in relation to SA objective 7: Historic environment.

5.435 The policy is supportive of improvements for energy efficiency and climate resilience where the conservation and enhancement of heritage assets would be achieved. Given that these measures are likely to help reduce carbon emissions and assist with adaptation to the climate change, minor positive effects are identified in relation to SA objectives 11: Adaptation to climate change and 12: Climate change mitigation.

Policy GP/AR: Archaeology

Policy options

- A. Draft policy – Policy GP/AR: Archaeology. This option is preferred as it will help safeguard archaeological sites and help prevent them from being lost or damaged through development.
- B. Alternative option – No policy and rely on national policy. This is not the preferred approach given consultee requests that the Greater Cambridge Local Plan is clearer on the matters of archaeology in policy – the policy approach is intended as an application of national planning policy in a local context. A no policy approach would result in national policy alone being applicable. This approach has not been appraised in the SA given that it is not the role of this SA to appraise national policy.

Table 5.68: Policy GP/AR: Archaeology

SA Objective	A
1. Housing	0
2. Access to services and facilities	0
3. Social inclusion and equalities	+
4. Health	0
5. Biodiversity and geodiversity	0
6. Landscape and townscape	+
7. Historic environment	++

SA Objective	A
8. Efficient use of land	0
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	0
13. Air quality	0
14. Economy	+
15. Employment	0

A. Draft policy

5.436 The policy sets out the approach to ensuring the protection and, where possible, enhancement of the significance of archaeological assets. The supporting text of the policy highlights that these types of assets can provide opportunities for education, research, and community engagement. Given that the approach of the policy may support the protection of archaeological assets that encourage interactions within the community, minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities.

5.437 The policy requires that the determination of planning applications that have known or potential archaeological interest should be supported by an appropriate assessment of archaeology. Furthermore, where development would affect archaeological sites, there will be a presumption in favour of archaeological remains being preserved in situ. This approach is expected to benefit the townscape and landscape and the historic environment of the plan area given the contribution features such as scheduled monuments can make to these qualities. As such significant positive effects are expected in relation to SA objectives 6: Landscape and townscape and 7: Historic environment.

5.438 It is expected that the policy could help preserve areas that support economic growth in tourism in Greater Cambridge. Therefore, minor positive effects are expected in relation to SA objective 14: Economy.

Policy GP/SF: Shopfronts

Policy options

- A. Draft policy – GP/SF: Shopfronts. This policy is preferred as it will help to ensure that shopfront development enhances the character of Greater Cambridge, including where proposals are for security.
- B. Alternative option – No policy and rely on national policy. This is not the preferred approach because national planning policy does not provide specific guidance in relation to shopfront, and consultee comments requested that the Local Plan explicitly addressed the design of shopfronts. A no policy approach would result in national policy alone being applicable. This approach has not been appraised in the SA given that it is not the role of this SA to appraise national policy.

Table 5.69: Policy GP/SF: Shopfronts

SA Objective	A
1. Housing	0
2. Access to services and facilities	0
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	0
6. Landscape and townscape	++
7. Historic environment	++
8. Efficient use of land	0
9. Minerals	0
10. Water	0

SA Objective	A
11. Adaptation to climate change	0
12. Climate change mitigation	0
13. Air quality	0
14. Economy	+

A. Draft policy

5.439 Policy GP/SF: Shopfronts sets out requirements for proposals for new shopfronts, signage and improvements to shopfront security, as well as alterations to existing shopfronts. The policy stipulates that such proposals should enhance natural surveillance and active frontages. This will help to promote community safety and engagement as well as creating more welcoming streets that benefit residents and visitors from a range of backgrounds. Therefore, minor positive effects are expected in relation to SA objectives 3: Social inclusion and equalities and 4: Health.

5.440 The policy is likely to result in significant positive effects in relation to SA objective 6: Landscape and townscape, as it encourages shopfront and signage development which respects the context, characteristics, and visual amenity of the area. Specifically, the policy stipulates that proposals for new shopfronts and signage and improvements to shopfront security should not detract from the character or appearance of the street as a whole.

5.441 The policy requires that existing historic shopfronts and features of architectural interest should be retained where possible. Additionally, proposals for new shopfronts, signage and improvements to shopfront security should incorporate materials appropriate to the age and character of the building. This approach is expected to help maintain the historical integrity of these areas and ensure that development does not erode the historic or aesthetic value of the streetscape. The policy is therefore expected to have significant positive effects against SA objective 7: Historic environment.

5.442 Minor positive effects are expected in relation to SA objective 14: Economy, given that well-designed shopfronts with active frontages can reinforce the perception of lived-in, secure and welcoming streets. This can help

to enhance the appeal of commercial areas, and encourage foot traffic, which will help to support the economic vitality of town centres.

Jobs

Policy J/NE: New Employment Development Proposals

Policy options

- A. Draft policy – J/NE: New employment development proposals. This option is preferred to ensure that guidance is provided in the plan for where proposals for employment development in urban areas, villages, and in the countryside will be considered acceptable
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative because it would not provide adequate policy guidance and would fail to support the economy, including the rural economy. It does not align with national policy which requires that planning policies should make sufficient provision for employment development.

Table 5.70: Policy J/NE: New Employment Development Proposals

SA Objective	A
1. Housing	0
2. Access to services and facilities	0
3. Social inclusion and equalities	+
4. Health	0
5. Biodiversity and geodiversity	0
6. Landscape and townscape	+
7. Historic environment	0

SA Objective	A
8. Efficient use of land	+
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	++
15. Employment	+

A. Draft policy

5.443 Most of this policy supports employment development at sites that are allocated in the Strategy section (and which have been assessed earlier in this chapter). As the effects of locating development at those specific locations are assessed in relation to the allocation policies, the findings are not repeated here.

5.444 Policy J/NE: New Employment Development Proposals sets out considerations to help determine whether proposals for employment development are acceptable in urban areas, towns and villages, and in the countryside. The policy provides qualified support for the growth of rural employment opportunities within the Established Employment Areas as well as for existing businesses in the countryside. By supporting employment growth in parts of the rural areas the policy is likely to benefit community resilience and cohesion at these locations and therefore a minor positive effect is expected in relation to SA objective 3: Social inclusion and equalities.

5.445 The policy seeks to support employment proposals where they are of an appropriate type, scale and character and in a sustainable location. The policy will therefore ensure that Greater Cambridge's more sensitive and special landscapes and townscapes are protected, resulting in minor positive effects in relation to SA objective 6: Landscape and townscape.

5.446 The policy sets out several requirements that proposals for employment development on sites on the edges of South Cambridgeshire's towns and villages. It prioritises the use of previously developed land, and states that greenfield sites will only be considered where no suitable previously developed sites are available. For the expansion of existing rural businesses, the policy also requires the reuse of existing buildings wherever possible. These measures will help to limit development on greenfield land and support more efficient land use. Minor positive effects are therefore expected in relation to SA objective 8: Efficient use of land.

5.447 By limiting much of the employment development to areas that are well related to the larger settlements in the plan area and to the Established Employment Areas in the countryside, the policy is likely to help reduce the need to travel in the plan area. The policy also states that employment sites on the edges of South Cambridgeshire's towns and villages should be easily accessible by foot or cycle. This part of the policy will help to promote active travel to places of employment and reduce reliance on the private car. The policy will therefore help to limit carbon emissions and air pollutants associated with vehicular transport. As such, minor positive effects are expected in relation to SA objectives 12: Climate change mitigation, and 13: Air quality.

5.448 The policy is supportive of employment development of an appropriate type, scale and character. As such, it is expected to help ensure an adequate supply of employment land and an appropriate level of economic growth in suitable parts of Cambridge and South Cambridgeshire. Significant positive effects are therefore expected in relation to SA objective 14: Economy. This approach is likely to help ensure good access to jobs for residents from a range of locations in the plan area. Minor positive effects are therefore also recorded for the policy in relation to SA objective 15: Employment.

Policy J/RE: Supporting the Rural Economy

Policy options

- A. Draft policy – Policy J/RE: Supporting the Rural Economy. This option is supported to ensure adequate policy direction is included to address the re-use and replacement of rural buildings and proposals related to land-based enterprises.
- B. Alternative option – No policy. This is not the preferred approach as it would not provide sufficient support for land-based businesses or the re-

use of buildings. A no policy approach would result in national policy alone being applicable. This approach has not been appraised in the SA given that it is not the role of this SA to appraise national policy.

- C. Alternative option – Greater flexibility for residential uses of rural buildings. This is not the preferred approach as it would reduce opportunities to support the rural economy and instead encourage residential development in the countryside where there is greater reliance on the private car.

Table 5.71: Policy J/RE: Supporting the Rural Economy

SA Objective	A	C
1. Housing	0	+
2. Access to services and facilities	0	0
3. Social inclusion and equalities	0	0
4. Health	+	-
5. Biodiversity and geodiversity	0	0
6. Landscape and townscape	+	+
7. Historic environment	+	+
8. Efficient use of land	+	+
9. Minerals	0	0
10. Water	0	0
11. Adaptation to climate change	0	0
12. Climate change mitigation	+	-
13. Air quality	+	-
14. Economy	++	-?

SA Objective	A	C
15. Employment	+	-?

A. Draft policy

5.449 Policy J/RE: Supporting the Rural Economy supports schemes for employment uses in the countryside that would involve the re-use of existing rural buildings. This type of development should not materially change the existing character of buildings in question or impact upon the surrounding countryside. Given the support included in the policy in relation to promoting re-use of previously developed land, minor positive effects are expected in relation to SA objective 8: Efficient use of land. The support included in the policy in relation to the protection of landscapes in the plan area which provide the setting for many heritage assets means minor positive effects are also expected in relation to SA objectives 6: Landscape and townscape and 7: Historic environment.

5.450 The policy is clear that employment generating uses should be in scale with the rural location and where developments would result in significant numbers of employees or visitors they should be located near to larger settlements or accessible by public transport, cycling, or walking. This element of the policy is likely to help reduce reliance on travel by private vehicle and could encourage the uptake of more active modes of transport which in turn could help limit carbon emissions and air pollutants. As such, minor positive effects are expected in relation to SA objectives 4: Health, 12: Climate change mitigation and 13: Air quality.

5.451 Policy J/RE: Supporting the Rural Economy will support proposals for diversification schemes which enable the continued operation of agricultural and other land based rural businesses. This approach is expected to help support rural businesses and therefore significant positive effects are recorded in relation to SA objective 14: Economy. Ensuring the success of rural businesses will support access to jobs for those in less developed locations and therefore minor positive effects are expected in relation to SA objective 15: Employment.

5.452 The minor positive effects identified for Option A in relation to SA objectives 6: Landscape and townscape 7: Historic environment are also identified for Option C. It is expected that this option would also include requirements for development to consider the existing character of buildings and impacts upon the surrounding countryside.

C. Greater flexibility for residential uses of rural buildings

5.453 Current policy requires buildings to be effectively marketed for employment first. Therefore, Option C, which seeks to provide greater flexibility for residential uses of rural buildings, may reduce the opportunities available to support the rural economy and may lead to residential development in the countryside from which there is greater reliance on the private car to access everyday services. As such, this option would do little to reduce the need to travel, resulting in minor negative effects against SA objectives 12: Climate change mitigation and 13: Air quality. Minor negative effects are also recorded for this option in relation to SA objective 4: Health given the likelihood for more limited levels of modal shift towards active travel to be achieved.

5.454 This option could also result in loss of rural buildings that support the rural economy to residential uses and therefore uncertain minor negative effects are expected in relation to SA objective 14: Economy. By supporting increased change of use to residential use, this option could also limit access to jobs for those in more rural areas and uncertain minor negative effects are also recorded in relation to SA objective 15: Employment.

5.455 However, Option C would encourage the re-use of existing rural buildings for residential use. It is likely to support efficient use of land and help meet local housing need in rural areas and, resulting in minor positive effects in relation to SA objectives 8: Efficient use of land and 1: Housing.

Policy J/AL: Protecting the Best Agricultural Land

Policy options

- A. Draft policy – Policy J/AL: Protecting the best agricultural land.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative because national planning policy requires the impact of development on agricultural land to be considered.

Table 5.72: Policy J/AL: Protecting the best agricultural land

SA Objective	A
1. Housing	0
2. Access to services and facilities	0
3. Social inclusion and equalities	0
4. Health	0
5. Biodiversity and geodiversity	+
6. Landscape and townscape	+
7. Historic environment	+
8. Efficient use of land	++
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	0
14. Economy	+
15. Employment	0

A. Draft policy

5.456 Policy J/AL: Protecting the best agricultural land is set out to ensure that the impact of development on agricultural land and soils is given appropriate consideration. The policy seeks to ensure that development which would lead to the irreversible loss of the best agricultural land is restricted, unless the need for the development is sufficient to override the need to protect the agricultural

value of the land. As such, the policy is likely to contribute towards minimising the loss of the best and most versatile agricultural land, resulting in significant positive effects in relation SA objective 8: Efficient use of land.

5.457 In line with the policy, changes of use to or diversification of farmland should be considered in light of potential impacts on Priority Species and habitats. Minor positive effects are therefore also recorded in relation to SA objective 5: Biodiversity and geodiversity.

5.458 The undeveloped nature of agricultural land contributes to landscape character and the setting of heritage assets in parts of the plan area. Therefore, while the policy does not specifically address the protection of landscape character or the historic environment, limiting development that would result in the loss of agricultural land could have benefits in relation to these issues. As such minor positive effects are expected in relation to SA objectives 6: Landscape and townscape and 7: Historic environment.

5.459 The protection of undisturbed soils in Greater Cambridge is likely to support climate change mitigation in the plan area given the role agricultural land can play in acting as a carbon sink. Minor positive effects are therefore recorded in relation to SA objective 12: Climate change mitigation.

5.460 The policy also requires that development on higher value agricultural soils should consider impacts relating to the loss of the economic benefits of the land in question. As such the policy is likely to help prevent adverse impacts on the role agricultural land can play for the local economy and minor positive effects are expected in relation to SA objective 14: Economy.

Policy J/PB: Protecting Existing Business Space

Policy options

- A. Draft policy – Policy J/PB: Protecting Existing Business Space.
- B. Alternative option – No policy: Allow employment land to be changed to other uses without restriction. This is not the preferred approach as it is considered there is a need to protect employment sites. A no policy approach would result in national policy alone being applicable. This approach has not been appraised in the SA given that it is not the role of this SA to appraise national policy.

Table 5.73: Policy J/PB: Protecting existing business space

SA Objective	A
1. Housing	0
2. Access to services and facilities	+
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	+
6. Landscape and townscape	+
7. Historic environment	0
8. Efficient use of land	+
9. Minerals	0
10. Water	+
11. Adaptation to climate change	+
12. Climate change mitigation	+
13. Air quality	+
14. Economy	++/-
15. Employment	++/-

A. Draft policy

5.461 Policy J/PB: Protecting existing business space seeks to protect business space outside of Strategic Industrial Areas from losses to other uses that would result in the loss of employment land unless it is justified. In addition, it seeks to protect the loss of industrial and storage floorspace within Strategic Industrial Areas. As such, the policy will help to ensure that an adequate supply of land is

provided to meet local economic needs. However, the policy sets out a series of exceptions where the loss of employment floorspace may be permitted.

Therefore, mixed significant positive and minor negative effects are identified in relation to SA objectives 14: Economy and 15: Employment.

5.462 The policy sets out that development resulting in the loss of employment, industrial and storage floorspace may be permitted where there is limited viability of reusing vacant premises. This therefore supports the reuse of vacant buildings for alternative purposes, which is an efficient use of land and resources, and may help improve the character of the landscape and/or townscape. Therefore, minor positive effects are identified with relation to SA objectives 8: Efficient use of land, and 6: Landscape and townscape character. Uncertainty is attached to the effects for SA objective 6 as they would be dependent on the exact location, condition and setting of the vacant premises.

5.463 Policy J/PB outlines that a small loss of floorspace would be acceptable where it would facilitate the continuation of employment on the site, and the redevelopment and modernisation of buildings that are out of date. The modernisation of employment and industrial buildings is likely to include more energy efficient technologies and materials, helping to reduce the carbon footprint of the buildings. Therefore, the support of modernisation in this policy is expected to have minor positive effects with relation to SA objectives 11: Adaptation to climate change and 12: Climate change mitigation.

5.464 Loss of floorspace may be permitted where the overall benefit to the community from the new proposal outweighs the loss of employment opportunities and premises. Therefore, there is potential that employment land may be used for alternative uses that contribute towards the local services and facilities available to the community. This is likely to support a degree of social integration in the area. As set out in the EqIA, overall support set out in the policy for employment opportunities at various skills levels will benefit people of working age. As such, minor positive effects are identified in relation to SA objectives 2: Access to services and facilities, 3: Social inclusion and equalities, and 4: Health. However, these are uncertain depending on the alternative uses that may be provided.

