



Greater Cambridge Local Plan: Sustainability Appraisal

Proposed Submission (Regulation 19)

Cambridge City Council and South Cambridgeshire District Council

Final report

Prepared by LUC

July 2026

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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 the Greater Cambridge Local Plan.

1.2 The Councils are required by law to carry out both SEA and SA of the Greater Cambridge Local Plan, as it is being prepared under the legacy plan-making system of the Planning and Compulsory Purchase Act 2004, and the current National Planning Policy Framework (December 2024). The Councils have appointed LUC to carry out the SEA and SA 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 incorporates 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: Proposed Submission (Regulation 19) (2026) 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.

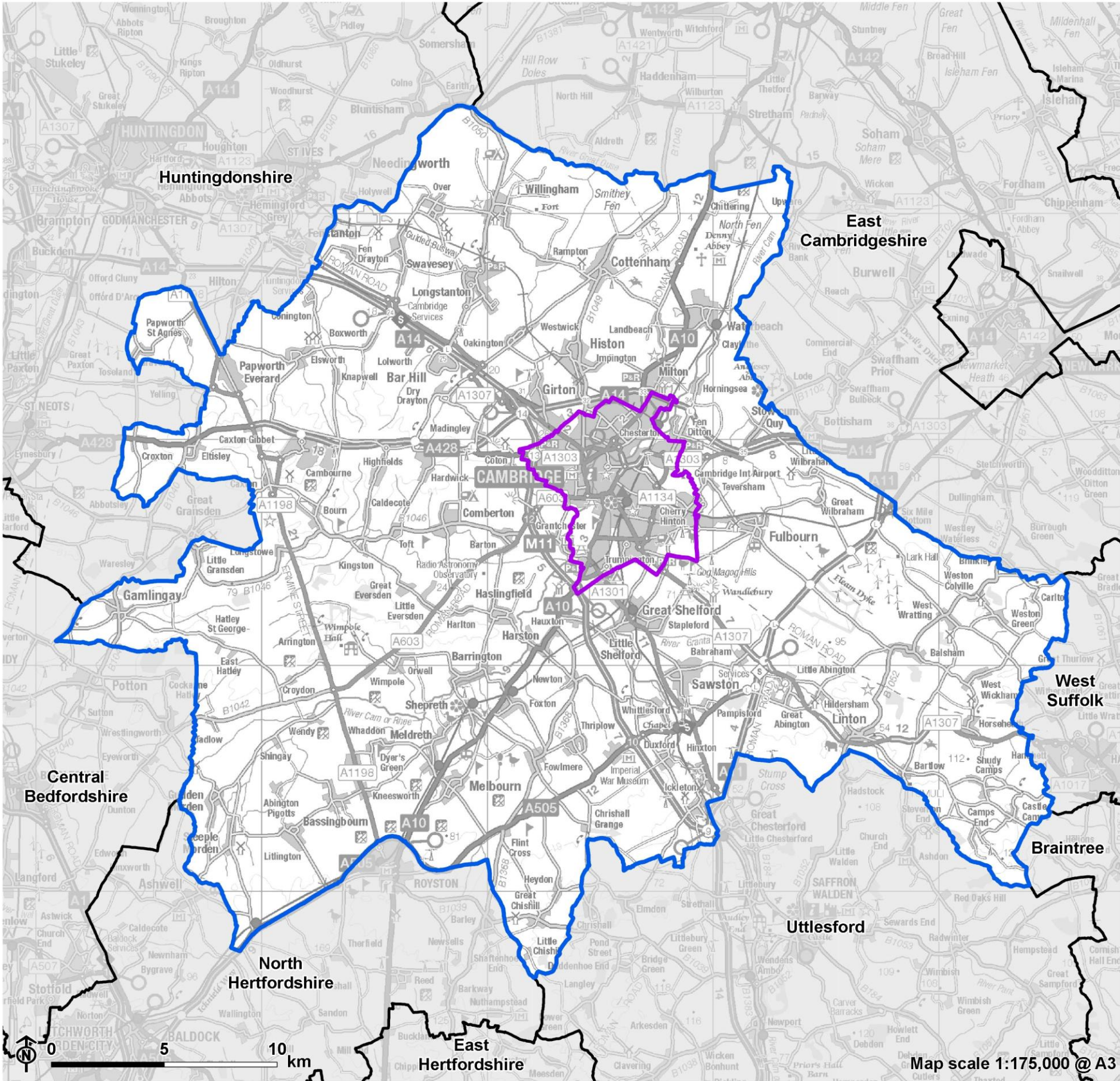
1.6 Cambridge is a city of international importance in terms of its world-class university, research, heritage, culture and science. Cambridge also plays a key functional role in planning terms as the dominant centre in Cambridgeshire and as a main nodal point of the Oxford-Milton Keynes-Cambridge Arc 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 (November 2025) sets out that the Regulation 18 Draft Plan was 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.

1.12 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).

Sustainability Appraisal and Strategic Environmental Assessment

1.13 Sustainability Appraisal is a statutory requirement of the Planning and Compulsory Purchase Act 2004, that remains in place for Local Plans being prepared under the legacy plan-making system. 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.

1.14 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.

1.15 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

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

Reporting Requirements

1.17 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 5 and Chapter 6** 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 – earlier iterations of the SA set out a series of recommendations for each policy approach being considered, including measures to avoid, minimise and mitigate negative effects identified, where appropriate, these are set out in **Appendix F and G**.
- 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, Appendix C, E and F** (for the strategic spatial options and site options) and **Appendix G** (for the policy approaches) of this SA Report.
- A description of measures envisaged concerning monitoring in accordance with Regulation 17 – covered in **Chapter 7** of this SA Report.
- A non-technical summary of the information provided under the above headings – published alongside this SA Report for Regulation 19 consultation.