5.465 Loss of employment land may be permitted where the existing use causes noise, pollution or unacceptable levels of traffic. In accepting the shift away from uses that result in adverse effects on the environment due to pollution, there is potential for minor positive effects with relation to SA objectives 4: Health, 5: Biodiversity and geodiversity, 13: Air quality, and 10: Water.

Policy J/AW: Affordable Workspace and Creative Industries

Policy options

- A. Draft policy – Policy J/AW: Affordable workspace and creative industries.
- B. Alternative option – No policy. This is not the preferred approach as the market has not provided a sufficient supply of small workspaces to meet demand for such spaces in Greater Cambridge. A no-policy approach would result in national policy alone being applicable. This approach has not been appraised in the SA given that it is not the role of this SA to appraise national policy.

Table 5.74: Policy J/AW: Affordable workspace and creative industries

SA Objective	A
1. Housing	0
2. Access to services and facilities	0
3. Social inclusion and equalities	+
4. Health	0
5. Biodiversity and geodiversity	0
6. Landscape and townscape	0
7. Historic environment	0
8. Efficient use of land	+
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	0

SA Objective	A
13. Air quality	0
14. Economy	++
15. Employment	++

A. Draft policy

5.466 Policy J/AW: Affordable workspace and creative industries is set out to help address the availability of affordable workspace within Greater Cambridge. It includes support for proposals that incorporate affordable workspace at rents maintained below the market rate and requiring affordable workspace as a proportion of larger commercial developments. As such, the policy will ensure an adequate variety of employment floorspace to meet the economic and employment needs of Greater Cambridge and support opportunities for the expansion of businesses and business start-ups, all of which are likely to generate job opportunities. Minor significant effects are therefore expected against SA objectives 14: Economy and 15: Employment.

5.467 The promotion of affordable workspace for a range of uses will likely help improve the vitality and viability of commercial centres within Greater Cambridge. The provision of affordable workspace may help people from more deprived areas start businesses, thereby encouraging social inclusion. Furthermore, the policy sets out that for occupants which have cultural or social value, long term management and delivery of workspace will be explored. Therefore, minor positive effects are expected with relation to SA objective 3: Social inclusion and equalities.

5.468 Whilst the policy promotes delivery of affordable workspace on-site, it does set out that off-site provision may be agreed under certain circumstances, including where a vacant property can be brought back into use. Reusing a vacant property is an efficient use of land and materials, and therefore minor positive effects are expected with relation to SA objective 8: Efficient use of land.

Policy J/EP: Supporting a Range of Facilities in Employment Parks

Policy options

- A. Draft policy – Policy J/EP: Supporting a range of facilities in employment parks.
- B. Alternative option – No policy. This is not the preferred approach due to the need to support the ancillary facilities that make business parks and campuses more effective. A no policy approach would result in national policy alone being applicable. This approach has not been appraised in the SA given that it is not the role of this SA to appraise national policy.

Table 5.75: Policy J/EP: Supporting a range of facilities in employment parks

SA Objective	A
1. Housing	0
2. Access to services and facilities	++
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	+
6. Landscape and townscape	+
7. Historic environment	0
8. Efficient use of land	+
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0

SA Objective	A
12. Climate change mitigation	+
13. Air quality	+
14. Economy	+
15. Employment	0

A. Draft policy

5.469 Policy J/EP: Supporting a Range of Facilities in Employment Parks supports the provision of appropriately scaled facilities including outdoor leisure, eating, social and collaboration spaces in business parks and employment areas. This type of development should support the functioning of the employment area and should be aimed primarily at meeting the needs of workers on site. The policy will therefore support the provision of services and facilities to benefit workers in the area and, depending on the facilities provided, is likely to promote social interaction and healthier lifestyles (e.g. through the provision of multifunctional green spaces and recreation/sports facilities). In addition, if the services provided include creche, or day care services, this could assist working parents, although this is not specified in the policy. Given the focus of the policy in supporting the provision of appropriate facilities in employment areas, significant positive effects are expected in relation to SA objective 2: Access to services and facilities. Minor positive effects are recorded in relation to SA objectives 3: Social inclusion and equalities, 4: Health and 14: Economy given the potential for policy to support the provision of services and facilities that provide community and health related functions. The policy is also likely to support the success of employment areas in the plan area thereby contributing to economic growth.

5.470 As the support could support the provision of green spaces within employment areas there is potential for benefits relating to habitat provision and landscape setting. Minor positive effects are therefore recorded in relation to SA objectives 5: Biodiversity and geodiversity and 6: Landscape and townscape.

5.471 Allowing for complementary types of development within business parks and employment areas is likely to help promote more efficient use of land resources in the plan area. This approach could help find viable uses for brownfield sites within business parks and employment areas that are presently

not in use or under-used. Therefore, minor positive effects are recorded in relation to SA objective 8: Efficient use of land.

5.472 The policy supports the provision of these types of facilities where they do not attract significant levels of visitor traffic. It is expected that the type of development supported through the policy could encourage travel by foot and cycle given the shorter distances between places of employment and services and facilities. As such, the policy is likely to help minimise greenhouse gas emissions and air pollution and minor positive effects are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

Policy J/RC: Retail and other complementary town centre uses

Policy options

- A. Draft policy – Policy J/RC: Retail and other complementary town centre uses.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative because in the Council's opinion, consideration needs to be given to the different centres, along with the shops and services they provide, which are essential in supporting the long-term vitality and vibrancy of centres.

Table 5.76: Policy J/RC: Retail and other complementary town centre uses

SA Objective	A
1. Housing	+
2. Access to services and facilities	++
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	0
6. Landscape and townscape	+

SA Objective	A
7. Historic environment	+
8. Efficient use of land	+
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	++
15. Employment	0

A. Draft policy

5.473 Policy J/RC: Retail and centres sets out criteria which proposals for residential uses at above ground-floor level within designated centres will be required to meet. As such in certain circumstances, the policy will support development that could be help housing needs in the plan area. Minor positive effects are therefore recorded in relation to SA objective 1: Housing.

5.474 The primary purpose of the policy is to sets out the approach to retail and other main town uses in Greater Cambridge's city, towns and villages. It establishes a sequential approach for the location of retail and other main town uses in Greater Cambridge, giving priority to locations within existing centres before considering less central locations. The policy also supports the retention and protection of Greater Cambridge's network and hierarchy of designated and non-designated centres, seeking to ensure that proposals for new retail and other main town centre uses outside of designated centres demonstrate compliance with a sequential test. This will help ensure that the provision of new services and facilities are guided to the most appropriate and suitably accessible locations, while existing services and facilities which support the needs of local communities are protected. The policy states that out of centre locations will be considered with a preference for those that are accessible to

potential users of the new development and those that are well served by sustainable modes of transport. As such, the policy will support opportunities for business, promote the vitality and viability of centres within Greater Cambridge and ensure the protection and provision of services and facilities in locations to support communities, resulting in significant positive effects against SA objectives 2: Access to services and facilities and 14: Economy. The support set out in the policy for access by more active and sustainable modes of transport is likely to encourage travel by walking, cycling and public transport with benefits expected in relation to limiting carbon emissions and air pollutants. Therefore, minor positive effects are recorded in relation to SA objectives 12: Climate change mitigation, and 13: Air quality.

5.475 The support included in the policy for the provision of services and facilities in areas where they are likely to be accessible to a high number of residents is likely to support their successful integration into the plan area. As such a minor positive effect is expected in relation to SA objective 3: Social inclusion and equalities. As part of its approach to supporting the delivery of appropriate town centre uses, the policy seeks to protect and enhance the vitality, viability, and diversity of Cambridge City Centre as the primary retail, leisure and cultural centre for the Greater Cambridge sub-region. This is likely to encourage the delivery of facilities that support physical activity in the area. Considering the potential delivery of new leisure facilities alongside the potential to encourage trips to be made by more active modes, minor positive effects are expected against SA objective 4: Health.

5.476 The policy also seeks to ensure that the development of new businesses and shops support the character, safety and vibrancy of existing centres and high streets, which is likely to benefit the existing character of centres in the plan area. Further to this, the policy supports proposals for the redevelopment, intensification or creation of new retail and other main town centre uses provided they do not give rise to significant detrimental effects on the character or amenity of the area. As a result, minor positive effects are expected against SA objective 6: Landscape and townscape. The protection of character within town centres in the plan area is also likely to help preserve the setting of heritage assets. This element of the policy is particularly relevant given the relatively high concentration of heritage assets within many of the town centre areas. Minor positive effects are therefore also expected in relation to SA objective 7: Historic environment.

5.477 In line with the policy, more effective use of underutilised spaces is to be achieved when considering the delivery of new retail and town centre uses. Additionally, the policy stipulates that in designated centres (excluding the

Primary Shopping Area), proposals should maximise opportunities to use non-ground-floor level spaces for both ancillary storage or office uses, or other retail and leisure uses that complement uses on lower and upper floors of the building. This will help to accommodate a wider range of users within existing buildings and reduce pressure to develop presently undeveloped areas within or close to town centre locations. As such, minor positive effects are expected with relation to SA objective 8: Efficient use of land.

Policy J/SA: Cambridge City's Primary Shopping Area

Policy options

- A. Draft policy – Policy J/SA: Cambridge City's Primary Shopping Area.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative because national policy requires that planning policies define the extent of primary shopping areas, and make clear the range of uses permitted in such locations.

Table 5.77: Policy J/SA: Cambridge City's Primary Shopping Area.

SA Objective	A
1. Housing	-
2. Access to services and facilities	++
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	0
6. Landscape and townscape	0
7. Historic environment	0
8. Efficient use of land	0

SA Objective	A
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	++
15. Employment	+

A. Draft policy

5.478 Policy J/SA: Cambridge City's Primary Shopping Area seeks to ensure that the Primary Shopping Area (PSA) supports the shopping needs of the community. The policy sets out a range of acceptable ground-floor uses for the Cambridge City PSA, which includes retail, food and drink, cultural, leisure, health, and visitor accommodation. The policy is expected to help ensure the protection of the viability of existing businesses through the inclusion of conditions relating to the loss, change of use, or reconfiguration of existing town centre uses. Only proposals that show that there is lack of demand for the existing use or that it is not financially viable, or where the new use demonstrably contributes to the vitality, viability and diversity of the PSA, will be supported. By supporting and enhancing the role of the PSA, and encouraging the diversity of town centre uses, the policy is expected to have significant positive effects in relation to SA objectives 2: Access to services and facilities and 14: Economy. By supporting the successful functioning of the PSA, the policy is likely to support a level of job creation in a location that is close to numerous residents. As such a minor positive effect is expected in relation to SA objective 15: Employment.

5.479 The PSA is one of the most accessible locations in the plan area given Cambridge City's strong sustainable transport links and connections to walking and cycling routes. Supporting the delivery of range of complementary town centre related uses within the PSA is therefore likely to benefit many residents and support their integration into the plan area. As such minor positive effects

are expected in relation to SA objective 3: Social inclusion and equalities. Providing a range of services and facilities in locations where residents can access them by sustainable and active modes of transport is also likely to reduce the need for some residents to have to travel by private vehicle and limit carbon emissions and air pollutants. Therefore, minor positive effects are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

5.480 The policy states that proposals for residential development within the PSA will be resisted. Therefore, given that the policy could mean some proposals for housing delivery could be considered unacceptable in planning terms, a minor negative effect is expected in relation to SA objective 1: Housing.

5.481 The policy supports developments within the PSA that would provide complementary ground-floor level uses. This approach is likely to help ensure the maintenance of active frontages at ground floor level in the PSA. This will help ensure 'eyes on the street' and potentially help prevent crime and reduce the fear of crime in the PSA. Further to this, the policy sets out that the range of acceptable ground-floor level uses within the PSA include medical or health services, and various provisions that could support physical activity. These uses are likely to help contribute to resident's physical and mental health and wellbeing, and therefore the policy is expected to have a minor positive effect in relation to SA objective 4: Health.

Policy J/MS: Markets and Street Trading

Policy options

- A. Draft policy – Policy J/MS: Markets and street trading
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative because national policy requires that planning policies retain and enhance existing markets and, where appropriate, re-introduce or create new ones.

Table 5.78: Policy J/MS: Markets and street trading

SA Objective	A
1. Housing	0

SA Objective	A
2. Access to services and facilities	++
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	0
6. Landscape and townscape	+
7. Historic environment	+
8. Efficient use of land	0
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	0
13. Air quality	0
14. Economy	++
15. Employment	+

A. Draft policy

5.482 Policy J/MS: Markets and street trading supports proposals would protect and enhance the daily market in the Market Square or the arts and crafts market on All Saints Garden. New markets and street trading within Designated Centres will be supported where they complement the retail function and contribute to the vitality, viability, and diversity of the centre. As the policy supports enhanced access for residents to local retail and service offer, which will help to maintain the viability and vitality of permanent retail and service facilities, significant positive effects are expected against SA objectives 2: Access to services and facilities and 14: Economy. The policy is likely to

support job creation in retail and minor positive effects are recorded in relation to SA objective 15: Employment. Minor positive effects are also expected in relation to SA objective 3: Social inclusion and equalities, as protecting and enhancing the existing daily market and supporting new markets within centre locations will help to serve the day-to-day needs of local communities.

5.483 The policy also stipulates that proposals for new markets and street trading operators within Designated Centres will be supported where they do give rise to a detrimental effect, individually or cumulatively, on the character or amenity of the area through smell, litter, noise or traffic problems. The part of the policy will help to create more pleasant environments for residents and visitors, with benefits expected in relation to health and wellbeing. Minor positive effects are therefore expected in relation to SA objective 4: Health. Additionally, by ensuring that new markets and street trading operators within Designated Centres do not have a detrimental effect on the character of the area, the policy is expected to have a minor positive effect against SA objective 6: Landscape and townscape. It may also benefit the setting of heritage assets in the plan area and therefore minor positive effects are also recorded in relation to SA objective 7: Historic environment.

Policy J/VA: Visitor Accommodation, Attractions and Facilities

Policy options

- A. Draft policy – Policy J/VA: Visitor accommodation, attractions and facilities.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative because the sustainability and amenity impacts of visitor accommodation, as well as the significant role of tourism in Greater Cambridge, mean that policy guidance is required.

Table 5.79: Policy J/VA: Visitor accommodation, attractions and facilities

SA Objective	A
1. Housing	+

SA Objective	A
2. Access to services and facilities	0
3. Social inclusion and equalities	+
4. Health	0
5. Biodiversity and geodiversity	0
6. Landscape and townscape	+
7. Historic environment	+/-
8. Efficient use of land	+
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	++/-
13. Air quality	++/-
14. Economy	+
15. Employment	+

A. Draft policy

5.484 Policy J/VA: Visitor accommodation, attraction and facilities seeks to ensure that the development of visitor accommodation does not result in the loss of residential accommodation within and on the edge of Cambridge. This type of development will only be supported in exceptional circumstances and where it would not adversely affect residents' amenity and the local area's character or community cohesion. The policy will therefore safeguard against the unnecessary loss of housing in the area. As a result, minor positive effects are expected in relation to SA objective 1: Housing. As the policy could help maintain the character and townscape of a given area and could also support

social cohesion, minor positive effects are also recorded in relation to SA objectives 3: Social inclusion and equalities and 6: Landscape and townscape. The approach of preserving local character is likely to help limit impacts on the setting of heritage assets in the plan area. Furthermore, the policy includes requirements for new visitor attractions within Cambridge to complement the existing cultural heritage of the city. It is, however, noted that the policy could support some level of increase in visitor accommodation in the plan area which could increase visitor pressures on heritage assets. Overall, mixed minor positive and minor negative effects are recorded for the policy in relation to SA objective 7: Historic environment.

5.485 Within South Cambridgeshire, the policy supports the change of use, conversion or replacement of suitable buildings to new visitor accommodation, appropriate to local circumstances. This is likely to support an efficient use of previously developed land in plan area. Therefore, minor positive effects are expected in relation to SA objective 8: Efficient use of land.

5.486 The policy promotes the development of visitor accommodation in Cambridge where it is within areas of mixed-use development or close to good public transport. Within more rural locations, this type of development is required not to result in a significant adverse impact in terms of traffic. As such, the policy is likely to help limit the use of private vehicles and associated carbon emissions and air pollution. Therefore, minor positive effects are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

5.487 Support for the visitor economy in Greater Cambridge is included in the policy through the provision of guidance about where hotels and other types of visitor accommodation development will be supported and protected subject to the viability of the current use. As such, the policy is expected to support economic growth and associated employment opportunities, resulting in minor positive effects in relation to SA objectives 14: Economy and 15: Employment.

Policy J/FD: Faculty development and specialist/language schools

Policy options

- A. Draft policy – Policy J/FD: Faculty development and specialist/language schools.

- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative because it could result in unsustainable development, such as the location of new faculty developments in locations with poor accessibility. Additionally, there would be no mitigation measures for reducing the impact of new development.