1.18 (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

1.19 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.
- An SA Report for the Regulation 18 Draft Plan was published for a six week consultation period between 1 December 2025 until 30 January 2026.
- This SA Report for the Regulation 19 Proposed Submission Local Plan will be published for an eight week consultation period in August/September 2026.
- 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

1.20 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.

1.21 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

1.22 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

1.23 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.

1.24 A separate EqIA [\[See reference 1\]](#) 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

1.25 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.

1.26 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

1.27 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 Proposed Submission Local Plan presents the SA findings for the draft policies and site allocations set out in the Local Plan.
- Chapter 6: Cumulative Effects describes the cumulative SA effects of the Proposed Submission Local Plan.
- Chapter 7: Monitoring presents a set of indicators that can be used to monitor the significant sustainability effects of implementing the Local Plan.
- Chapter 8: Conclusions and Next Steps summarises the key findings from the SA and describes the next steps to be undertaken.

1.28 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, that were considered by the Councils in 2020, 2021 and 2025.
- 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 SA findings for the reasonable alternatives the Councils considered for the site allocation policies at the First Proposals stage, and the SA recommendations made for the site allocation policies at that stage.
- Appendix G contains the SA findings for the reasonable alternative policy approaches considered by the Councils during the First Proposals stage and in the Regulation 18 Draft Local Plan, and the SA recommendations made for the policy approaches at the First Proposals stage.

Chapter 2

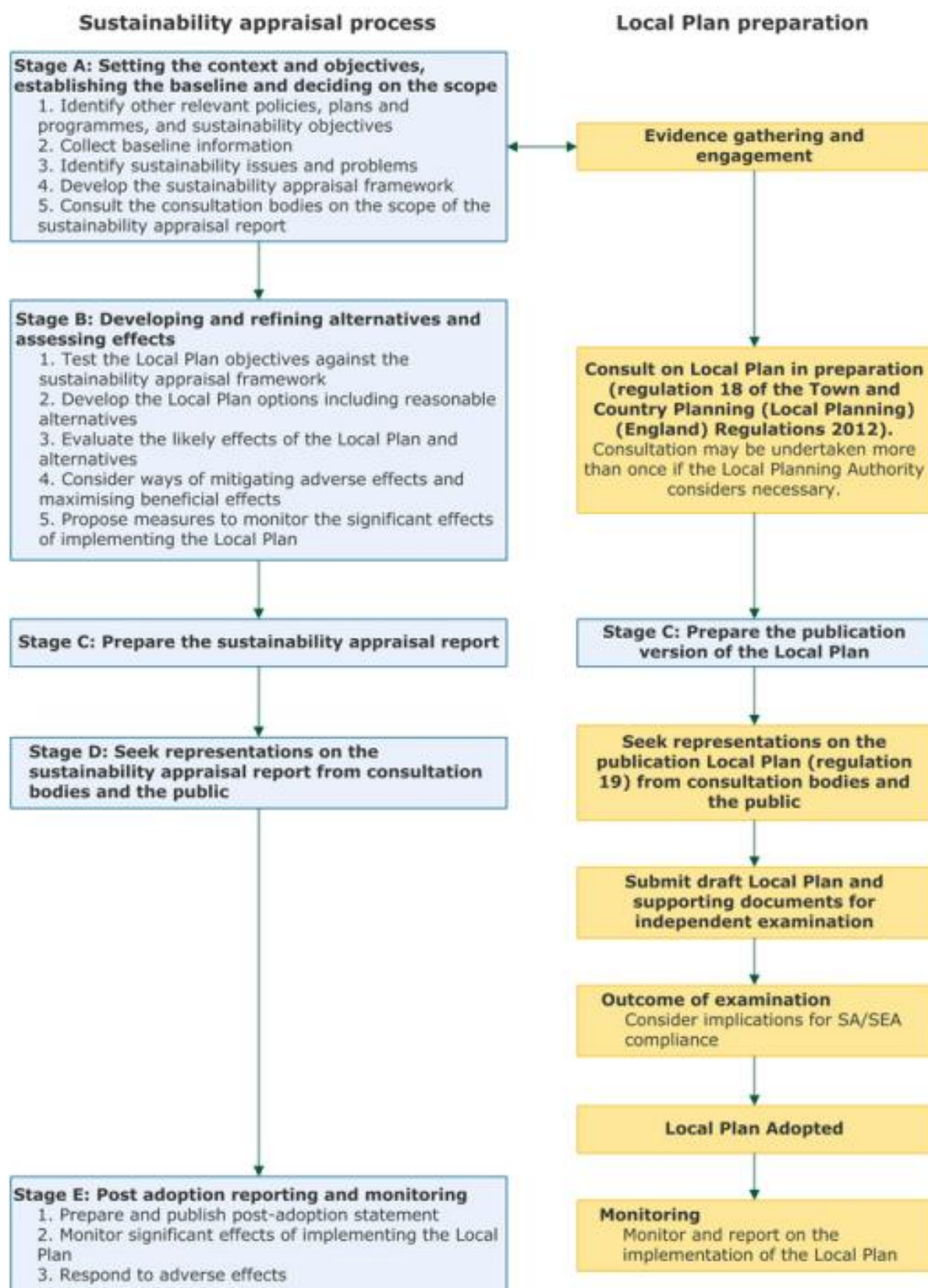
Methodology

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 in **Figure 2.1**, and also described below the figure.