Table 5.80: Policy J/FD: Faculty development and specialist/language schools

SA Objective	A
1. Housing	+
2. Access to services and facilities	+
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	0
6. Landscape and townscape	+
7. Historic environment	0
8. Efficient use of land	+
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	+
15. Employment	+

A. Draft policy

5.488 Policy J/FD: Faculty development and specialist/language schools is expected to help provide accommodation for non-local students. It will also help prevent the occupation of family homes by students, thereby helping to ensure that people from the local area can access housing. Minor positive effects are therefore expected in relation to SA objective 1: Housing. The locations set out in the policy for higher education institutions are within the City Centre or at the edge of Cambridge. These locations are likely to provide good access to existing services and facilities. Furthermore, the policy requires that specialist colleges / language schools provide on-site social and amenity facilities. Overall, the policy is expected to help ensure that students have good access to services and facilities. The provision of social facilities and protection of housing that could meet the needs of local people is likely to support a degree of social integration in the area. Therefore, minor positive effects are expected in relation to SA objectives 2: Access to services and facilities and 3: Social inclusion and equalities.

5.489 The relatively good access to services and facilities students would benefit from at the areas set out in the policy is likely to help ensure they can access healthcare facilities. The shorter distances to services and facilities could also encourage travel by active modes with benefits likely in relation to health and wellbeing. The approach set out in the policy for university development in the City Centre directly encourages travel by cycle and reductions in car parking provision. Proposals involving public realm improvements and the introduction of active frontages at ground floor level will also be supported, which are likely to limit the potential for crime, as well as contribute to a reduction in the fear of crime. Overall, the policy is expected to have minor positive effects in relation to SA objective 4: Health. Associated minor positive effects are also expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality given the potential for emissions to be limited by supporting development from which many journeys can be made by more sustainable modes of travel. Given the benefits that the creation of active frontages and provision of high quality public realm can achieve in terms of townscape, minor positive effects are also expected in relation to SA objective 6: Landscape and townscape.

5.490 The policy supports the development and redevelopment of faculty, academic research and academic administrative sites for higher education institutions within Greater Cambridge. The development of these sites is expected to provide a range of new and easily accessible employment opportunities in the educational sector. Furthermore, the expansion of

educational facilities will help support the growth of the knowledge, science and research sectors. Therefore, minor positive effects are identified in relation to SA objectives 14: Economy and 15: Employment.

5.491 Furthermore, the policy sets out that university development within the city centre should make an effective use of land, including a mix of uses to meet the needs of the university. Providing a mix of uses on site will help reduce the need to develop other land for each of the separate uses and therefore is considered a more efficient use of land. As such, minor positive effects are expected with relation to SA objective 8: Efficient use of land.

Homes

Policy H/AH: Affordable housing

Policy options

- A. Draft policy – H/AH: Affordable housing. This is the preferred approach because it ensures provision is made for affordable housing, in line with the National Planning Policy Framework.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative because the National Planning Policy Framework states that planning policies should specify the type of affordable housing that is required.
- C. Alternative option – Higher percentage of affordable homes. This is not the preferred approach because a higher percentage would impact on the viability and deliverability of sites.
- D. Alternative option – Lower percentage of affordable homes. This is not the preferred approach because local authorities should continue to seek as much affordable housing delivery as viability allows.
- E. Alternative option – Continue adopted Cambridge Local Plan approach of seeking 25% affordable homes on sites of 10-14 dwellings and 40% affordable homes on sites of 15 dwellings or more. This is not the preferred approach because local authorities should continue to seek as much affordable housing delivery as viability allows and the Greater Cambridge Local Plan Strategic Spatial Options Viability Assessment

(Aspinall Verdi, November 2020) indicates that securing 40% affordable homes on major developments is deliverable across Greater Cambridge.

Table 5.81: Policy H/AH: Affordable housing

SA Objective	A	C	D	E
1. Housing	++	++?	+	++
2. Access to services and facilities	0	0	0	0
3. Social inclusion and equalities	++	++?	+/-	++
4. Health	0	0	0	0
5. Biodiversity and geodiversity	0	0	0	0
6. Landscape and townscape	0	0	0	0
7. Historic environment	0	0	0	0
8. Efficient use of land	0	0	0	0
9. Minerals	0	0	0	0
10. Water	0	0	0	0
11. Adaptation to climate change	0	0	0	0
12. Climate change mitigation	0	0	0	0
13. Air quality	0	0	0	0
14. Economy	0	0	0	0
15. Employment	0	0	0	0

A. Draft policy

5.492 Policy H/AH: Affordable housing sets out the size of developments on which affordable homes will be provided and specifies the types of affordable housing required to address identified needs. It requires that 40% of new homes on sites of 10 or more dwellings are to be affordable. The policy sets out that this applies to all residential developments of self-contained dwellings including those for Build to Rent or specialist accommodation, and co-living developments, but with the exception of where a different requirement is set out within the allocation policy. For self-contained student accommodation a financial contribution will be sought unless the Council(s) and the University agree that this is appropriate for onsite delivery to occur.

5.493 The policy requires affordable housing to be well-integrated with market housing, proportionally phased, and dispersed in small clusters. This will ensure that affordable homes are not segregated or visually distinct, promoting social cohesion. The policy also sets out that Local Lettings Plans will be required where appropriate to help achieve mixed and balanced communities or to prioritise housing such as for local workers or for specific groups of people. As such, the policy will ensure the delivery of affordable homes in the area to meet the needs of mixed communities. As noted in the EqIA, the policy could have particular benefits for younger people who might otherwise struggle to find a suitable property to buy. It could also have benefits for pregnant women who may need to purchase a first-time home or a larger home. Therefore, significant positive effects are expected against SA objectives 1: Housing and 3: Social inclusion and equalities.

C. Higher percentage of affordable homes

5.494 Although option C would ensure the delivery of affordable homes in the area to meet the needs of mixed communities, resulting in significant positive effects against SA objectives 1: Housing and 3: Social inclusion and equalities, there is potential for a higher percentage of affordable homes to affect the viability and delivery of sites. As such, these effects are uncertain.

D. Lower percentage of affordable homes

5.495 This is not the preferred approach because the Cambridgeshire and West Suffolk Housing Needs of Specific Groups study recommends that local authorities should seek as much affordable housing delivery as viability allows. The requirement for a lower percentage of affordable homes would reduce the

benefits provided by the provision of affordable homes in new residential developments compared to Option A, resulting in minor positive effects against SA objectives 1: Housing and 3: Social inclusion and equalities. However, option D may not result in the provision of affordable housing to meet local needs and, therefore, the effects expected against SA objective 3 are mixed minor positive and minor negative.

E. Continue adopted Cambridge Local Plan approach of seeking 25% affordable homes on sites of 10-14 dwellings and 40% affordable homes on sites of 15 dwellings or more.

5.496 Option D is likely to result in a reduced number of affordable homes being provided in the area, reducing the benefits provided by the provision of affordable homes in new residential developments. This option requires a lower percentage of affordable homes on sites of 10-14 dwellings, but the same percentage as the draft policy for sites of 15 dwellings or more and would therefore reflect the effects of the draft policy quite closely. This option would provide greater certainty for the delivery and viability of affordable housing within residential developments of this size. As a result, significant positive effects are expected against SA objectives 1: Housing and 3: Social inclusion and equalities.

Policy H/ES: Exception sites for affordable housing

Policy options

- A. Draft policy – H/ES: Exception sites for affordable housing. This is the preferred approach because it will support the delivery of affordable housing, particularly in rural communities where current levels are low and new delivery is restricted by affordable housing only being required on sites of more than 10 dwellings.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative because it would restrict the planning authority's ability to deliver additional affordable housing where it is needed the most.
- C. Alternative option – Apply a more restrictive approach to rural exception sites. This option has not been appraised as it was not considered to be a reasonable alternative because previous policies have been successful in bringing forward sites.

- D. Alternative option – Apply a more laissez-faire approach to the development of exception sites. This is not the preferred approach because it could lead to inappropriate sites coming forward, housing mixes being driven more by commercial gain than local need and rural exception sites being excluded by First Homes exception sites.

Table 5.82: Policy H/ES: Exception sites for affordable housing

SA Objective	A	D
1. Housing	++	++
2. Access to services and facilities	+/-	-?
3. Social inclusion and equalities	++	+/-
4. Health	+/-	-?
5. Biodiversity and geodiversity	0	0
6. Landscape and townscape	0	0
7. Historic environment	0	0
8. Efficient use of land	+/-	-?
9. Minerals	0	0
10. Water	0	0
11. Adaptation to climate change	-?	-?
12. Climate change mitigation	+/-	-?
13. Air quality	+/-	-?
14. Economy	0	0
15. Employment	0	0

A. Draft policy

5.497 Policy H/ES: Exception sites for affordable housing will support exception sites for residential development in appropriate locations including community-led housing where it meets an identified need for affordable housing and market housing where it can be justified on viability or deliverability grounds. The policy also supports First Homes Exception Sites to meet local housing needs in South Cambridgeshire. The EqIA identifies that the policy could have particular benefits for younger people in rural areas where they might otherwise struggle to purchase their first home. The policy will therefore ensure the delivery of housing, particularly affordable housing, resulting in significant positive effects against SA objectives 1: Housing and 3: Social inclusion and equalities. Encouraging any accompanying market housing to include custom and self-build housing may also contribute to SA objective 3: Social inclusion and equalities, as housing could be designed to meet individual needs.

5.498 The policy also sets out that rural exception sites will be allowed in the Green Belt where it can be demonstrated that no alternative sites exist that would have less impact on Green Belt purposes. This may result in the loss of agricultural land and would not make use of previously developed land, leading to increased potential for surface water runoff and resulting in uncertain minor negative effects against SA objective 11: Adaptation to climate change. This may also result in the development of dwellings with poor access to services and facilities, which could encourage the use of private vehicles. As such, minor negative effects are expected against SA objectives 2: Access to services and facilities, 4: Health, 8: Efficient use of land, 12: Climate change mitigation and 13: Air quality. However, the policy states that rural exception sites must be located in rural parishes on small sites adjoining the defined development boundaries of a Rural Centre, Minor Rural Centre, Group Village, or Infill Village. Similarly, First Homes Exception Sites should be situated on small sites adjacent to defined development extents in South Cambridgeshire, where they meet identified local housing needs. By locating these sites in close proximity to established settlements, the policy will ensure that such sites have good access to existing services and facilities, and transport links. There may also be increased potential to identify currently developed sites at these types of locations. Therefore, minor positive effects are also expected in relation to SA objectives 2: Access to services and facilities, 4: Health, 8: Efficient use of land, 12: Climate change mitigation and 13: Air quality.

D. Apply a more laissez-faire approach to the development of exception sites

5.499 The alternative option to apply a more laissez-faire approach to the development of exception sites and therefore implement fewer restrictions is likely to result in the development of more dwellings. Therefore, significant positive effects are expected in relation to SA objectives 1: Housing. However, this option could perform less favourably in terms of supporting the delivery of affordable homes and housing affordability given that it is likely to result in market homes being delivered on exception sites. As such mixed minor positive and minor negative effects are expected for SA objective 3: Social inclusion and equalities.

5.500 Furthermore, this option is also likely to result in an increased loss of greenfield land in countryside locations and the potential for more homes with poor access to services and facilities in the area, leading to an increase in the use of private vehicles. Therefore, uncertain minor negative effects are expected against SA objectives 2: Access to services and facilities, 4: Health, 8: Efficient use of land, 12: Climate change mitigation and 13: Air quality. Furthermore, development on greenfield land could have adverse impacts in relation to flood risk and other factors relating to climate change resilience. Therefore, uncertain minor negative effects are also recorded in relation to SA objective 11: Adaptation to climate change.

Policy H/HM: Housing mix

Policy options

- A. Draft policy – H/HM: Housing mix. This is the preferred approach because it sets out the housing mix for new developments, in line with the National Planning Policy Framework.
- B. Alternative option – Not including a policy setting out a housing mix for new developments and instead relying on the housing market to determine the housing mix. This option has not been appraised as it was not considered to be a reasonable alternative because the National Planning Policy Framework requires that the size, type and tenure of housing needed for different groups in the community to be assessed and reflected in planning policies. Without a policy, the housing market and local circumstances determine the housing mix and there is a risk

that the housing mix provided on new developments would not meet the needs of the area.

- C. Alternative option – Apply housing mix policy to all developments, including small sites. This option has not been appraised as it is not considered to be a reasonable alternative. This is because it is not practical to apply the housing mixes suggested to sites of less than 10 dwellings, and for smaller sites it is important to make best use of the land and to take account of local circumstances
- D. Alternative option – Not including a policy setting out a housing mix for affordable dwellings, and therefore relying on local circumstances to determine the housing mix. This option has not been appraised as it is not considered to be a reasonable alternative. This is because without guidance in the Local Plan there is a risk that the affordable housing mix provided on new developments would not meet the needs of the area.

Table 5.83: Policy H/HM: Housing mix

SA Objective	A
1. Housing	++
2. Access to services and facilities	0
3. Social inclusion and equalities	+
4. Health	0
5. Biodiversity and geodiversity	0
6. Landscape and townscape	+
7. Historic environment	0
8. Efficient use of land	+
9. Minerals	0
10. Water	0

SA Objective	A
11. Adaptation to climate change	0
12. Climate change mitigation	0
13. Air quality	0
14. Economy	0
15. Employment	0

A. Draft policy

5.501 Policy H/HM: Housing mix sets out the requirement for new housing developments of 10 or more dwellings to provide an appropriate mix of housing sizes, with the proportions of dwellings of each size to be guided by the housing mix recommendations for each tenure, as set out in the policy for Cambridge and South Cambridgeshire. As the proportion of dwellings of each size is provided as a range, this allows flexibility for local circumstances. The EqIA sets out that the policy will help deliver housing that is likely to meet the needs of older people and people with disabilities. The policy is set out to meet the housing needs of families with children living at home and the EqIA has also identified the potential for benefits in relation to pregnant women. Overall, the policy will help ensure that an appropriate mix of housing is provided to meet a range of local needs, resulting in significant positive effects against SA objective 1: Housing and minor positive effects against SA objective 3: Social inclusion and equalities.

5.502 Minor positive effects are also expected against SA objective 6: Landscape and townscape because the policy states that development proposals must take into account the local character and built form of Greater Cambridge, and that exceptions will be allowed where an alternative housing mix is justified by site specific circumstances, such as local character, the built form of the new development and existing housing mix in the surrounding area. This will help conserve the character of local surroundings.

5.503 The policy is expected to help ensure that developments provide a mix of housing that reflects the housing needs of the locality, using the Housing Needs Assessment as a baseline for housing type provision. As such the policy seeks to ensure that an appropriate housing stock is provided to meet identified

needs. The policy thereby supports the efficient use of land resources to meet the identified needs of the plan area and minor positive effects are expected in relation to SA objective 8: Efficient use of land.

Policy H/GL: Garden land and subdivision of existing plots

Policy options

- A. Draft policy – H/GL: Garden land and subdivision of existing plots. This is the preferred approach because it sets what approach should be taken with respect to the development of garden land and subdivision of existing plots.
- B. Alternative option – No policy. This is not the preferred approach as it would not provide clear guidance on the approach that would be taken to development on garden land and subdivision of existing plots, leading to inconsistent outcomes. A no policy approach would result in national policy alone being applicable. This approach has not been appraised in the SA given that it is not the role of this SA to appraise national policy.

Table 5.84: Policy H/GL: Garden land and subdivision of existing plots

SA Objective	A
1. Housing	+
2. Access to services and facilities	0
3. Social inclusion and equalities	0
4. Health	+
5. Biodiversity and geodiversity	+
6. Landscape and townscape	+
7. Historic environment	+
8. Efficient use of land	+

SA Objective	A
9. Minerals	0
10. Water	+
11. Adaptation to climate change	+
12. Climate change mitigation	0
13. Air quality	0
14. Economy	0
15. Employment	0

A. Draft policy

5.504 Policy H/GL: Garden land and subdivision of existing plots prevents inappropriate development of residential gardens and the subdivision of existing plots. The policy is clear that any residential annex should be subordinate in scale to the principal dwelling and its occupation should be ancillary to that dwelling. Given that the policy provides support for the delivery of new dwellings or residential annexes in residential gardens in some circumstances. Minor positive effects are expected in relation to SA objective 1: Housing. The policy also supports the protection of the residential amenity and privacy of existing houses in the plan area which is likely to contribute further to this positive effect.

5.505 The policy specifically states that the development of land used as residential gardens for new dwellings will only be permitted where sufficient garden and amenity space around existing dwellings is retained. Therefore, many homes would still have access to a garden, which is identified as an important environmental resource and therefore minor positive effects are expected in relation to SA objective 5: Biodiversity and geodiversity. Minor positive effects are also expected in relation to SA objective 4: Health because access to a garden can have beneficial effects on wellbeing, particularly following the COVID-19 pandemic which highlighted the importance of outdoor space.

5.506 The policy prevents inappropriate development of residential gardens and their sub-division in an inappropriate manner. When considering proposals of

this type, the policy requires that proposals should be appropriate to the surrounding pattern of development and the character of the area. Therefore, minor positive effects are expected in relation to SA objectives 6: Landscape and townscape. Given that protection of landscape character in the plan area could help preserve the settings of heritage assets minor positive effects are also recorded in relation to SA objective 7: Historic environment.

5.507 By providing an appropriate framework for the sub-division of existing plots, the policy is likely to support appropriate and efficient use of currently under-utilised land in the plan area. As such minor positive effects are recorded for the policy in relation to SA objective 8: Efficient use of land.

5.508 The policy also stipulates that development on residential garden land will only be allowed if it provides safe and adequate amenity space, access, and parking for both new and existing homes, and uses permeable materials to help reduce surface flooding. Therefore, minor positive effects are also expected in relation to SA objectives 10: Water and 11: Adaptation to climate change.

Policy H/SS: Residential space standards and accessible homes

Policy options

- A. Draft policy – H/SS: Residential space standards and accessible homes. This is the preferred approach because it ensures that new homes meet nationally described residential space standards.
- B. Alternative option – Not implementing nationally described space standards. This is not the preferred approach because evidence shows that developments would provide new homes below these standards.
- C. Alternative option – Not requiring new homes to meet the Building Regulations M4(2) standard. This is not the preferred approach because the Housing Needs of Specific Groups – Addendum for Greater Cambridge (2021) provides recommendations on the percentage of new homes that should meet this standard based on evidence of need. Furthermore, accessible and adaptable housing enables people to live more independently.

- D. Alternative option – Not requiring new homes to meet Building Regulations M4(3) standard. This is not the preferred approach because there is evidence of a need for wheelchair user homes.
- E. Alternative option – Not providing guidance on the delivery of private amenity space for all new homes. This is not the preferred approach because national planning policy states that planning policies should ensure that developments create places with a high standard of amenity for existing and future users.

Table 5.85: Policy H/SS: Residential space standards and accessible homes

SA Objective	A	B	C	D	E
1. Housing	++	+	-	-	++
2. Access to services and facilities	0	0	0	0	0
3. Social inclusion and equalities	++	++	--	--	++
4. Health	++	-	++	++	-
5. Biodiversity and geodiversity	0	0	0	0	0
6. Landscape and townscape	0	0	0	0	0
7. Historic environment	0	0	0	0	0
8. Efficient use of land	0	0	0	0	0
9. Minerals	0	0	0	0	0
10. Water	0	0	0	0	0
11. Adaptation to climate change	0	0	0	0	0

SA Objective	A	B	C	D	E
12. Climate change mitigation	0	0	0	0	0
13. Air quality	0	0	0	0	0
14. Economy	0	0	0	0	0
15. Employment	0	0	0	0	0

A. Draft policy

5.509 Policy H/SS: Residential space standards and accessible homes sets out the internal space standards for new homes and the proportion of accessible and adaptable dwellings to be provided as part of the dwelling mix so as to ensure different people's housing needs are met. Therefore, significant positive effects are expected in relation to SA objective 1: Housing. The policy requires all new homes to meet the nationally described residential space standard and for residential conversions and homes created via change of use, to meet or exceed this national standard. This will ensure that new residents have a decent amount of space to live in, which will have beneficial effects on their mental health and wellbeing. The policy also sets out the required standards for external and shared amenity spaces, which will ensure access to quality outdoor environments for all residents. As such, significant positive effects are expected in relation to SA objective 4: Health.

5.510 The policy requires all new homes and residential annexes to be accessible and adaptable, in line with the Building Regulations M4(2). There is also a requirement for 5% of affordable homes on new developments that include 20 or more affordable homes to be wheelchair user friendly, in accordance with the Building Regulations M4(3)(a). This will ensure that new homes meet the specialist needs of those with protected characteristics, including older and disabled people. Therefore, significant positive effects are expected in relation to SA objective 3: Social inclusion and equalities.

5.511 In relation to appropriate private external amenity space, the policy sets out that development must consider the location and context of the development, including the character of the surrounding area. Minor positive effects are therefore expected against SA objective 6: Landscape and

townscape, as the policy supports design that respects and enhances local character.

B. Not implementing nationally described space standards

5.512 This option is not the preferred approach because without a specific requirement for residential space standards, some developments may be designed below acceptable standards, which can have adverse effects on people's mental wellbeing. Therefore, this option has the potential to result in minor negative effects against SA objective 4: Health.

5.513 Significant positive effects are expected in relation to SA objective 3: Social inclusion and equalities because there is a requirement for all new homes to be accessible and adaptable, in line with the Building Regulations M4(2). There is also a requirement for 5% of affordable homes on new developments that include 20 or more affordable homes to specifically be designed for wheelchair users. This will ensure that new homes meet the specialist needs of those who are physically less able, including older and disabled people. Minor positive effects are expected against SA objective 1: Housing because the policy supports the development of accessible and adaptable dwellings so as to ensure different people's housing needs are met.

C. Not requiring new homes to meet the Building Regulations M4(2) standard

5.514 This option is not the preferred approach because without a specific requirement for new homes and residential annexes to meet the Building Regulations M4(2) standard, people's specialist housing needs are less likely to be met. This would exclude certain groups of people from finding a house suitable to their needs and therefore significant negative effects are expected against SA objective 3: Social inclusion and equalities. In addition, the Cambridgeshire and West Suffolk Housing Needs of Specific Groups – Addendum for Greater Cambridge (2021) provides recommendations on the percentage of new homes that should meet this standard based on evidence of need. This option is therefore expected to have minor negative effects against SA objective 1: Housing.

5.515 This option requires all new homes to meet the nationally described residential space standard, which will ensure that residents have a decent amount of space to live in. This will have beneficial effects on their mental

health and wellbeing, with significant positive effects expected against SA objective 4: Health.

D. Not requiring new homes to meet the Building Regulations M4(3) standard

5.516 This option is not the preferred approach because without a specific requirement for new homes and residential annexes to meet the Building Regulations M4(3) standard, it is less likely that 'wheelchair user' dwellings would be delivered in the plan area. However, evidence supporting the plan points to a need for wheelchair user homes. Therefore, significant negative effects are expected against SA objective 3: Social inclusion and equalities and minor negative effects expected against SA objective 1: Housing.

5.517 This option requires all new homes to meet the nationally described residential space standard, which will ensure that residents have a decent amount of space to live in. This will have beneficial effects on their mental health and wellbeing, with significant positive effects expected against SA objective 4: Health.

E. Not providing guidance on the provision of private amenity space for all new homes

5.518 This option is not the preferred approach because without a specific requirement for private amenity space, some developments may be designed to provide new homes with low standards of private amenity space for existing and future users. The COVID-19 pandemic highlighted the importance of access to private amenity space; not providing any or a very limited amount of private amenity space can have adverse effects on people's mental wellbeing and therefore minor negative effects are expected against SA objective 4: Health.

5.519 This option sets out the internal space standards for new homes and the proportion of accessible and adaptable dwellings to be provided as part of the dwelling mix so as to ensure different people's housing needs are met. Therefore, significant positive effects are expected in relation to SA objective 1: Housing. This option requires all new homes to be accessible and adaptable, in line with the Building Regulations M4(2). There is also a requirement for 5% of affordable homes on new developments that include 20 or more affordable homes to be wheelchair user friendly, in accordance with the Building Regulations M4(3)(a). This will ensure that new homes meet the specialist needs of those with protected characteristics, including older and disabled people.

Therefore, significant positive effects are also expected in relation to SA objective 3: Social inclusion and equalities.

Policy H/SH: Specialist housing

Policy options

- A. Draft policy – H/SH: Specialist housing. This is the preferred approach because the considerations for specialist housing are different to other types of housing development and it enables the delivery of sufficient specialist housing to meet the identified need.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative because it is considered that a criteria-based policy is needed as the considerations for specialist housing are different to other types of housing development.
- C. Alternative option – Not to allocate sites for new specialist housing at new settlements and within urban extensions. This option has not been appraised as it was not considered to be a reasonable alternative because Councils need to set out how they will deliver sufficient specialist housing to meet the identified need, and these new developments should seek to deliver balanced and mixed communities. In addition, national planning policy requires that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

Table 5.86: Policy H/SH: Specialist housing

SA Objective	A
1. Housing	++
2. Access to services and facilities	+
3. Social inclusion and equalities	++
4. Health	+

SA Objective	A
5. Biodiversity and geodiversity	0
6. Landscape and townscape	0
7. Historic environment	0
8. Efficient use of land	+
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	0
15. Employment	0

A. Draft policy

5.520 Policy H/SH: Specialist housing sets out criteria for considering proposals for new specialist housing in order to ensure that new specialist housing is provided where there is a need, in suitably accessible locations, without resulting in an excessive concentration of such housing. The policy sets out that unallocated strategic sites of 1,000 dwellings or more will be expected to provide at least 10% of homes as specialist housing. Therefore, the policy will provide for local specialist housing need that meet the requirements of specific groups in Greater Cambridge, resulting in significant positive effects against SA objectives 1: Housing and 3: Social inclusion and equalities. The policy supports the integration of specialist housing into the wider community, stipulating that specialist housing should be within walking distance of local centres, health services, and public transport. The policy also encourages planning the phasing of specialist housing alongside relevant services such as healthcare, education, shops, and buses. Therefore, minor positive effects are expected in relation to SA objective 2: Access to services and facilities. Minor positive effects are also

expected in relation to SA objectives 4: Health, 12: Climate change mitigation, and 13: Air quality, as the policy promotes the location of specialist housing in locations that reduce reliance on private vehicles, thereby encouraging sustainable travel modes and helping to lower transport-related emissions, improve air quality, and support healthier lifestyles.

Policy H/CB: Self and custom-build homes

Policy options

- A. Draft policy – H/CB: Self and custom-build homes. This is the preferred approach because it reflects the needs of those who wish to commission or build their own homes and will enable the Councils to meet local demand.
- B. Alternative option – Allow the development of custom and self-build housing generally as an exception to policy. This is not the preferred approach because it is likely to restrict the delivery of rural exception sites for affordable housing.
- C. Alternative option – No policy. This option was not appraised as it was not considered to be a reasonable alternative because Local planning authorities are required to have regard to need for self and custom build by Self Build and Custom Housebuilding Act 2015 and therefore must permit sufficient plots to meet local demand. The provision of sufficient plots is unlikely without a policy.

Table 5.87: Policy H/CB: Self and custom-build homes

SA Objective	A	B
1. Housing	++	+
2. Access to services and facilities	0	0
3. Social inclusion and equalities	0	0
4. Health	0	0
5. Biodiversity and geodiversity	0	0

SA Objective	A	B
6. Landscape and townscape	+	-?
7. Historic environment	0	0
8. Efficient use of land	0	0
9. Minerals	0	0
10. Water	0	0
11. Adaptation to climate change	0	0
12. Climate change mitigation	0	0
13. Air quality	0	0
14. Economy	0	0
15. Employment	0	0

A. Draft policy

5.521 Policy H/CB: Self and Custom-Build Homes seeks to create available plots to meet the demand for custom and self-build homes and sets out criteria such as the requirement that 5% of all homes in residential developments of 20 dwellings or more. The policy will therefore enable the Councils to meet local demand for those who wish to commission or build their own homes and contribute towards housing need in the plan area, resulting in significant positive effects against SA objective 1: Housing. Therefore, significant positive effects are expected for the policy in relation to SA objective 1: Housing.

5.522 Individuals wishing to acquire a new home via self/custom build rather than buying it from a traditional housebuilder are likely to be motivated by a desire to have greater influence on the design and layout, and to have the ability to create a home to suit their individual needs and aspirations. In seeking to provide the flexibility for this to happen there is a risk that this policy, which facilitates provision of new homes via self-custom build, could result in inappropriate development design (e.g. inconsistent with surrounding landscape and townscape). However, the policy provides stringent criteria which apply to

all custom and self-build developments. The policy stipulates that conditions will be attached to outline planning permissions to secure agreement of Plot Passports and Design Codes for the development prior to the submission of the first Reserved Matters application. The requirement for Plot Passports and Design Codes will ensure that self and custom-build housing is delivered in a context-sensitive manner, helping to mitigate risks of visual inconsistency with the surrounding landscape and townscape. The policy is therefore expected to have minor positive effects in relation to SA objective 6: Landscape and townscape.

B. Allow the development of custom and self-build housing generally as an exception to policy

5.523 Option B to allow for the development of custom and self-build housing generally as an exception to policy is likely to limit the delivery of rural exception sites for affordable housing due to unrestricted custom and self-build housing that may occupy sites which would otherwise be reserved as exception sites for affordable housing. However, option B would still allow for the development of custom and self-build housing which will support local housing need, resulting in minor positive effects against SA objective 1: Housing.

5.524 Individuals wishing to acquire a new home via self/custom build rather than buying it from a traditional housebuilder are likely to be motivated by a desire to have greater influence on the design and layout, and to have the ability to create a home to suit their individual needs and aspirations. In seeking to provide the flexibility for this to happen there is a risk that this policy, which facilitates provision of new homes via self-custom build, could result in inappropriate development design (e.g. inconsistent with surrounding landscape and townscape) with potential minor negative effects in relation to SA objective 6: Landscape and townscape. However, these effects are uncertain as they will depend on housing design.

Policy H/BR: Build to Rent Homes

Policy options

- A. Draft policy – H/BR: Build to Rent Homes. This is the preferred approach because it reflects the local housing needs of those who rent their homes.

- B. Alternative option – No policy. This option was not appraised as it was not considered to be a reasonable alternative because national planning policy requires the housing needs of different groups, including those who wish to rent their homes, to be reflected in planning policies.
- C. Alternative option – Include a policy with a presumption against Build to Rent development. This is not the preferred approach because national planning policy requires the housing needs of different groups, including those who rent their homes, to be reflected in planning policies and there is evidence of local need for this housing type.

Table 5.88: Policy H/BR: Build to Rent Homes

SA Objective	A	C
1. Housing	+	-
2. Access to services and facilities	0	0
3. Social inclusion and equalities	+	-
4. Health	+	0
5. Biodiversity and geodiversity	0	0
6. Landscape and townscape	+	0
7. Historic environment	0	0
8. Efficient use of land	0	0
9. Minerals	0	0
10. Water	0	0
11. Adaptation to climate change	0	0
12. Climate change mitigation	0	0
13. Air quality	0	0

SA Objective	A	C
14. Economy	0	0
15. Employment	0	0

A. Draft policy

5.525 Policy H/BR: Build to Rent Homes sets out criteria for how proposals for solely Build to Rent homes or where they are proposed as part of mixed tenure developments are considered. The supporting text of the policy explains that the policy aligns with national planning guidance, which stipulates that 20% is generally a suitable benchmark for the level of Affordable Private Rent homes to be provided in any Build-to-Rent scheme. The overall requirement for 40% affordable housing remains applicable to other major residential developments with mixed tenure. As such, minor positive effects are expected against SA objectives 1: Housing and 3: Social inclusion and equalities. In addition, the policy requires Build-to-Rent housing to offer tenancies of at least three years, available to all tenants, which promotes housing stability and security for a range of residents, including lower-income households. This is likely to improve mental health and wellbeing, and therefore minor positive effects are expected against SA objective 4: Health.

5.526 The policy sets out criteria for Build-to-Rent housing, stipulating that schemes should be designed so that their scale and location does not dominate the surrounding area or the overall schemes, if part of a wider multi-tenure proposal. The policy is therefore expected to have minor positive effects in relation to SA objective 6: Landscape and townscape.

C. Include a policy with a presumption against Build to Rent developments

5.527 Option C to include a policy with a presumption against Build-to-Rent developments is unlikely to ensure that the provision of such housing is sufficient to meet local demand. As there is evidence of local need for this type of housing, the Local Plan will need to specify how proposals for this type of development will be considered. As such, minor negative effects are expected against SA objectives 1: Housing and 3: Social inclusion and equalities. In addition, national planning policy requires the housing needs of different groups, including people that rent their homes, to be reflected in planning policies.

Policy H/CL: Co-living

Policy options

- A. Draft policy – H/CL: Co-living. This is the preferred approach because it reflects the increasing popularity of co-living developments and local housing needs of those who live in communal accommodation which comprise non-self-contained studios with extensive communal facilities.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative because the National Planning Policy Framework requires the size, type and tenure of homes needed for different groups in the community, including those who rent their homes, to be assessed and that the results of that assessment be reflected in planning policies.

Table 5.89: Policy H/CL: Co-living

SA Objective	A
1. Housing	++
2. Access to services and facilities	+
3. Social inclusion and equalities	++
4. Health	+
5. Biodiversity and geodiversity	0
6. Landscape and townscape	0
7. Historic environment	0
8. Efficient use of land	0
9. Minerals	0
10. Water	0

SA Objective	A
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	0
15. Employment	+

A. Draft policy

5.528 Policy H/CL: Co-living sets out the criteria to be used when considering proposals for co-living developments. Co-living developments comprise non-self-contained studios with extensive communal facilities.