2.2 The rest of the chapter describes the approach that has been taken to the SA of the Greater Cambridge Local Plan to date under the headings of the five main stages of SA.

Figure 2.1: Corresponding stages in SA and plan-making



Local Plan Step 1: Evidence Gathering and Engagement

- SA 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

- SA 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
- SA Stage C: Preparing the Sustainability Appraisal Report
 - Preparing the SA Report
- SA 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

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

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 the Strategic Spatial Options section of 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 4.8.

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 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 were therefore 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 provided more specific locations to meet the higher level of growth.

2.22 In 2026, the objectively assessed housing and employment needs were subject to minor updates, but they remain similar to those identified at the Regulation 18 Draft Local Plan stage. However, in order to respond to the change in circumstances regarding the North East Cambridge site allocation, with the withdrawal of funding to relocate Cambridge Waste Water Treatment Plant (WWTP) away from the site, the development strategy for the Proposed Submission version of the Local Plan does not rely on the delivery of housing at North East Cambridge through the relocation of the WWTP.

2.23 Four further strategic spatial options (9b, 10b, 11ai, and 11bi) were identified, which are variants of the strategic spatial options considered at the Regulation 18 Draft Local Plan stage (9a, 10a, 11a and 11b respectively) but now excluding further development at North East Cambridge.

2.24 All the strategic spatial options are described more fully in Chapter 4 and the results of the SA of the strategic spatial options are presented in Chapter 4 for the 2026 options, and Appendix C for the 2020, 2021 and 2025 options.

Site Options

2.25 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 and 2026 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.

2.26 All reasonable alternative site options from the 2021, 2025 and 2026 HELAA have been subject to SA and the results are presented in Chapter 4.

Policy Approaches and Alternatives

2.27 The 2021 First Proposals document set 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 were updated where necessary to reflect current national legislation and planning policy as well as updated evidence studies. Where new policies were added since the First Proposals document, any alternatives considered were described in a Topic Paper. Appendix G 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.

2.28 Two new policies are presented in the Proposed Submission Local Plan, which provide further detail on specific issues (BG/UGF: Urban Greening Factor and CC/SR: Sustainable Retrofit). For BG/UGF, the alternative considered was to progress the policy direction as proposed as part of the 2025 Draft Local Plan i.e. within a single policy covering green infrastructure including an urban greening factor. This was already appraised in the 2025 SA Report. This was not the Councils' preferred approach given the complexity of having a policy combining both qualitative green infrastructure design requirements alongside the more technical urban greening factor requirements. The proposed approach provides two policies, one setting out the qualitative green infrastructure design requirements (BG/GI), and one setting out technical requirements for urban greening (BG/UGF). This provides greater clarity on what will be required in each policy. For CC/SR: Sustainable Retrofit, the only alternative was to have no policy and rely on Building Regulations. This option has not been appraised as it was not considered a reasonable alternative because the application of Building Regulations to works to existing homes and buildings to address net zero carbon is limited and would not fulfil the legal duty on local authorities to include policies related to both climate change adaptation and mitigation, as contained within the Planning Act.

SA Stage C: Preparing the Sustainability Appraisal report

2.29 This report is the SA Report for the Greater Cambridge Local Plan: Proposed Submission (Regulation 19). 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 and policy approaches as well as the policies and site allocations now contained in the Proposed Submission Local Plan.

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

2.30 This document is subject to consultation alongside the Greater Cambridge Local Plan: Proposed Submission (Regulation 19) to which it relates. Representations received will be considered and addressed during the Examination.

2.31 Appendix A presents the consultation comments that were received in relation to the SA Scoping Report, the SA of Issues and Options, the SA Report for the First Proposals document and the SA Report for the Regulation 18 Draft Local Plan and explains how they have been addressed.

SA Stage E: Monitoring implementation of the Local Plan

2.32 Recommendations for monitoring the likely significant social, environmental and economic effects of implementing the Greater Cambridge Local Plan are set out in Chapter 7 of this SA Report.

Appraisal methodology

2.33 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 the early 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

2.34 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.).

2.35 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.

2.36 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

2.37 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.

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

Health Impact Assessment

2.39 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.

2.40 The HIA topics from the NHA London Rapid Health Impact Assessment Tool [\[See reference 2\]](#) 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

2.41 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.

2.42 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.

2.43 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.

2.44 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

2.45 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.

2.46 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.

2.47 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.

2.48 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 3]. 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 4]. 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 5]. 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 international, national and sub-national plans, policies and programmes that are relevant to the Local Plan. The sub-national plans and strategies of relevance cover Greater Cambridge (e.g. the Cambridgeshire and Peterborough Local Growth Plan and Local Transport and Connectivity Strategy, plus other documents prepared by Cambridge City and South Cambridgeshire District Councils). 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 international and national 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) [\[See reference 6\]](#) 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 [\[See reference 7\]](#). Consultation on a revised version of the NPPF was undertaken between December 2025 to March 2026. However, the 2024 version of the NPPF is the version that will be applicable for the examination of the Greater Cambridge Local Plan. As such, the summary of the NPPF provided below relates to the 2024 version.

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 8]**.

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) [\[See reference 9\]](#) 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 [\[See reference 10\]](#) 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 [\[See reference 11\]](#), 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 [\[See reference 12\]](#) 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 [\[See reference 13\]](#) 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 [\[See reference 14\]](#). 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 15]**.

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” [\[See reference 16\]](#).

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 Energy Industries Sector Plan (2025)
- The Hydrogen Update to the Market (2025)
- The Onshore Wind Strategy (2025)
- Carbon Budget and Growth Delivery Plan (2025)
- 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:

- Renters' Rights Act (2025)
- Healthy Homes - a foundation for healthier and resilient communities (2025)
- 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 (2025)
- Environmental Improvement Plan annual progress report (2025)
- 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 townscapes, 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 townscales.

Water and air

3.56 The relevant national PPPs under this topic are:

- Water Management Plan 2025 to 2026 (2026)
- The National Framework for Water Resources 2025: Water for Growth, Nature and a Resilient Future (2025)
- Environmental Improvement Plan (2025)
- 25 Year Environment Plan: progress reports (2025)
- 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:

- The Planning and Infrastructure Act (2025)
- UK Infrastructure: A 10 Year Strategy (2025)
- The UK's Modern Industrial Strategy (2025)
- Plan for Change (2024)
- 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:

- Better Connected: A Strategy for Integrated Transport (2026)
- The Clean Power 2030 Action Plan (2024)
- 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. Student numbers at the University of Cambridge and Anglia

Ruskin University have increased in recent years, and there remains a need to provide purpose-built student accommodation to help meet demand and reduce pressure on the wider housing stock.

- Likely evolution: Without the new 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 the 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 London. House prices in Cambridge and South Cambridgeshire remain high compared 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. Housing affordability remains challenging, with median house prices substantially above median incomes in both Cambridge and South Cambridgeshire.
- Likely evolution: Without the new 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 new 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 and those in housing need, including people requiring affordable housing and specialist accommodation.

- 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. The north-east of Cambridge and parts of South Cambridgeshire experience higher levels of relative deprivation than other parts of the plan area. Fuel poverty affects households in both Cambridge and South Cambridgeshire.
- Likely evolution: Without the new 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 a reasonably good level or higher. While there has been a slight fall in life expectancy at birth, in the plan area in recent years, the overall level of health 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, particularly in Cambridge where inequalities in life expectancy linked to deprivation are pronounced.
- 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 from the South Cambridgeshire Local Plan, 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 overall recorded crime has increased in both Cambridge and South Cambridgeshire, with public order offences, theft and violent crime forming principal contributors to this.
- Likely evolution: Policy 56 of the Cambridge Local Plan and Policy HQ/1 of the South Cambridgeshire Local Plan set out design principles for new development in Greater Cambridge. 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: Following sustained improvements in local air quality, the AQMA along the A14 in South Cambridgeshire was revoked in 2022 and the Cambridge city centre AQMA was revoked in 2025. 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 both air and noise pollution 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, protect air quality and promote sustainable transport. Without the new Local Plan, development may be located in less sustainable locations leading to an increase reliance on car use, which is likely to exacerbate air pollution. Recent national policies and the emergence of new technologies are likely to improve air quality, for example, through cleaner fuels/energy sources. 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 can 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 would change without the implementation of the new Local Plan, and some degree of change is inevitable, particularly given the ongoing uncertainties posed by Brexit and recent signs of slower growth in some knowledge-intensive sectors. 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 enable a future supply of jobs and continued investment to ensure identified employment development opportunities are taken forward and deprivation issues are tackled. Although the focus of employment is on Cambridge City, there is a need to support a diverse range of employment opportunities across Greater Cambridge, for example, in the smaller settlements. Within Cambridge City, 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. This is particularly important given the increase in Cambridge's unemployment rate, while South Cambridgeshire continues to record a comparatively low rate.
- Likely evolution: It is uncertain how the job market would change without the implementation of the new Local Plan and some degree of change is inevitable, given the implications of Brexit and recent changes in employment growth across Greater Cambridge. 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 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 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 the Oxford-Cambridge Arc. The previous Conservative government originally put plans in place for the 'OxCam Arc' in 2020, with the role of Cambridge City 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 that growth along 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 and support Greater Cambridge's contribution to this 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. Without major interventions, 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 additional needs resulting from new development. They also 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 (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 to minimise the need to travel by private vehicle, at least within the local route 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 area beyond Cambridge City itself, a large proportion of South Cambridgeshire

residents drive to work and some have limited access to bus services and other public transport links. In these more rural areas, both highway and bus networks suffer from limited capacity. Without major interventions, 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 support the aim of achieving an integrated community connected by a sustainable transport system in Greater Cambridge. The new Local Plan presents the opportunity to address further 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 City 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). 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 and protect air quality as well as promote sustainable transport in the area. 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. Within the South Cambridgeshire Local Plan, Policy NH/3 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 new 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 urgent action is required 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 their water supply area 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 51.0% of the total as of 2023.. Cambridge City and South Cambridgeshire Councils have committed to reaching net zero by 2030 and 2050, respectively. To meet this, they will need to make significant shifts in energy efficiency of existing and new 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 Cambridge Local Plan prioritise renewable energy generation, sustainable design and energy efficiency measures in existing dwellings. However, since these plans were adopted, the Councils have committed to more ambitious carbon reduction targets that developments will be required 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. heavy rainfall, prolonged high temperatures and drought) becoming more common and more intense.
- Likely evolution: Policy CC/1 of the South Cambridgeshire Local Plan requires 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 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 by considering water more holistically on a site by way of

an integrated water management policy and also 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. 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: Policies 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 Local Plan require surface water to be managed close to its source where possible, including through SuDS, and to manage flood risk through siting. 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 both contains and is in close proximity to a number of designated and non-designated natural habitats which are important for 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 important biodiversity sites 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. This is especially the case for non-designated sites and sites of potential importance to biodiversity. Policy NH/5 of the South Cambridgeshire Local Plan prevents development from 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 to avoid detrimental impacts on biodiversity assets, as well as to update planning policy in relation to biodiversity net gain requirements. The findings of the HRA have been incorporated into the SA and 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. This will align with the aims Cambridgeshire and Peterborough Local Nature Recovery Strategy (LNRS). 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 Local Plan requires development to protect and enhance habitats and species. The new Local Plan provides the opportunity to enable biodiversity gain, take account of the LNRS 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 continue to be protected by statutory designations. Existing Local Plan policies provide further protection, for example Policy NH/14 of the 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 that new development does not result in adverse impacts on air quality. 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, heritage 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 landscapes, it does contain 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. 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 five stages in the Local Plan preparation, in 2019, 2020, 2021, 2025 and 2026:

- **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.