5.529 The policy supports proposals for moderate scale co-living developments which comprise 50-200 units. This will increase the housing supply for specialist co-living tenures. Therefore, the policy will contribute towards ensuring the provision of such housing to meet local needs, resulting in significant positive effects against SA objective 1: Housing. The significant positive effects on SA objective 1: Housing are further enhanced as the policy sets out that the units must be designed to be accessible and adaptable, helping to meet the needs of those with reduced mobility.

5.530 The support for accessible and adaptable units and development which contributes towards mixed and inclusive neighbourhoods is expected to have significant positive effects in relation to SA objective 3: Social inclusion and equalities. The policy will help will meet the needs of the population regardless of whether they have disabilities or mobility issues and therefore will encourage social inclusion. Furthermore, the concept of co-living will encourage social interaction and engagement and could help create a sense of community.

5.531 The requirement for development to be in highly accessible locations will ensure local services, facilities, and employment opportunities are located close by. Furthermore, developments will be required to provide public open space. This is expected to have minor positive effects in relation to SA objective 2: Access to services and facilities. Whilst increased number of residents may put pressure on local services and facilities, the policy sets out that larger scale

developments may need to make financial contributions to help mitigate the pressure on these. Minor positive effects are also expected for SA objective 15: Employment, as the policy would encourage development in proximity to employment areas.

5.532 The policy requires co-living developments to be located in highly accessible locations which are well connected to local services by active travel and public transport. The policy also states that development should not contribute towards car dependency. This is likely to help reduce reliance on the private car to access services and facilities. This will also help to minimise air pollution associated with car use. Therefore, minor positive effects are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

5.533 The promotion of active travel, and provision of public open space may help encourage healthier and more active lifestyles. This, along with increased social interaction may contribute towards improving health and wellbeing. Therefore, minor positive effects are identified with relation to SA objective 4: Health.

Policy H/MO: Houses in Multiple Occupation (HMOs)

Policy options

- A. Draft policy – H/MO: Houses in Multiple Occupation (HMOs). This is the preferred approach because HMOs form an important part of the housing market in Cambridge and enables the Councils to reflect and meet the local housing need.
- B. Alternative option – No policy. This is not the preferred approach because it is considered that a criteria based policy is needed as the considerations for HMOs are different to other types of development and therefore it is necessary to safeguard local amenity. A no policy approach would result in national policy alone being applicable. This approach has not been appraised in the SA given that it is not the role of this SA to appraise national policy.
- C. Alternative option – Include a policy with a presumption against further HMOs. This is not the preferred approach because it would not allow for sufficient flexibility in the housing market to deliver the housing needed for different groups.

- D. Alternative option – Not requiring HMOs to meet space and amenity standards. This is not the preferred approach because national planning policy states that planning policies should ensure that developments create places with a high standard of amenity for existing and future users. Furthermore, the requirements for HMO licences include for internal space standards to be met.

Table 5.90: Policy H/MO: Houses in multiple occupation

SA Objective	A	C	D
1. Housing	+	-	+
2. Access to services and facilities	0	0	0
3. Social inclusion and equalities	++	-	+
4. Health	++	0	-
5. Biodiversity and geodiversity	0	0	0
6. Landscape and townscape	0	0	0
7. Historic environment	0	0	0
8. Efficient use of land	0	0	0
9. Minerals	0	0	0
10. Water	0	0	0
11. Adaptation to climate change	0	0	0
12. Climate change mitigation	+	0	+
13. Air quality	+	0	+
14. Economy	0	0	0
15. Employment	0	0	0

A. Draft policy

5.534 Policy H/MO: Houses in multiple occupation (HMOs) sets out the criteria and standards to be used when considering proposals for all new HMOs that require planning permission (C4 or sui generis), to ensure that new HMOs are provided in suitable locations with appropriate facilities. Therefore, the policy will contribute towards ensuring the provision of such housing to meet local needs, resulting in minor positive effects against SA objective 1: Housing.

5.535 The policy supports HMOs where they will not result in a continuous frontage of two or more HMOs immediately adjacent to each other, or cause harm to residential amenity or the surrounding area. Furthermore, the policy will ensure that HMOs provide a good standard of amenity for their occupiers, requiring all new larger HMOs to meet the nationally described residential space standards as well as accessible and adaptable home standards and provide direct access to amenity space as required for all new homes. The policy would therefore support the housing needs of specific groups of people such as students and younger people (as identified in the EqlA) and ensure that developments create places with a high standard of amenity for existing and future users. Therefore, significant positive effects are expected against SA objectives 3: Social inclusion and equalities and 4: Health.

5.536 The policy requires HMOs to have access to sustainable modes of transport, shops, and other local services. This is likely to help reduce reliance on the private car to access services and facilities. This will also help to minimise air pollution associated with car use. Therefore, minor positive effects are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

C. Include a policy with a presumption against further HMOs

5.537 Option C to include a policy with a presumption against further HMOs would not provide sufficient flexibility to reflect site specific circumstances and may restrict the development of such housing types where it is needed most. This option is also unlikely to ensure that the provision of such housing is sufficient to meet local demand. As HMOs form an important part of the housing market in Cambridge, the Local Plan will need to specify how proposals for this type of development will be considered. As such, minor negative effects are expected against SA objectives 1: Housing and 3: Social inclusion and equalities.

D. Not requiring HMOs to meet space and amenity standards

5.538 Option D to include a policy that does not require HMOs to meet space and amenity standards has the potential to result in minor negative effects against SA objective 4: Health because without a specific requirement for residential space and amenity standards, some developments of this type may be designed to provide new homes with low standards of residential space and amenity for existing and future residents. The need for sufficient residential space and amenity standards was emphasised during the coronavirus pandemic, and the lack of which may result in negative impacts on mental health and wellbeing.

5.539 As option D would still contribute to the delivery of HMOs, just not adhere to space and amenity standards. It is therefore likely to contribute towards meeting local housing demand and will support the housing needs of specific groups of people such as students, resulting in minor positive effects against SA objectives 1: Housing and 3: Social inclusion and equalities. Given that this option would only alter the draft policy by not setting out space and amenity standards, the minor positive effects identified in relation to SA objectives 12: Climate change mitigation and 13: Air quality also remain applicable.

Policy H/SA: Student accommodation

Policy options

- A. Draft policy – H/SA: Student accommodation. This is the preferred approach because students make up a significant proportion of the population of Cambridge and if adequate provision is not made for their needs in suitable locations this would lead to significant pressures on the local housing market. This approach will therefore enable the Councils to reflect and meet the local housing need.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative because national planning policy requires that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- C. Alternative option – Include a policy with a presumption against further student accommodation. This option has not been appraised as it was not considered to be a reasonable alternative because national planning

policy requires that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies, and students make up a significant proportion of the population of Cambridge.

Table 5.91: Policy H/SA: Student accommodation

SA Objective	A
1. Housing	+
2. Access to services and facilities	+
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	0
6. Landscape and townscape	0
7. Historic environment	0
8. Efficient use of land	0
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	0
15. Employment	+

A. Draft policy

5.540 Policy H/SA: Student accommodation seeks to guide the Council's consideration of proposals for student accommodation for higher education institutions and sets out criteria for the type and location of development that will be permitted to support the identified growth for student accommodation in the future. The policy stipulates that planning permission will be granted for the development of new student accommodation for undergraduate and post-graduate students subject to meeting the identified needs of an existing higher educational institution within Greater Cambridge in providing housing for students attending full-time courses of one academic year or more. The policy also states that such development must not result in the permanent net loss of existing market or affordable housing. The supporting text of the policy is clear that a financial contribution for the provision of affordable housing will be sought from developments of student accommodation. The policy will therefore ensure that new student accommodation is suitable in type, layout, affordability and that existing student accommodation will continue to be protected to avoid increasing demand for housing in the private rental market. As such, policy H/SA: Student Accommodation will make provision for local housing needs, resulting in minor positive effects against SA objective 1: Housing. Students make up a significant proportion of the population of Cambridge and the policy will contribute towards ensuring that adequate provision is made for their needs. The EqIA identifies that the policy will have benefits in relation to younger people given that many students are drawn from this cohort. Overall minor positive effects are expected against SA objective 3: Social inclusion and equalities.

5.541 Furthermore, the policy also seeks to ensure the provision of accommodation that enables younger people to attend academic institutions in the area. Therefore, it will support access to education and result in the provision of employment opportunities. As such, minor positive effects are expected against SA objectives 2: Access to services and facilities and 15: Employment.

5.542 The policy also seeks to locate new student accommodation in an appropriate location for the institution it is intended to serve, and a location well-served by sustainable modes of transport. This is likely to reduce reliance on private car travel for commuting to university, thereby lowering transport-related emissions and contributing to improved local air quality. By encouraging sustainable and active travel modes, such as walking and cycling, the policy also promotes physical activity and associated health benefits. The policy is

therefore expected to have minor positive effects against SA objectives 4: Health, 12: Climate change mitigation, and 13: Air quality.

Policy H/DC: Dwellings in the countryside

Policy options

- A. Draft policy – H/DC: Dwellings in the countryside. This is the preferred approach because it sets out how development proposals in the countryside should be addressed, in line with national planning policy.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative because it would lead to uncertainty as to how development proposals would be considered and determined. In addition, national planning policy requires local development plans to address rural housing issues.

Table 5.92: Policy H/DC: Dwellings in the countryside

SA Objective	A
1. Housing	+
2. Access to services and facilities	0
3. Social inclusion and equalities	0
4. Health	0
5. Biodiversity and geodiversity	0
6. Landscape and townscape	+
7. Historic environment	0
8. Efficient use of land	+
9. Minerals	0
10. Water	0

SA Objective	A
11. Adaptation to climate change	0
12. Climate change mitigation	0
13. Air quality	0
14. Economy	+
15. Employment	0

A. Draft policy

5.543 Policy H/DC: Dwellings in the countryside sets out criteria for the types of residential development that may be acceptable in the countryside. As such, the policy will enable the development of dwellings in the countryside where they are needed the most, resulting in minor positive effects against SA objective 1: Housing.

5.544 The policy only supports new dwellings, replacement dwellings and the extension of existing dwellings where they are in scale and character with the area. Further to this, the change of use and adaptation of redundant or disused buildings to residential use will only be permitted if there will be an enhancement to the immediate setting of the buildings and the form, bulk, design, landscaping, and materials used are sensitive to the character and appearance of the building and locality. New dwellings of exceptional quality are supported by the policy where they are of the highest architectural standard and would enhance the immediate setting. Therefore, overall, minor positive effects are expected against SA objective 6: Landscape and townscape. The support set out in the policy for the replacement and extension of existing dwellings where the criteria included are met is likely to allow for appropriate use of previously developed land. Therefore, minor positive effects are expected in relation to SA objective 8: Efficient use of land.

5.545 The policy will also ensure that the change of use and adaptation of redundant or disused buildings to residential use will only be permitted where they are unsuitable for employment use or it is demonstrated that there is no demand for their development for employment use. Furthermore, the policy will ensure that proposals for dwellings for workers in businesses where a rural location is essential are supported where they are needed and where the

enterprise is likely to remain financially viable. As such, the policy will ensure that there is an adequate supply of land to meet local economic needs, resulting in minor positive effects against SA objective 14: Economy.

Policy H/RM: Residential moorings

Policy options

- A. Draft policy – H/RM: Residential moorings. This is the preferred approach because the considerations for residential moorings are different to other types of development and therefore require a policy.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative because it is considered that a criteria based policy is required to maintain the quality of the river environment and safeguard local amenity, as the considerations for residential moorings are different to other types of development. In addition, national planning policy requires that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

Table 5.93: Policy H/RM: Residential moorings

SA Objective	A
1. Housing	+
2. Access to services and facilities	+
3. Social inclusion and equalities	0
4. Health	+
5. Biodiversity and geodiversity	+
6. Landscape and townscape	+
7. Historic environment	+
8. Efficient use of land	0

SA Objective	A
9. Minerals	0
10. Water	+
11. Adaptation to climate change	+
12. Climate change mitigation	+
13. Air quality	+
14. Economy	0
15. Employment	0

A. Draft policy

5.546 Policy H/RM: Residential moorings sets out criteria for new residential moorings to ensure that new moorings are provided in suitable locations with appropriate infrastructure. The policy will therefore provide for the local housing need, contribute to meeting the needs of people who wish to live in residential boats and ensure that the required infrastructure is provided. As such, minor positive effects are expected against SA objective 1: Housing. Minor positive effects are also expected against SA objective 3: Social inclusion and equalities because the policy makes provision for non-conventional housing needs.

5.547 The policy is set out to help ensure that new moorings do not have significant negative impacts on visual character, as well as amenity. The policy also stipulates that residential moorings should integrate successfully and positively with the surrounding landscape and/or townscape. As a result, minor positive effects are expected against SA objective 6: Landscape and townscape.

5.548 Minor positive effects are expected in relation to SA objectives 5: Biodiversity and geodiversity, 6: Landscape and townscape, 7: Historic environment, 10: Water and 12: Adaptation to climate change. This is because the policy states that proposals must not have significant negative effects on factors such as the amenity, visual character, water quality, historic and ecological value of the river or nearby land and has a design that is appropriate for the intended use and elements such as flood risk and manoeuvrability have

been considered. The effects recorded in relation to SA objectives 5, 6, 7 and 10 are partly uncertain given the policy approach may allow for the less than significant effects to result in relation to these topic areas.

5.549 The policy states that residential moorings must be served by adequate pedestrian, cycling, public transport, and vehicular access, and are also close to existing services and facilities. Minor positive effects are therefore expected in relation to SA objective 2: Access to services and facilities. Minor positive effects are also expected against SA objectives 4: Health, 12: Climate change mitigation, and 13: Air quality, as the policy encourages the use of sustainable transport and reduced reliance on private vehicles, which will help to lower emissions, improve air quality, and promote healthier lifestyles.

Policy H/GT: Gypsy and Traveller and Travelling Showpeople sites

Policy options

- A. Draft policy – H/GT: Gypsy and Traveller and Travelling Showpeople sites. This is the preferred approach because it will ensure provision is made for Gypsy, Traveller and Travelling Showpeople, in line with national planning policy.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative because national planning policy requires that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

Table 5.94: Policy H/GT: Gypsy and Traveller and Travelling Showpeople sites

SA Objective	A
1. Housing	+
2. Access to services and facilities	++
3. Social inclusion and equalities	++

SA Objective	A
4. Health	+
5. Biodiversity and geodiversity	+
6. Landscape and townscape	+
7. Historic environment	+
8. Efficient use of land	+
9. Minerals	0
10. Water	+
11. Adaptation to climate change	0
12. Climate change mitigation	0
13. Air quality	0
14. Economy	0
15. Employment	0

A. Draft policy

5.550 Policy H/GT: Gypsy and Traveller and Travelling Showpeople sites will seek to ensure that provision is made for the housing needs of Gypsies and Travellers and Travelling Showpeople. The policy sets out criteria to guide new Gypsy and Traveller pitches and Travelling Showpeople plots on allocated and unallocated sites, stipulating that such proposals must demonstrate that there is an identified need that cannot be met on existing sites. The policy is expected to have positive effects against SA objectives 1: Housing and 3: Social inclusion and equalities. The positive effects recorded in relation to SA objective 3 are significant. As identified in the EqIA, the policy is set out specifically to provide for the needs of Gypsy and Traveller communities and Travelling Showpeople

5.551 It is required that sites are capable of providing an appropriate environment for residents in relation to health, safety and living conditions,

including safe vehicle and pedestrian access, the provision of essential utilities and to be within a reasonable distance of local facilities and services without placing undue pressure on them. As such, the policy will ensure sufficient local services and facilities to support growing communities, including schools and healthcare facilities, while protecting local amenity, resulting in minor positive effects against SA objectives 2: Access to services and facilities and 4: Health.

5.552 The allocation of pitches or plots must also be appropriate to the site size and location, avoiding unacceptable adverse impacts on the amenity of surrounding land uses and rights of way, the countryside and landscape character, heritage interests, biodiversity interests, or from traffic that is generated. As such, minor positive effects are expected against SA objectives 5: Biodiversity and geodiversity, 6: Landscape and townscape and 7: Historic environment. The effects are partly uncertain given that the policy requires the avoidance of unacceptable impacts only and therefore some level of adverse impact may be permitted where planning applications are submitted.

5.553 The policy also states that all Gypsy and Traveller pitches or Travelling Showpeople plots on allocated or unallocated sites must include provision of essential utilities, including water, drainage and sewerage. Minor positive effects are therefore expected in relation to SA objective 10: Water, as this will help to support the efficient use and management of water in new developments.