- Reflecting the updated circumstances of the withdrawal of Government funding for the relocation of the Cambridge Waste Water Treatment Plant four more **further Strategic Spatial Options (9b, 10b, 11ai and 11bi)** were identified and are described below under the heading ‘Further Strategic Spatial Options (2026)’. These options are the same as the four 2025 options, but they all now exclude the North East Cambridge major development location, and therefore include proportionally less development within and on the edge of Cambridge, and more at expanded and ‘new’ new settlements.

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:). 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 17] 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) but not as high as the maximum employment growth and associated homes forecast in 2020. Ahead of the draft plan, the Councils identified that the updated Standard Method would provide for the most likely jobs forecast for the plan period, and that as such this figure formed the objectively assessed need for housing, with previously considered figures no longer forming reasonable alternatives.

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 additional broad 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)

Further Strategic Spatial Options (2026)

4.18 In 2026, the objectively assessed housing and employment needs were subject to minor updates, but they remain similar to those identified at the Regulation 18 Draft Local Plan stage. However, in order to respond to the change in circumstances regarding the North East Cambridge site allocation, with the withdrawal of funding to relocate Cambridge Waste Water Treatment Plant (WWTP) away from the site, the development strategy for the Proposed Submission version of the Local Plan does not rely on the delivery of housing at North East Cambridge through the relocation of the WWTP.

4.19 North East Cambridge and the development opportunities provided by the WWTP relocation was included as a consistent component of all the strategic spatial options 9, 10, 9a, 10a, 11a and 11b described above and assessed through the SA process in 2021 and 2025. Removing the development quantum that was proposed at North East Cambridge from the development strategy is therefore a change to the options previously tested.

4.20 Four further strategic spatial options (9b, 10b, 11ai, and 11bi) were identified, which are variants of the strategic spatial options considered at the Regulation 18 Draft Local Plan stage (9a, 10a, 11a and 11b respectively) but now excluding further development at North East Cambridge. Having reviewed representations to the Regulation 18 consultation alongside updated evidence, the Councils did not identify any further spatial strategy options beyond these.

4.21 The four further options are summarised as follows:

- Spatial option 9b: 2025 growth option: Hybrid spatial strategy including new settlement, and expanding Cambourne (but no further development at North East Cambridge)
- Spatial option 10b: 2025 growth option: Hybrid spatial strategy including Edge of Cambridge: Green Belt, and expanding Cambourne (but no further development at North East Cambridge)

- Spatial option 11ai - 2025 growth option: Hybrid spatial strategy including expanding an existing market town: Royston and a new settlement (but no further development at North East Cambridge)
- Spatial option 11bi - 2025 growth option: Hybrid spatial strategy including expanding an existing market town: Royston, and expanding Cambourne (but no further development at North East Cambridge).

4.22 These options all include the same broad areas as described above for options 9a, 10a, 11a and 11b respectively under paragraph 4.17, except for excluding further development at North East Cambridge. The effect of this is that it adjusts the balance of development between the broad areas such that all four options include proportionally less development within and on the edge of Cambridge, and more at expanded and 'new' new settlements.

4.23 Therefore, as set out below, the appraisal findings are broadly the same as the findings for the 2025 strategic spatial options 9a, 10a, 11a and 11b, as it is only the amount of development at the constituent broad areas of each option that changes, in addition to removing effects that were identified at North East Cambridge as only development that was already allocated and with planning permission will come forward there.

Approach to assessment of Strategic Spatial Options

4.24 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.

4.25 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.

4.26 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 18], 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 have been assessed in the same way.

4.27 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.

4.28 The SA of Strategic Spatial Options 1 to 8 was informed by the following evidence base documents, prepared in 2020, and is summarised in Appendix C. 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.

4.29 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. Appendix C also includes a summary of the updated SA findings for all ten Strategic Spatial Options 1 to 10, assessed in 2021.

4.30 For the Further Strategic Spatial Options identified in 2025 and 2026, the Councils considered that they have sufficient evidence from the evidence base assessments of options 1-10 to infer the performance of options 9a, 9b, 10a, 10b, 11a, 11ai, 11b and 11bi noting that all the components of supply included in these 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, 11ai, 11b and 11bi, 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.

4.31 The summary table of likely SA effects for the four Further Strategic Spatial Options identified in 2025 is presented in Appendix C.

Appraisal results for Further Strategic Spatial Options (2026)

4.32 The overall SA effects for the four Further Strategic Spatial Options 9b, 10b, 11ai and 11bi 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 the four Further Strategic Spatial Options (2026)

SA Objective	Option 9b Hybrid incl. new settlement and expanding Cambourne	Option 10b Hybrid incl. Edge of Cambridge: Green Belt and expanding Cambourne	Option 11ai Same as Option 9b incl. Royston and new settlement but no Cambourne	Option 11bi Same as Option 9b incl. Royston and Cambourne but no new settlement
1. Housing	++?	++?	++?/-	++?/-
2. Access to services and facilities	+/-?	+/-?	+/-?	+/-?
3. Social inclusion and equalities	+/-	+/-	+/-	+/-
4. Health	+/-	+/-	+/-	+/-

SA Objective	Option 9b Hybrid incl. new settlement and expanding Cambourne	Option 10b Hybrid incl. Edge of Cambridge: Green Belt and expanding Cambourne	Option 11ai Same as Option 9b incl. Royston and new settlement but no Cambourne	Option 11bi Same as Option 9b incl. Royston and Cambourne but no new settlement
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	+/-	+/-	+/-	+/-

SA objective 1: Housing

4.33 All four options (9b, 10b, 11ai and 11bi) 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 9b and 11ai and on Green Belt land at the edge of Cambridge for Option 10b. As well as development within the Cambridge urban area, all four options include the potential for growth at Cambridge Airport and either substantial growth at Cambourne (9b, 10b and 11bi), at Royston (11ai and 11bi) or at a new settlement (Option 9b and 11ai). 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.

4.34 In terms of Options 9b and 11bi, any delay to the phasing of East-West Rail and the new railway station at Cambourne could delay completions. For Option 10b, 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 9b and 11ai, competition between the additional new settlement on public transport corridor (and possibly expansion of Royston for Options 11ai and 11bi) 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 11ai and 11bi are mixed with a minor negative effect for SA 1: Housing.

4.35 In the longer term, when fully built out, the effects are expected to remain the same for Options 9b, 11ai and 11bi, although the uncertainty would be removed as there is more potential for 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, whereas development at the edge of Cambridge in the Green Belt (Option 10b) would be completed around the end of the plan period so would deliver fewer homes overall. Therefore, in the longer term, Option 10b would reduce to a minor positive effect.

SA objective 2: Access to services and facilities

4.36 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 development around the edge of Cambridge, at 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 this site within the plan period.

4.37 Option 10b 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 10b there is potential for increased pressure on services and facilities in Cambridge given the amount of growth that would occur at the settlement edge. 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.

4.38 Options 9b and 11bi 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.

4.39 Options 9b and 11ai 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.

4.40 Options 11ai and 11bi 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.

4.41 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.

4.42 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.

4.43 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.

4.44 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 9b and 11bi this includes rapid transport links at Cambourne that would provide access to services and facilities elsewhere. Options 9b and 11ai could support the provision of new services and facilities through the delivery of a new settlement. The scale of growth provided by Green Belt release through option 10b could achieve similar provision of services and facilities which may have benefits for existing residents close to the edge of Cambridge.

SA objective 3: Social inclusion and equalities

4.45 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.

4.46 All four options also include large new development around the edge of Cambridge at 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 10b 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 9b and 11bi also include substantial growth at Cambourne, at a new settlement (options 9b and 11bi) and at Royston (options 11ai and 11bi). 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.

4.47 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.

4.48 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.

4.49 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.

4.50 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.

4.51 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 9b, 11ai and 11bi, due to additional provision of services and facilities, including rapid transport links at Cambourne for options 9b and 11bi. Option 10b would remain minor positive as development at the edge of Cambridge in the Green Belt (Option 10b) 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

4.52 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.

4.53 All four options also include large new development around the edge of Cambridge, such as at Cambridge Airport, which is 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 10b 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 9b and 11bi include substantial growth at Cambourne, Options 9b and 11ai include substantial growth at a new settlement, and options 11ai and 11bi 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.

4.54 The Green Infrastructure (GI) Study Supplement (2021) recognised that development at 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 9b and 11bi), 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 9b and 11ai also has potential to support substantial new GI provision. However, development distributed among villages may result in piecemeal delivery of GI. Option 10b 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 available.

4.55 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.

4.56 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.

4.57 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.

4.58 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

4.59 All four options include densification of Cambridge, including a small amount of development within the urban area, primarily on urban brownfield land, which in many cases may have less biodiversity value than greenfield land. However, brownfield land can sometimes be of ecological interest, 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.

4.60 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 Cambridge Airport could increase pressure on wetland assets to the 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.

4.61 Option 10b 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.

4.62 Options 9b and 11bi 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 options 9b and 11ai an increased amount of greenfield development at one location would be required for the delivery of a new settlement. For options 11ai and 11bi, 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 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 in the effects identified.

4.63 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.

4.64 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.

4.65 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.

4.66 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 10b, given that this option includes greater levels of growth around Cambridge than the other options. The HRA Report for the GCLP (2026) [\[See reference 19\]](#) 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 Proposed Submission GCLP provide some mitigation because they seek to ensure developments protect and enhance trees, hedgerows and river corridors which are important habitat for barbastelle bats. In addition, the Regulation 18 HRA Report recommended 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 (and this is included in Policy BG/BG of the Proposed Submission Local Plan).

4.67 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 10b 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

4.68 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 10b) 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.

4.69 All four options also include some 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.

4.70 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.

4.71 Options 9b and 11bi 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 9b and 11ai. 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.

4.72 Options 11ai and 11bi 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.

4.73 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.

4.74 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 (9b and 11bi), on the edge of Cambridge in the Green Belt (10b), Royston (11ai and 11bi) and the new settlement on public transport corridors (9b and 11ai).

SA objective 7: Historic environment

4.75 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 10b, as this includes greater growth on the edge of Cambridge, within the Green Belt. However, all four options also include 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.