Infrastructure

Policy I/ST: Sustainable Transport and Connectivity

Policy options

- A. Draft policy – Policy I/ST: Sustainable Transport and Connectivity. This option is preferred as it would ensure that sustainable transport is fully considered through the planning application process, taking into account the local context.
- B. Alternative option – No policy. This option has not been appraised as it is not considered to be a reasonable alternative because relying on the Local Transport Plan or national policy would not provide sufficient detail to address the local context and ensure that sustainable transport is fully considered through the planning application process.

Table 5.95: Policy I/ST: Sustainable Transport and Connectivity

SA Objective	A
1. Housing	+
2. Access to services and facilities	++
3. Social inclusion and equalities	+
4. Health	++
5. Biodiversity and geodiversity	0
6. Landscape and townscape	+
7. Historic environment	0
8. Efficient use of land	0
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	++
13. Air quality	++
14. Economy	+
15. Employment	+

A. Draft policy

5.554 Policy I/ST: Sustainable Transport and Connectivity is supportive of development where it would be supported by sufficient levels of transport infrastructure. As such the policy is likely to help ensure that the housing stock in the plan area is supported by infrastructure required to make it sustainable

and capable of meeting residents needs. Therefore, a minor positive effect is expected in relation to SA objective 1: Housing.

5.555 The policy prioritises the design of developments that reduce reliance on the private car and promotes active travel and public transport through a vision-led approach. The creation of walkable neighbourhoods, improvements to public transport, and delivery of integrated cycling and walking infrastructure, all contribute to significant positive effects in relation to SA objective 2: Access to services and facilities. These improvements are particularly important for ensuring new and existing communities can easily reach education, health services, and local centres without car dependency.

5.556 Significant positive effects are also expected in relation to SA objective 4: Health, as the policy promotes healthy lifestyles by encouraging walking, wheeling, cycling, and outdoor activity through well-designed public realm and connected infrastructure. Enhancing access to green and recreational spaces through active travel networks and reducing car use is also expected to support mental wellbeing and reduce the health burden of inactivity and pollution-related health issues.

5.557 Reducing vehicle use through well-integrated sustainable transport measures, such as mobility hubs and public transport links, is expected to help minimise transport emissions. Therefore, significant positive effects are expected in relation to SA objective 12: Climate change mitigation. The reduction in car traffic and promotion of zero or low-emission transport modes will also improve local air quality, contributing to significant positive effects on SA objective 13: Air quality.

5.558 The social inclusion benefits of encouraging pedestrian and cyclist-friendly development, particularly in areas poorly served by current transport networks, will likely result in minor positive effects regarding SA objective 3: Social inclusion and equalities. As identified in the EqIA, there is potential for specific benefits for pregnant woman given that this group may need to access certain facilities on a more regular basis and considering the potential for improved road safety to result. These measures are also likely to benefit people who are less likely to own a car, including younger people, older adults, and people with certain protected characteristics, by enhancing independent mobility and access to key destinations.

5.559 Uncertain minor positive effects are expected for SA objective 6: Landscape and townscape, as the policy includes design principles that prioritise public realm quality and the experience of pedestrians and cyclists, which can contribute to improved townscape character. Public realm

improvements are likely to enhance the character and functionality of neighbourhoods, although this is also dependent on design and so the effects are uncertain.

5.560 By helping to improve physical access to employment locations, town centres, and transport interchanges, the policy contributes to minor positive effects in relation to SA objectives 14: Economy and 15: Employment. The increased accessibility can support both job seekers and employers by enabling a wider labour catchment and potentially reducing travel-to-work costs. This also enhances economic productivity through improved mobility.

Policy I/TH: Travel hub facilities

Policy options

- A. Draft policy – I/TH: Travel hub facilities. This policy supports the development of new travel hub sites and seeks to support improvements to the quality and attractiveness of existing park and ride sites in order to optimise their contribution towards delivering modal shifts away from private car use within the City in line with the adopted Transport Strategy objectives. It also seeks to protect existing park and ride sites.
- B. Alternative option – No policy. This option has not been appraised as it was not considered to be a reasonable alternative because it is not aligned with the Transport Strategy for the plan area. This option would also not provide the same level of protection for existing park and ride sites.

Table 5.96: Policy I/TH: Travel hub facilities

SA objective	A
1. Housing	0
2. Access to services and facilities	++
3. Social inclusion and equalities	+
4. Health	+

SA objective	A
5. Biodiversity and geodiversity	+/-?
6. Landscape and townscape	+/-?
7. Historic environment	+/-?
8. Efficient use of land	+
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	++/-
13. Air quality	++/-
14. Economy	+
15. Employment	+

A. Draft policy

5.561 By making public transport more convenient and appealing, and by preventing development that undermines hub functions, the policy is expected to help shift more journeys from private cars to sustainable modes of travel. Therefore, mixed significant positive and minor negative effects are expected for SA objectives 12: Climate change mitigation and 13: Air quality. Significant positive effects are likely to result from reducing car dependency and promoting sustainable transport. Minor negative effects could occur from local traffic and emissions at hub access points or from additional trips to travel hubs.

5.562 The increased integration of supporting facilities and improvements to user experience are expected to have significant positive effects in relation to SA objective 2: Access to services and facilities, as travel hubs can improve connections to shops, jobs, and services by public transport. The policy also includes safeguards to ensure hubs do not undermine the vitality of existing retail centres.

5.563 Minor positive effects are expected in relation to SA objective 4: Health, due to support for more active and less car-dependent travel, alongside safer evening use of park and ride sites. Minor positive effects are also expected for SA objective 3: Social inclusion and equalities as improved and safer hubs make travel easier for people without cars and those who rely on public transport. By improving network efficiency and interchanges, protecting strategically important sites, and enabling supporting facilities that make public transport more reliable and attractive, the policy will likely support economic activity and labour market connectivity, including for shift and evening workers due to the emphasis on extended and safe use. Therefore, minor positive effects are expected for SA objectives 14: Economy and 15: Employment.

5.564 Mixed minor positive and minor negative but uncertain effects are likely for SA objectives 5: Biodiversity and geodiversity, 6: Landscape and townscape, and 7: Historic environment. New or expanded hubs could lead to loss of green space, increased lighting, or changes to local views and heritage settings. However, the policy's requirements for good design, appropriate scale, and re-use of existing buildings could help reduce these effects. The overall outcome will depend on the location and detailed design of individual proposals. Uncertain mixed minor positive and minor negative effects are also expected for SA objective 8: Efficient use of land because the policy encourages intensifying existing sites and re-using buildings where possible, however, new hubs or sizeable expansions could result in loss of greenfield land including best and most versatile agricultural land with associated land take.

Policy I/EV: Parking and Electric Vehicles

Policy options

- A. Draft policy – I/EV: Parking and Electric Vehicles. This policy sets out the requirements for cycle and vehicle parking, including quantitative cycle standards and design-led qualitative vehicle parking standards. For electric vehicles the policy requires a site-wide charging strategy for large-scale major sites. It is the preferred approach as it would provide flexibility to parking requirements but also responds to climate change and the need to adapt to changing vehicle types.
- B. Alternative option – No policy. This option has not been appraised as it is not considered to be a reasonable alternative because national planning policy requires consideration of parking.

- C. Alternative option – Set specific standards for car parking provision. This is not the preferred approach as the flexibility provided by a design-led approach to car parking is favoured.
- D. Alternative option – Do not set any requirements for vehicle charging (noting that the policy requirement does not set vehicle charging requirements for individual developments as this is covered by Building Regulations). This is not the preferred approach given the need for developments to respond to climate change, and to adapt to changing vehicle types.

Table 5.97: Policy I/EV: Parking and Electric Vehicles

SA Objective	A	C	D
1. Housing	0	0	0
2. Access to services and facilities	+	+	+
3. Social inclusion and equalities	+	+	+
4. Health	+	+	+
5. Biodiversity and geodiversity	0	0	0
6. Landscape and townscape	+/-	+	+/-
7. Historic environment	0	0	0
8. Efficient use of land	+/-	0	0
9. Minerals	0	0	0
10. Water	0	0	0
11. Adaptation to climate change	0	0	0
12. Climate change mitigation	++/-	++/--?	--/+
13. Air quality	++/-	++/--?	--/+

SA Objective	A	C	D
14. Economy	+	0	0
15. Employment	+	0	0

A. Draft policy

5.565 Policy I/EV will likely deliver significant positive effects for climate change mitigation and air quality due to its requirement for robust electric vehicle charging infrastructure across developments, which supports a transition to low-emission vehicles. Likewise, the high cycle parking standards across various uses and the emphasis on inclusive provision for non-standard cycles and mobility scooters will help encourage modal shift to active travel, further reducing emissions. However, because the policy also continues to make provision for general car parking (though justified through a design-led approach), this could to some extent maintain car use for certain trips, which would limit the extent of emissions reductions. Therefore, mixed significant positive and minor negative effects are expected for SA objectives 12: Climate change mitigation and 13: Air quality.

5.566 The focus of the policy on good quality, safe and accessible cycle parking and electric mobility infrastructure will help people access local services and facilities without needing a private car, likely resulting in minor positive effects for SA objective 2: Access to services and facilities. Requiring accessible parking for Blue Badge holders, cycle parking designed for non-standard cycles and mobility scooters, and clear provision for residents, students, staff and visitors will help address barriers faced by people with disabilities and other protected characteristics, resulting in minor positive effects for SA objective 3: Social inclusion and equalities. The likely shift to more active travel modes due to secure, convenient and well-designed cycle parking will also encourage healthier travel habits and lifestyles, resulting in minor positive effects for SA objective 4: Health.

5.567 Requiring extensive cycle parking for different land uses may also encourage efficient land use by prioritising active modes over car parking provision, though the policy does not set strict limits on car parking numbers, so more space could still be used for vehicles in some developments. Therefore, mixed minor positive and minor negative effects are expected for SA objective 8: Efficient use of land. Similarly, the flexibility for site-specific parking provision could support context-sensitive design and help protect streetscapes, but

excessive car parking could impact the visual quality of places in some contexts if not well integrated, so mixed minor positive and negative effects are expected for SA objective 6: Landscape and townscape.

5.568 By supporting sustainable access to workplaces, community facilities and services, the policy will help to sustain economic activity and local employment opportunities, so minor positive effects are also likely for the SA objectives 14: Economy and 15: Employment.

C. Set specific standards for car parking provision

5.569 Alternative option C effects are all uncertain because the car parking standards have not been specified and it is not known whether this would lead to greater or lesser parking provision than option A. This policy option would have similar effects to option A in relation to SA objectives 2: Access to services and facilities, 3: Social inclusion and equalities, and 4: Health. However, this option would make provision for car parking and electric charging infrastructure which would be set to specific standards. If the standards included for car parking and electric charging infrastructure require the provision of a high level of infrastructure and/or car parking levels were set lower, this option would help ensure that developments respond positively to the effects of climate change. This could contribute to reducing vehicle emissions and improving local air quality. However, if the standards incorporated required a lower provision of electric charging infrastructure and/or set a higher level of car parking at developments, the policy could result in increased levels of emissions than the approach taken in option A. Therefore, mixed significant positive and significant negative but uncertain effects are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality. The effects are uncertain because no parking standards have been specified and the subsequent vehicle emissions, is unknown.

5.570 Minor positive but uncertain effects are expected in relation to SA objective 6: Landscape and townscape because this option would set out maximum, rather than indicative, car parking standards. This could improve the overall quality of place by limiting car parking which would otherwise impact the quality and setting of towns in Greater Cambridge by losing sense of place. The effects are uncertain because they are dependent on the parking standards used and whether they differ between Cambridge city and the rest of the plan area, as per current policy.

D. Do not set requirements for vehicle charging

5.571 Alternative option D would have similar effects to option A in relation to SA objective 2: Access to services and facilities, SA objective 3: Social inclusion and equalities, SA objective 4: Health and SA objective 6: Landscape and townscape. While this option do not include specific requirements for vehicle charging the overall levels of vehicle and cycle parking would remain unchanged under this option. However, this policy option would not set requirements for vehicle charging and could mean that the required infrastructure is not in place to support the Government’s ambition to phase out the sale of petrol and diesel cars from 2030. This would also increase the number of polluting vehicles in Greater Cambridge in comparison to other policy options. Therefore, mixed minor positive and significant negative effects in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

Policy I/SD: Servicing and last-mile deliveries

Policy options

- A. Draft policy – I/SD: Servicing and last-mile deliveries. This policy sets out how development proposals should include adequate provision for servicing and deliveries. It also establishes the Local Planning Authority’s approach to micro-consolidation centres and overnight and long-term lorry parking on industrial and distribution centres. This is the preferred approach as there is a need to address how goods are distributed locally.
- B. Alternative option – No policy. This is not the preferred approach due to the need to address the issue of how goods are distributed locally.

Table 5.98: Policy I/SD: Servicing and last-mile deliveries

SA Objective	A
1. Housing	0
2. Access to services and facilities	+
3. Social inclusion and equalities	+?
4. Health	+

SA Objective	A
5. Biodiversity and geodiversity	0
6. Landscape and townscape	+/-?
7. Historic environment	0
8. Efficient use of land	0
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	++
15. Employment	+

A. Draft policy

5.572 Policy I/SD: Servicing and last-mile deliveries supports the growth of delivery and logistics infrastructure through provision of micro-consolidation centres and long-term lorry parking, which will help to enhance freight efficiency and reduce pressure on strategic road networks. These improvements are likely to help maintain and grow the local economy by supporting supply chains and modern delivery requirements, particularly for last-mile logistics and industrial/distribution sectors. Therefore, significant positive effects are expected in relation to SA objective 14: Economy.

5.573 The policy promotes low and zero-emission delivery technologies, encourages the use of cargo bikes and electric vehicles, and supports micro-consolidation centres. These measures are likely to reduce emissions associated with freight traffic and deliveries, supporting both climate change mitigation and improved air quality. Therefore, minor positive effects are

expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

5.574 Minor positive effects are expected for SA objective 2: Access to services and facilities, as the policy helps ensure reliable servicing of new development and encourages delivery infrastructure that reduces congestion and improves access. The inclusion of delivery lockers in residential developments and local-scale micro-consolidation centres could also improve residents' access to goods and services.

5.575 Minor positive effects are also expected for SA objective 4: Health as it benefits from the promotion of active travel-based delivery methods such as cargo bikes and the likely reduction in freight-related traffic and emissions, which would improve public health outcomes and support healthier lifestyles. Additionally, reducing noise and air pollution from delivery vehicles will likely help to improve mental and physical wellbeing.

5.576 By encouraging the integration of sustainable freight practices and improved public realm design for vehicle servicing, the policy may help reduce inequalities in areas more negatively affected by freight traffic, which can create environmental and safety issues. Therefore, uncertain minor positive effects are expected for SA objective 3: Social inclusion and equalities.

5.577 Uncertain mixed minor positive and minor negative effects are expected in relation to SA objective 6: Landscape and townscape. While reducing the number and scale of traditional delivery vehicles could improve townscape character, the requirement for turning and servicing spaces on-site may, in some developments, introduce large areas of hardstanding or negatively impact urban design.

5.578 The policy helps to promote efficient land use by requiring developers to integrate servicing infrastructure within the site boundary, thereby reducing inappropriate reliance on on-street servicing. This approach also encourages more efficient site planning. Therefore, minor positive effects are expected in relation to SA objective 8: Efficient use of land.

5.579 Minor positive effects are expected for SA objective 15: Employment, as the policy's support for delivery infrastructure and logistics hubs is likely to generate jobs in freight handling, electric and cycle logistics, and last-mile services.

Policy I/SI: Safeguarding important infrastructure

Policy options

- A. Draft policy – I/SI: Safeguarding important infrastructure. This policy is the preferred option because there is a need to safeguard important infrastructure so that it works effectively or can be brought back into use in future.
- B. Alternative option – No policy. This option was not assessed as it is not considered to be a reasonable alternative because it would risk jeopardising important infrastructure.

Table 5.99: Policy I/SI: Safeguarding important infrastructure

SA Objective	A
1. Housing	0
2. Access to services and facilities	+
3. Social inclusion and equalities	0
4. Health	+
5. Biodiversity and geodiversity	-?
6. Landscape and townscape	0
7. Historic environment	0
8. Efficient use of land	0
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+

SA Objective	A
13. Air quality	+?
14. Economy	+
15. Employment	0

A. Draft policy

5.580 Policy I/Sl: Safeguarding important infrastructure is likely to help ensure residents have good access to services and facilities in the plan area and surroundings by safeguarding important elements of transport infrastructure. Therefore, minor positive effects are expected in relation to SA objective 2: Access to services and facilities

5.581 The policy safeguards Cambridge Airport's Public Safety Zone, its air safeguarding zones, and the safeguarding zone around Duxford Aerodrome. These designations are in place to prevent inappropriate development in areas where there is an increased risk of aircraft accidents, such as within approach and take-off corridors. By restricting development that would increase the number of people living, working, or gathering in these areas, the policy reduces potential exposure to aviation-related hazards and thus helps protect public health and safety. Therefore, minor positive effects are expected in relation to SA objective 4: Health.