4.76 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.

4.77 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.

4.78 All four options also include employment growth on the A14 corridor (in vicinity of Swavesey junction). There are 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.

4.79 Options 9b and 11bi 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 9b and 11ai may allow a location that is not close to sensitive heritage assets to be taken forward for development. However, the size of the new settlement may mean it is difficult to identify a location that does not contain any heritage assets. Options 11ai and 11bi include expansion of Royston into South Cambridgeshire where there are some scheduled monuments that could be affected.

4.80 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 9b and 11bi), Royston (11ai and 11bi) and the new settlement (9b and 11ai).

SA objective 8: Efficient use of land

4.81 All four options include densification of Cambridge, including development of Cambridge Airport, and other brownfield sites. This will help to minimise the loss of high-quality agricultural land. Whilst Cambridge Airport is a brownfield

site, it does contain open grassland and associated soil resources (although unlikely to be used for commercial farming).

4.82 Option 10b 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 10b. Options 9b and 11ai 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 11ai and 11bi) would be on mostly Grade 2 agricultural land or some Grade 3. Through options 9b and 11ai, 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.

4.83 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.

4.84 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).

4.85 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.

4.86 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

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

4.88 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.

4.89 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.

4.90 Options 9b and 11ai 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 9b 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 11ai and 11bi include expansion of Royston into South Cambridgeshire, which would all be within Minerals Safeguarding Areas.

4.91 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 11ai and 11bi are expected to have uncertain significant negative effects over the plan period, while options 9b and 10b would have minor negative effects. These effects are expected to be the same when fully built out.

SA objective 10: Water

4.92 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 20]. 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.

4.93 While all four options could have a significant negative effect on water resources due to the scale of growth planned, Cambridge Water’s recent Water Resource Management Plan [See reference 21] and a Water Supply evidence document [See reference 22] 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.

4.94 All four options include growth in the Cambridge urban area, including increased density at North West Cambridge. 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 10b also includes further growth around Cambridge within the Green Belt, which could include development within an SPZ, depending on the final location of development.

4.95 The Greater Cambridge Integrated Water Management Study (IWMS) [See reference 23] highlights that several proposed development areas within Greater Cambridge are likely to be served by 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 (2026) [See reference 24]. The Water Cycle Study Addendum (2026) and draft Statement of Common Ground on Wastewater show that continuing engagement is taking place with Anglian Water, the Environment Agency and other stakeholders through the Cambridge Water Scarcity Group. Planning for future wastewater provision is a matter for the statutory wastewater management process including through the Drainage and Wastewater Management Plan process and that subject to appropriate infrastructure planning and funding being provided for the required need, through these processes wastewater treatment capacity is not a barrier to

delivering the level of development proposed in the Local Plan. This is also supported by the identified housing trajectory with appropriate policy measures in place to align infrastructure delivery with phasing of growth and the requirements of Policy CC/IW.

4.96 The HRA Report concludes that while there is some uncertainty around wastewater treatment to support growth, the development of the Drainage and Wastewater Management Plan by Anglian Water and policies within the Local Plan to reduce the impacts associated with wastewater treatment provide assurance that development would not be permitted that would exceed wastewater infrastructure capacity and therefore there would be no adverse effects on the integrity of any Habitats sites as a result of impacts from water quality.

4.97 Options 9b and 11bi 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 9b and 11ai 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 (11ai and 11bi) 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.

4.98 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.

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

4.100 Water recycling and new blue-green infrastructure may be easier to implement across larger sites, such as at a new settlement, Cambourne, Royston 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.

4.101 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

4.102 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 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 land, 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, and although it comprises brownfield land, 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 development at Cambridge Airport could use on-site attenuation to reduce flood risk downstream.

4.103 Option 10b 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.

4.104 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.

4.105 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.

4.106 Options 9b and 11bi 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 9b and 11ai could deliver a new settlement to avoid substantial areas of higher flood risk. Options 11ai and 11bi 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.

4.107 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

4.108 All four options include development within and around Cambridge, including increased density at North West Cambridge, and development at Cambridge Airport. Option 10b 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 at Cambridge Airport, are expected to provide additional infrastructure and can design in walking and cycling from the outset. 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 10b), may have more potential to incorporate low-carbon and energy efficient design, such as district heating networks.

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 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.

4.110 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.

4.111 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.

4.112 Options 9b and 11bi 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.

4.113 Options 9b and 11ai 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.

4.114 Options 11ai and 11bi 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.

4.115 For the plan period options 9b and 10b 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 11ai and 11bi 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

4.116 All four options include development within and around Cambridge, including increased density at North West Cambridge, and development at Cambridge Airport. Option 10b 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 at 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.

4.117 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.

4.118 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.

4.119 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.

4.120 Options 9b and 11bi 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.

4.121 Options 9b and 11ai 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.

4.122 Options 11ai and 11bi 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.

4.123 For the plan period, options 9b and 10b 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 11ai and 11bi 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

4.124 All options include development within and around Cambridge, including increased density at North West Cambridge, and development at Cambridge Airport. Option 10b 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. Cambridge Airport will also provide new employment opportunities within close proximity to homes, particularly beyond the plan period.

4.125 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.

4.126 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.

4.127 Options 9b and 11bi 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 9b and 11ai 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.

4.128 Options 11ai and 11bi 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.

4.129 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

4.130 All four options include development within and around Cambridge, including increased density at North West Cambridge, and development at Cambridge Airport. Option 10b 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 Cambridge Airport will provide new employment opportunities within close proximity to homes, particularly beyond the plan period.

4.131 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.