5.582 The policy continues to safeguard rail freight facilities at Duxford, Foxton, Fulbourn and Whittlesford. If these were brought into use, they could help reduce the reliance on road-based freight movements, which would contribute to climate change mitigation and improvements in local air quality. However, it is uncertain to what extent the safeguarded facilities will be actively used during the plan period, and therefore positive but uncertain effects are identified for SA objectives 12: Climate change mitigation and 13: Air quality.

5.583 The policy safeguards major strategic infrastructure, such as the East West Rail and the A428 Black Cat to Caxton Gibbet Improvement Scheme. These are important to ensuring that Greater Cambridge is well connected and can support economic growth. Similarly, safeguarding Lord's Bridge Radio Astronomy Observatory and defence establishments helps to ensure that key research and defence functions can continue to operate without disruption. This protection of strategic infrastructure is important for business and research

activity in the area, and therefore minor positive effects are identified in relation to SA objective 14: Economy.

5.584 Rail freight facilities and sidings are included within the safeguarded infrastructure. If brought into active use, there is some potential risk that this could harm important wildlife or geological features. Given that the scale and nature of development or specific uses that would be supported at these locations is unknown, the minor negative effects recorded in relation to SA objective 5: Biodiversity and geodiversity are uncertain.

Policy I/AD: Aviation Development

Policy options

- A. Draft policy – I/AD: Aviation Development. This policy guides development proposals related to aviation, and sets out in what circumstances, and how, developments should take account of potential impacts on quality of life, amenity, the environment and aviation safety. This is the preferred policy because it responds to the need to ensure impacts of proposals, and air safety, are fully considered.
- B. Alternative option – No policy. This has not been assessed as it is not considered to be a reasonable alternative because there is a need to provide policy guidance to ensure impacts of proposals, and air safety, are fully considered.

Table 5.100: Policy I/AD: Aviation Development

SA Objective	A
1. Housing	0
2. Access to services and facilities	0
3. Social inclusion and equalities	0
4. Health	+
5. Biodiversity and geodiversity	0

SA Objective	A
6. Landscape and townscape	+?
7. Historic environment	+?
8. Efficient use of land	+?
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	-?
13. Air quality	-?
14. Economy	+
15. Employment	+

A. Draft policy

5.585 Policy I/AD: Aviation Development supports aviation-related proposals at Cambridge Airport and other airfields provided there are no significant adverse impacts on residential amenity or the environment. This is likely to generate some economic opportunities, including for aviation-related businesses, emergency services, or recreational flying activities, and therefore minor positive effects are expected in relation to SA objective 14: Economy.

5.586 Minor negative but uncertain effects are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality, as the policy allows for the potential expansion or intensification of aviation activity, which could increase carbon emissions and air pollution from aircraft and ground operations. The extent of these impacts would depend on the scale and frequency of aviation use, type of aircraft, and mitigation measures required through the planning process.

5.587 The policy sets out robust criteria for controlling and assessing aviation development, including requirements related to noise, safety, and amenity. It

also includes the approach for temporary permissions and on-site demonstrations to ensure that flying activities can be considered acceptable in planning terms. Given that the policy will help to ensure that development does not have significant adverse impacts in relation to areas that may affect public health, minor positive effects are expected in relation to SA objective 4: Health. Given that the policy approach could allow for some effects that are not significant, the positive effects recorded are partly uncertain.

5.588 The requirement to consider noise impacts, the character, appearance, and residential amenity of the surrounding area and safety near public rights of way are likely to result in uncertain minor positive effects in relation to SA objectives 6: Landscape and townscape, and 8: Efficient use of land. Development will be likely required to demonstrate compatibility with its surroundings and avoid unnecessary harm to character or land resources. The protection of local character could also benefit the setting of heritage assets in the plan area and therefore uncertain minor positive effects are also expected in relation to SA objective 7: Historic environment.

Policy I/EI: Energy Infrastructure Masterplanning

Policy options

- A. Draft policy – I/EI: Energy Infrastructure Masterplanning. This policy sets out requirements for energy infrastructure masterplanning for large scale developments, to help facilitate decarbonisation and make best use of grid infrastructure. This is the preferred option as it responds to the need to manage growing energy demands whilst facilitating the transition to net zero.
- B. Alternative option – No policy. This is not the preferred approach as energy infrastructure availability has become an important issue in Greater Cambridge particularly with the growing emphasis on renewable energy. It is important this addressed in a planned way by major developments rather than on an ad-hoc basis.

Table 5.101: Policy I/EI: Energy Infrastructure Masterplanning

SA Objective	A
1. Housing	0

SA Objective	A
2. Access to services and facilities	0
3. Social inclusion and equalities	0
4. Health	+
5. Biodiversity and geodiversity	0
6. Landscape and townscape	+/-?
7. Historic environment	0
8. Efficient use of land	+
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	++
13. Air quality	+
14. Economy	+
15. Employment	0

A. Draft policy

5.589 Significant positive effects are expected in relation to SA objective 12: Climate change mitigation, as the requirement for Energy Masterplans in major developments will directly support the transition to net zero carbon development. The policy requires the consideration of low-carbon energy provision, grid capacity, and smart energy technologies such as battery storage and demand-shifting infrastructure. These measures will help reduce reliance on fossil fuels and lower carbon emissions associated with new development in Greater Cambridge. The safeguarding of land for grid reinforcement also

supports long-term decarbonisation of the energy network by ensuring infrastructure capacity meets clean energy demand.

5.590 Minor positive effects are anticipated for SA objectives 4: Health, 8: Efficient use of land, 13: Air quality, and 14: Economy. Improved energy infrastructure can contribute to improved air quality by promoting a shift to cleaner technologies and reduced reliance on combustion-based heating systems. This reduces emissions from energy generation, improving air quality and resulting in positive impacts on health. The policy's alignment with sustainable development also reduces the need for piecemeal retrofitting, supporting efficient land and infrastructure planning. For the economy, reliable, modern energy infrastructure supports the operation and growth of energy-dependent industries and digital sectors.

5.591 Uncertain mixed minor positive and negative effects are likely in relation to SA objective 6: Landscape and townscape. Although the policy mainly applies to large developments and does not directly encourage visually intrusive infrastructure, setting aside land for grid upgrades (such as near substations) could lead to some changes in how the landscape looks. However, the policy does not specify designs or technologies, and it encourages early planning, which could help avoid long-term negative impacts on landscape character. Therefore, any negative impacts on the landscape or townscape are likely to be minor and highly dependent on specific locations and designs that come forward.

Policy I/ID: Infrastructure and Delivery

Policy options

- A. Draft policy – I/ID: Infrastructure and Delivery. This policy seeks to ensure there is sufficient infrastructure capacity to support and meet all the requirements arising from the new development, and at the time when they are needed. This is the preferred option as clarity is needed as to what infrastructure is required to support development, and when and how it should be secured.
- B. Alternative option – No policy. This option has not been assessed as it is not considered to be a reasonable alternative. This is because it would not provide sufficient clarity regarding the requirement of developers to mitigate the impacts of their developments, what infrastructure was needed and when, and how it would be secured.

Table 5.102: Policy I/ID: Infrastructure and Delivery

SA Objective	Policy I/ID
1. Housing	+
2. Access to services and facilities	++
3. Social inclusion and equalities	+
4. Health	+
5. Biodiversity and geodiversity	0
6. Landscape and townscape	0
7. Historic environment	0
8. Efficient use of land	+
9. Minerals	0
10. Water	+
11. Adaptation to climate change	+
12. Climate change mitigation	+
13. Air quality	+
14. Economy	++
15. Employment	+

A. Draft policy

5.592 Policy I/ID is expected to have significant positive effects in relation to SA objectives 2: Access to services and facilities and 14: Economy. By requiring new development to be co-ordinated with the delivery of supporting infrastructure, including schools, healthcare, transport, utilities, and digital connectivity, the policy helps to ensure that development is well-served and

new residents will have access to essential services and facilities. In addition, coordinated and strategic infrastructure investment is important for Greater Cambridge's economic growth ambitions, enabling commercial development and job creation while supporting wider business confidence and delivery viability.

5.593 Minor positive effects are expected across several objectives. For SA objective 1: Housing, the policy indirectly supports the timely delivery of new housing by helping to ensure infrastructure is delivered alongside development, helping to avoid delays or constraints that might impact new schemes. SA objective 3: Social inclusion and equalities is supported by measures that require infrastructure to reflect local needs, helping to reduce inequalities in access to essential services across different parts of Greater Cambridge. The inclusion of Utilities Statements, phasing strategies, and viability considerations may also help to ensure that infrastructure delivery considers longer-term service provision for diverse and growing populations.

5.594 Minor positive effects are also expected for SA objective 4: Health as the requirement to secure social infrastructure alongside development, which may include healthcare, sport and recreation, and green infrastructure, should contribute to physical and mental wellbeing. SA objectives 10: Water and 11: Adaptation to climate change are expected to have minor positive effects due to requirements for foul and surface water drainage infrastructure and adaptation through utilities capacity assessments. These will help mitigate the risk of overloading existing infrastructure and support climate resilience through proper siting and provision of services.

5.595 The policy also will result in minor positive effects for SA objectives 8: Efficient use of land, 12: Climate change mitigation and 13: Air quality through mechanisms that promote efficient land use (by ensuring services and infrastructure are delivered in the right places at the right time), encourage coordination of sustainable transport and utilities infrastructure, and support reductions in vehicle-based emissions by facilitating better access to utilities and services. Ensuring infrastructure is planned alongside development will help reduce car dependency and associated emissions in new communities.

Policy I/DI: Digital and telecommunications infrastructure

Policy options

- A. Draft policy – Policy I/DI: Digital and telecommunications infrastructure. This policy sets out how developments should contribute to Greater Cambridge’s access to broadband, telecommunication infrastructure and smart infrastructure. This is the preferred approach as it will ensure digital infrastructure is delivered to support development and support modern lifestyles
- B. Alternative option – No policy. This option has not been appraised in the SA given that it would not result in any sustainability effects over and above the expected baseline position without the plan.
- C. Alternative option – Continuing the current policy approach by just requiring ducting rather than for actual connections. This is not the preferred approach as this is insufficient to ensure infrastructure is delivered to support development.

Table 5.103: Policy I/DI: Digital and telecommunications infrastructure

SA Objective	A	C
1. Housing	0	0
2. Access to services and facilities	++	+
3. Social inclusion and equalities	+	+
4. Health	+	+
5. Biodiversity and geodiversity	0	0
6. Landscape and townscape	+/-	+/-
7. Historic environment	+/-	+/-
8. Efficient use of land	0	0

SA Objective	A	C
9. Minerals	0	0
10. Water	0	0
11. Adaptation to climate change	0	0
12. Climate change mitigation	+	+
13. Air quality	+	+
14. Economy	++	+
15. Employment	+	+

A. Draft policy

5.596 Policy I/DI is expected to have significant positive effects in relation to SA objectives 2: Access to services and facilities and 14: Economy. Improved digital infrastructure and the integration of high-capacity broadband in new developments will result in better access to online services, supporting inclusive access to services. This will particularly benefit new communities, areas with limited digital coverage, and those relying on digital modes of service delivery. The support for gigabit-capable connections, and requirements on large developments to consider mobile coverage and telecommunications infrastructure, will help digital economic growth, particularly in high-tech, research, and knowledge sectors. These requirements will also strengthen Greater Cambridge's competitive position in the wider regional and national economy.

5.597 Minor positive effects are expected in relation to SA objectives 3: Social inclusion and equalities, 4: Health, 12: Climate change mitigation, 13: Air quality, and 15: Employment. Improved digital access supports equality of opportunity by reducing digital exclusion, which can disproportionately affect low-income, rural, elderly, and disabled populations. By enabling remote working, access to online health services, online social interaction, and education, the policy supports better health outcomes and greater social resilience. It also encourages a modal shift from physical commuting, helping to reduce travel demand and vehicle emissions, thus contributing to improved air quality and reduced greenhouse gas emissions. In addition, enhancing digital

connectivity can increase access to employment opportunities, particularly in rural or remote areas.

5.598 Mixed minor positive and minor negative effects are expected in relation to SA objectives 6: Landscape and townscape and 7: Historic environment. While the policy includes mitigation criteria such as minimising street clutter and respecting the appearance and setting of buildings, the development of telecommunications equipment, particularly masts and rooftop infrastructure, may detract from sensitive townscapes or landscapes if not carefully designed and located. The requirement for design to have special regard to the natural and historic environment may help mitigate these risks, but there is still potential for localised negative visual impacts. Regarding historic environment, the policy wording acknowledges the importance of setting and fabric but does not account for all impacts, particularly for visually prominent equipment.

C. Continuing the current policy approach by just requiring ducting rather than for actual connections

5.599 Alternative option C would facilitate ducting in new developments rather than requiring actual connections to be made. This would help to support sustainable economic growth in Greater Cambridge; however it would also represent a missed opportunity to make better connections for broadband, mobile phone and smart infrastructure which would be more efficient for residents and businesses. Therefore, minor positive effects are expected in relation to SA objectives 14: Economy and 15: Employment opportunities. Minor positive effects are also expected in relation to SA objectives 2: Access to services and facilities, 3: Social inclusion and equalities and SA objective 4: Health because ducting would facilitate some improvement to internet connectivity for residents to access vital services, including providing a means of connection for more vulnerable residents, however the potential for this policy option to further reduce inequalities such as in regard to health and education for these residents would be missed. Through this option provision for high capacity broadband such as ducting for cables would be required to be designed to minimise visual impact. However, this does not take away the need for new site layouts to consider the positioning of digital apparatus/equipment in new development with potential for mixed minor positive and minor negative effects on SA objectives 6: Landscape and townscape and 7: Historic environment. Only some improvement to internet connectivity is likely to result through this option and this would mean that residents and business may be more reliant on using private cars for travel than for option A, Therefore, minor

positive uncertain effects are recorded in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

Policy I/CM: Construction management

Policy options

- A. Draft policy – I/CM: Construction management. This policy sets out the construction management details that need to be agreed with the local planning authority prior to the commencement of development in Greater Cambridge to ensure that the environment and residential amenity are properly protected. This is the preferred approach as it gives more certainty than relying on national policy and the Minerals and Waste Local Plan.
- B. Alternative approach – No policy and rely on national policy and the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021. This was not considered a reasonable alternative as the NPPF and the Cambridgeshire and Peterborough Minerals and Waste Local Plan do not explicitly address various issues related to construction management or construction waste, such as soil management or temporary haulage roads.

Table 5.104: Policy I/CM: Construction management

SA Objective	A
1. Housing	0
2. Access to services and facilities	+
3. Social inclusion and equalities	+
4. Health	++
5. Biodiversity and geodiversity	+
6. Landscape and townscape	+
7. Historic environment	+

SA Objective	A
8. Efficient use of land	+
9. Minerals	0
10. Water	+
11. Adaptation to climate change	+
12. Climate change mitigation	+
13. Air quality	++
14. Economy	+
15. Employment	0

A. Draft policy

5.600 Policy I/CM is expected to generate significant positive effects in relation to SA objectives 4: Health and 13: Air quality. The policy requires comprehensive Construction Environmental Management Plans (CEMPs) and Demolition Management Plans (DMPs) that help to address a wide range of impacts from construction activities, including dust, noise, odour, artificial light, and vibration. These measures will help to mitigate harm to human health by reducing exposure to pollutants and nuisances, particularly for nearby residential areas, sensitive receptors such as schools or hospitals, and workers on-site. By reducing emissions and particulates from demolition and construction, the policy is likely to aid in improving local air quality.

5.601 Minor positive effects are expected across a range of other objectives. In relation to SA objective 2: Access to services and facilities, requirements to manage traffic, minimise disruption, and control construction vehicle routes help ensure existing communities are connected during construction. For SA objective 3: Social inclusion and equalities, the policy requires communication and liaison with local communities, which may help to reduce tensions, improve transparency, and ensure the voices of affected groups are heard, including those with protected characteristics.

5.602 Minor positive effects are also expected in relation to SA objective 5: Biodiversity and geodiversity as the policy includes safeguards to protect habitats and species during the construction phase. Similarly, SA objectives 6: Landscape and townscape, 7: Historic environment, and 10: Water are all expected to have minor positive effects as they benefit from policy requirements that help to limit the visual, ecological, and pollution-related impacts of development. Soil management plans and controls on runoff and pollution would also result in minor positive effects in relation to SA objectives 8: Efficient use of land and 11: Adaptation to climate change by supporting sustainable site management and drainage practices.

5.603 For SA objective 12: Climate change mitigation, minor positive effects are expected due to the promotion of water conservation, reuse of materials, and minimisation of residual waste during construction, which will help reduce embodied carbon and support a more circular economy. In relation to SA objective 14: Economy, the policy's emphasis on managing disruption and maintaining positive relations with nearby businesses may help reduce productivity losses during construction periods, while the support for recycling and local reuse of materials can help to stimulate local supply chains.

Removal of policies from the First Proposals Local Plan to Draft Local Plan stage

5.604 A small number of policies that were included in the First Proposals Local Plan and appraised in the previous iteration of the SA Report are not included in the Draft Local Plan. As such the appraisal of these policies and related reasonable alternatives are not included in this report. The policies not taken forward in the Draft Local Plan and the Councils' reasons for not including these policies are set out below.

Policy H/CH: Community-led housing

5.605 The Draft Local Plan does not include a specific policy for community-led housing. Instead, proposals for community-led housing developments will be considered against the policies applicable to residential developments in general. The Councils continue to support community-led housing as these developments can help to diversify the local housing market and meet specific community needs that cannot be met by more mainstream housing options. However, because community-led housing is considered to be a way of delivering housing developments rather than a specific type of housing the

considerations for these housing developments are no different to other residential developments.

Policy J/RW: Enabling remote working

5.606 The First Proposals was drafted at a time when the pandemic had impacted on perceptions of home/ remote working. Evidence shows that whilst still important, the trend has returned to a more flexible work pattern. It is not considered that a bespoke approach to home working is required, given the options available through permitted development, the application of national room size standards, and other policies in the plan.

Policy H/RC: Residential caravan sites

5.607 The Draft Local Plan does not include a specific policy for residential caravans. Residential caravan parks have a role in contributing to a range of different housing options for people. However, they are a very small part of the housing mix and there is no evidence of a need for more. The considerations for residential caravans and park homes are not significantly different to other residential developments and it is therefore considered practical to assess them against the same criteria as other proposals for residential development. However, each proposal will need to be assessed on its own merits against these criteria.

Recommendations

5.608 The SA for the First Proposals Local Plan set out a number of recommendations for the Councils to consider while preparing the Draft Local Plan, in order to minimise negative sustainability effects and maximise positive sustainability effects. The recommendations were as follows, and below each recommendation is an explanation from the Councils about how they have been addressed in the Draft Local Plan (Regulation 18):

- Vision – it is recommended that the vision includes reference to adaptation to the impacts of climate change, as well as mitigation.
 - The Vision now does include reference to adapting to the impacts of climate change, alongside mitigation.
- Policy S/NEC: North East Cambridge could explicitly identify opportunities at the site to address flood risk, such as through the inclusion of SuDS.

- The North East Cambridge policy explicitly requires the integration of SUDS and flood mitigation measures in the design of landscapes and open spaces.
- Policy S/AMC: Areas of Major Change and Policy S/OA: Opportunity areas in Cambridge – it is recommended that these policies include stronger Green Infrastructure aspirations in relation to public realm improvements.
 - Opportunity areas in Cambridge have been proposed to be renamed to Public Realm Improvement Areas (PRIA). Green infrastructure requirements are addressed in other policies within the plan.
- Policy S/GC: Genome Campus – The policy could be improved by including commitments to delivering sustainable transport links at this location.
 - The movement section of this policy includes a range of sustainable transport requirements, including in particular delivery of direct and rapid transit connectivity interventions to assist improved connectivity with the Campus to Whittlesford Parkway Station and the South Eastern Travel Hub.
- Policy BG/BG: Biodiversity and geodiversity – It is recommended that this policy includes reference to the mitigation hierarchy, in that adverse effects on biodiversity and geodiversity should be avoided if possible, if not then reduced, then any residual effects mitigated, with compensation only being used as a last resort.
 - The biodiversity and geodiversity policy now does include reference to mitigation hierarchy in reference to development proposals.
- Policy BG/GI: Green infrastructure – it is recommended that this policy is renamed to ‘green and blue infrastructure’ in order to be clear that blue infrastructure is also included. The policy could more clearly identify which initiatives support the Wicken Fen Vision Area.
 - The policy name has been changed as recommended. Given the high level nature of the policy content it is considered too much detail to highlight explicitly which initiatives support the Wicken Fen Vision Area.
- Policy BG/TC: Improving tree canopy cover and the tree population – It is recommended that this policy refers to the need to ensure new planting is resilient to climate change. For example, when referring to ‘locally appropriate species’, it is recommended ‘taking into account climate change’ is added.

- The policy now includes a focus on climate change resilient species as well as locally appropriate species.
- Policy BG/PO: Protection of open spaces - This policy could potentially be combined with BG/EO: Enhancing open. It is recommended that the policy could require all new developments to include some form of open space, be it public or private open space. The policy could also set out in what circumstances the total or partial loss of designated open spaces would (or would not) be permitted, in addition to a requirement for all open spaces to be inclusive and easily accessible to all. Lastly, SuDS could be incorporated into open spaces to help in sustainable water management and mitigating flood risk.
- Policy BG/EO: Enhancing open spaces - This policy could potentially be combined with BG/PO: Protection of open spaces. The policy could set out in what circumstances the total or partial loss of designated open spaces would (or would not) be permitted. Reference could also be added to SuDS and their incorporation into open spaces. The policy could also include wording on protecting the safety of users of the open spaces, particularly at night. Lastly, the policy currently states that provision will be onsite where appropriate. If not, financial contributions will be sought to improve off-site facilities. The policy should clarify what is meant by off-site facilities and whether this refers to improvements to existing open spaces and facilities in general.
- Policy BG/PO Protection of open spaces and Policy BG/EO: Enhancing open spaces have been retained as separate policies to maintain a clear and simple policy framework, noting the complexity of Policy BG/EO in particular.
 - Policy BG/EO does not state explicitly that all new developments should include some form of open space, but the importance of protecting open space is clear. Policy BG/EO however does states that “New development must address the open space needs it generates”. It also requires open space to meet best practice design principles which would include protecting the safety of users in open spaces. Policy BG/GI requires that green infrastructure – which open space forms a part of – is designed to be multifunctional, resilient, and environmentally sensitive, which would include provision of sustainable drainage systems. Policy CC/IW: Integrated Water Management, Sustainable Drainage and Water Quality requires provision of sustainable drainage systems. Policy BG/EO clarifies what is meant by off-site facilities and that this refers to both providing new spaces as well as enhancing and maintaining existing spaces.

- A separate policy is deemed appropriate for Policy BG/PO given that it sets out in what circumstances the total or partial loss of designated open spaces would be permitted and requirements for replacement open spaces.
- Policy WS/HD: Creating healthy new development - This policy could potentially be divided into several policies, as it is currently lacking in detail. Many of the topics mentioned are covered within other policies, therefore it is recommended that the policy cross-references other relevant policies.
 - The policy now includes substantial detail, and cross-references to where other policies in the plan address the policy.
- Policy WS/HS: Pollution, health and safety – This policy could provide more detail by specifying receptors to environmental pollution as a result of new and existing development. These may include local residents, visitors, wildlife and habitats.
 - The policy refers to some specific receptors in places, but seeks not to be overly specific so as to be applicable to differing contexts. Policy BG/BG addresses the impacts of development on wildlife and habitats.
- Policy H/AH: Affordable housing – It is recommended that this policy requires affordable housing to not be distinguishable in appearance from market housing. This will help promote social inclusion and equalities.
 - This policy now specifies that all affordable housing will be tenure blind in design, so it is indistinguishable from market housing.
- Policy H/ES: Exception sites for affordable housing - It is recommended that this policy provides further detail on the meaning of appropriate locations for exception sites, such as the proximity to services and facilities that would enable good access.
 - The policy sets out detailed requirements for exception sites proposals, including specifying that the location and scale of development needs to be appropriate to the size, facilities and character of the settlement.
- Policy H/SH: Specialist housing - This policy could provide clarification in relation to what is considered an 'accessible' location, such as one that is in close proximity to services and facilities.
 - The policy now specifies that specialist housing will only be permitted in locations that are accessible to local shops, public transport and community facilities and services.

- **Policy H/RC: Residential Caravan sites** - This policy could recommend that residential caravan sites and mobile home parks with static dwellings over a certain size provide an element of affordable housing and communal, outdoor amenity space, or a minimum plot size to enable provision of some private, outdoor amenity space.
 - The Draft Local Plan does not include a specific policy for residential caravans. Residential caravan parks have a role in contributing to a range of different housing options for people. However, they are a very small part of the housing mix and there is no evidence of a need for more. The considerations for residential caravans and park homes are not significantly different to other residential developments and it is therefore considered practical to assess them against the same criteria as other proposals for residential development. However, each proposal will need to be assessed on its own merits against these criteria.
- **Policy I/ST: Sustainable transport and connectivity** – It is recommended that, either here or in a separate policy, the Local Plan sets out design requirements or guidance for provision of cycle infrastructure that is attractive and safe, including being separated from both pedestrians and road traffic and ensuring cyclists are not hampered by parked cars.
 - This policy specifies that new road or new road access within or leading into the site is designed to give priority to pedestrians and cyclists over vehicular traffic, for their safety. Although specific guidelines are not given there, is a clear priority given to protecting existing and developing new sustainable transport infrastructure.
- **Policy I/ID: Infrastructure delivery** – It is recommended that this policy is clear about the infrastructure covered by the policy. This should include physical, social and green and blue infrastructure.
 - The policy provides a list of what is included under the term infrastructure. Green and blue infrastructure is not explicitly included but parks, open spaces, and biodiversity are included.

5.609 Many of the appraisals for the site allocation policies at the First Proposals stage identified similar negative effects, particularly with regards to the environmental objectives. As such, general mitigation recommendations were set out to the Councils for site allocation policies (the SA Report that accompanied the First Proposals Local Plan noted that some of the site allocation proposed policy approaches already included mitigation measures but others did not):

- Where negative effects are identified for SA objective 5: Biodiversity and geodiversity, policies could commit to conserving and enhancing designated and priority habitats and species on or near the site. In addition, site allocation policies could promote biodiversity enhancements appropriate to the location, or cross-reference Policy BG/BG: Biodiversity and geodiversity and Policy BG/GI: Green infrastructure.
 - Where relevant, site allocation policies require the protection of designated and priority habitats on or near the site, and require biodiversity enhancements appropriate to the location. Policy BG/BG requires that all development protects and enhances habitats and species.
- Where negative effects are identified for SA objective 6: Landscape and townscape, policies could commit to conserving and enhancing the landscape and townscape setting of the site, and ensuring design is complementary to the local area. Policies could also cross-reference Policies GP/PP: People, place and responsive design, and GP/LC: Protection and enhancement of landscape character.
 - Where relevant, site allocation policies require the conservation and enhancement of nearby landscape and townscape. Policies in the Great Places chapter require that all development conserves and enhances the landscape and townscape.
- Where negative effects are identified for SA objective 7: Historic environment, policies could commit to conserving and enhancing heritage assets on and near the site and their settings, making references to the specific assets this relates to. Where development could damage archaeological assets, archaeological investigations should take place prior to development, with assets retained in-situ if possible, otherwise fully recorded and preserved for education and research. Policies could also cross-reference Policy GP/HA: Conservation and enhancement of heritage assets.
 - Where relevant, site allocation policies require the conservation and enhancement of specified heritage assets on and near the site and their settings. Where features of archaeological significance have been identified on sites, the relevant policy requires further investigation prior to development.
- Where negative effects are identified for SA objective 9: Minerals, the Councils could consult with the Minerals Planning Authority and consider the potential for prior working of minerals at the site and require this, where practical/viable to do so.

- Where relevant the Draft Local Plan makes reference to the protection of infrastructure relating to minerals resources.
- Where negative effects are identified for SA objective 11: Adaptation to climate change, particularly in relation to potential for development to be at risk of flooding, policies could require site-level flood risk assessments and appropriate flood management on site, including SuDS that also provide green infrastructure. Policies could also cross-refer to Policy CC/FM: Flooding and sustainable water management.
- Where evidence demonstrates that allocations are at risk from flooding, site allocation policies require site-level flood risk assessments and appropriate flood management on site. Policy CC/IW: Integrated Water Management, Sustainable Drainage and Water Quality requires provision of sustainable drainage systems.

5.610 As set out above, the Councils considered the recommendations made in relation to the site allocation policies included in the previous iteration of the SA Report as part of the work for the Draft Local Plan. However, it is important to recognise that since the 2021 First Proposals Plan, the HELAA has considered some changes to data, amendments to sites including their boundaries and additional information provided, and additional sites in order to identify the proposed allocation sites in the Draft Plan. Therefore, the previous SA recommendations relating to the site allocation policies may no longer be applicable in some cases.

5.611 The HELAA accompanying the Draft Local Plan, was used by the Councils to develop the site allocation policies and has been used to identify particular issues that may need specific attention in the development of the site in order to avoid and mitigate negative impacts and enhance positive impacts. These are set out in the site allocation policies and may include references to the points referred to in the previous SA such as biodiversity, landscape, historic environment, minerals and flooding.

5.612 Furthermore, the Plan must be read as a whole. Therefore, the recommendation to make cross references to other policies in the Local Plan was not considered necessary by the Councils.

Chapter 6

Conclusions and next steps

Conclusions

6.1 The policies in the Draft Local Plan have been subject to appraisal against the SA objectives, that were developed at the Scoping stage of the SA process and refined in previous stages of SA. A range of reasonable alternative options have also been assessed, including alternatives to the development strategy, draft policies and site options. As part of the SA process, the Councils have considered several recommendations presented in the previous iteration of the SA Report, to help mitigate negative effects and enhance positive effects identified as part of that process.

6.2 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. The Local Plan also provides for an amount of employment land that help meet the needs of the plan area, contribute to the strong economy of Greater Cambridge and the economic and academic role of the area in the wider sub-region. The spatial strategy and policies set out 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.

6.3 With any new development there will inevitably be potential impacts on natural resources, landscape character, historic townscape and biodiversity assets. However, there is potential for mitigation to be achieved through considerate layout and design of development. Furthermore, the Draft Local Plan includes a suite of topic specific development management style policies that are set out to require that developments avoid and mitigate adverse effects. These policies provide additional mitigation to that required by the site allocation policies included in the Local Plan.

6.4 Overall, the draft policies included in the Draft Local Plan document set a direction for development that will provide a range of housing and jobs in sustainable locations, whilst creating pleasant, healthy and accessible places for people to live.

Next steps

6.5 This SA Report will be available for consultation alongside the Greater Cambridge Local Plan: Draft Plan (Regulation 18). Comments received will inform the next iteration of SA and the Local Plan.

6.6 The Councils will then prepare a Regulation 19 Local Plan, ready for Submission for Examination, and this will also be subject to SA and another round of consultation.

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October 2025

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- 2 AtkinsRéalis (2025) Cambridge Area Water Supply Evidence (draft).
- 3 Greater Cambridge Shared Planning (2025) Equality Impact Assessment (EqIA): Greater Cambridge Local Plan: Draft plan for consultation (Winter 2025)
- 4 NHS London Healthy Urban Development Unity (2017) Rapid Health Impact Assessment Tool. [online] Available at <https://www.healthyurbandevelopment.nhs.uk/wp-content/uploads/2017/05/HUDU-Rapid-HIA-Tool-3rd-edition-April-2017.pdf>
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- 14** UK Green Building Council (2021). The New Homes Policy Playbook [pdf]. Available at: <https://ukgbc.s3.eu-west-2.amazonaws.com/wp-content/uploads/2021/01/05144257/New-Homes-Policy-Playbook-January-2021.pdf>
- 15** Homes England (2020). Building for a Healthy Life [pdf]. Available at: https://www.udg.org.uk/sites/default/files/publications/files/14JULY20%20BFL%202020%20Brochure_3.pdf
- 16** The updated PPG clarifies that this requirement of the NPPF is to be applied “where most of the development arising from larger scale developments proposed in the plan will be delivered well beyond the plan period, and where delivery of those developments extends 30 years or longer from the start of the plan period”. Furthermore, where this requirement applies “the authority will need to ensure that their vision reflects the long-term nature of their strategy for the plan or those larger scale developments. It is not anticipated that such visions would require evidence in addition to that already produced to support the plan”.
- 17** AONBs in the UK have been retitled as National Landscapes.
- 18** Note that the July 2024 consultation on the NPPF proposes to place more emphasis on the identification of sites that meet the needs of a modern economy including suitable locations for uses such as laboratories, gigafactories, data centres, digital infrastructure, freight and logistics.
- 19** LUC (2023) SA Addendum - Sustainability Commentary on Emerging Alternative Development Strategy Options. Available at: [Greater Cambridge Local Plan SA Addendum](#).
- 20** Greater Cambridge Shared Planning (2020) Greater Cambridge Local Plan, Strategic Spatial Options for Testing – Methodology, Appendix 4. Available at: <https://www.greatercambridgeplanning.org/media/1432/gclp-strategic-spatial-options-for-testing-methodology-nov2020.pdf>

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