4.132 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.

4.133 Options 9b and 11bi include development at Cambourne, which is expected to be served by a new railway station and public transport improvements. This element of options 9b and 11bi 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.

4.134 The Employment Study Supplement 2021 suggested that the hybrid options 9 and 10, which include most of the same growth elements as options 9b, 10b, 11ai and 11bi, 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 1ba 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 9b and 11ai 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.

4.135 Options 9b and 11ai 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 11ai and 11bi 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.

4.136 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

4.137 In order to assess the reasonable alternative site options considered for allocation 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 site options were identified, determined to be reasonable alternatives and tested by the Councils can be found in Appendix E.

4.138 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.

4.139 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.

4.140 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.

4.141 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 takes 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 and these have also been included.

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
40100	Cherry Hinton Telephone Exchange, 152 Coleridge Road, Cambridge	Residential	+	++	+++	+	0	0	-	0	0?	-?	-?	+	0	0	-	++	-	-	0	++
40103	Henry Giles House, 73-79 Chesterton Road, Cambridge	Residential	+	++	+++	+	0	0	++	0	-?	-?	-?	+	0	0	-	++	+	-	0	++
40171	Trumpington Park and Ride site, Trumpington	Residential	+	++	++	+	0	0	-	0	-?	0?	0?	+	0	0	-	++	-	0	0	-
40298	Land south of Wilberforce Road, Cambridge	Residential	+	-?	--	0	0	0	+	0	-?	-?	-?	-	0	-?	-	++	-	-	0	++
40385	137 Histon Road, Cambridge	Residential	+	++	+++	+	0	0	++	0	-?	-?	-?	+	0	0	-	++	+	0	0	++
40385a	137 and 143 Histon Road, Cambridge	Residential	+	++	+++	+	0	0	++	0	-?	0?	-?	+	0	0	-	++	+	-	0	++
40390	Land at Wolfson Court, Clarkson Road, 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	-	++	+	-	0	++
50505	Addenbrookes Hospital Extension, Cambridge	Residential	+	-?	-	+	0	0	-	0	-?	-?	-?	+	-?	-?	-	++	-	-	0	++
OS032	The Paddocks, 347 Cherry Hinton Road	Residential	+	++	++	+	0	0	++	0	-?	0?	-?	+	0	0	-	++	-	-	0	++
OS034	BT Telephone Exchange & Car Park, Long Road	Residential	+	-?	++	+	0	0	+	0	-?	0?	-?	+	0	0	-	++	-	-	0	++
OS035	Willowcroft, 137-143 Histon Road	Residential	+	++	+++	+	0	0	++	0	-?	0?	-?	+	0	0	-	++	+	-	0	++
OS036	Travis Perkins, Devonshire Road	Residential	+	++	-	+	0	0	+	0	-?	0?	-?	+	0	0	-	++	+	-	0	++
OS038	Henry Giles House, 73-79 Chesterton Road	Residential	+	++	+++	+	0	0	++	0	-?	0?	-?	+	0	0	-	++	+	-	0	++
OS039	Camfields Resource Centre & Oil Depot, 137-139 Ditton Walk	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
OS040	149 Cherry Hinton Road and Telephone Ex	Residential	+	++	++	+	0	0	-	0	0?	0?	0?	+	0	0	-	++	-	-	0	++
OS041	Horizons Resource Centre, 285 Coldham's Lane	Residential	+	-?	-	+	0	0	++	0	-?	0?	-?	+	0	0	-	+	-	-	0	++
OS042	CPDC, Foster Road	Residential	+	++	++	+/0	0	0	++	-?	-?	-?	-?	+/-	0	0	-	++	-	-	0	-
OS140	Telephone Exchange south of 1 Ditton Lane	Residential	+	++	-	+	+	0	++	0	-?	-?	-?	+	0	0	-	+	-	-	0	-
40325	Thorpe, Huntingdon Road, Cambridge	Residential	+	--	-	+/0	0	0	+	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	++
200840	Logic House, 143 Newmarket Road, Cambridge, CB5 8HA	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	-
200827	1-99 Ekin Road and 1-8 Ekin Walk	Residential	+	++	-	+	+	0	+	0	0?	-?	-?	+	0	0	-	++	-	-	0	-
200823	Davy Road and Garage Blocks	Residential	+	++	++	+	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	++
200821	Former Garage Block, East Road	Residential	+	++	++	+	0	0	++	0	0?	0?	-?	+	0	0	0	++	+	-	0	++
200818	1-33 Stanton House, Christchurch Street	Residential	+	++	++	+	0	0	+	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	++
40298a	Land South of Wilberforce 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	-	+	-	-	0	++
59387	Cambridge Professional Development Centre, Foster Road	Residential	+	++	++	+	0	++	++	-?	-?	-?	-?	+	0	0	-	++	-	-	0	-
40111	Police Station, Parkside	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
208833	133, 129 and 127 Ditton Walk, CB5 8QD	Residential	+	+	--	+	0	0	-	0	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	-	+	+	-	++	+
46889	Cambridge Assessment, 1 Hills Road, Cambridge	Employment	0	++	N/A	+	0	0	++	0	0?	-?	-?	+	0	0	-	++	+	-	+	++
40133	Land on north side of Station Road, Cambridge	Employment	0	++	N/A	+	0	0	++	0	-?	-?	--?	+	0	0	-	++	+	-	+	++
51605	Kett House and 10 Station Road, Cambridge	Employment	0	++	N/A	+	0	0	++	0	0?	0?	-?	+	0	0	-	++	+	-	+	++
40214	100-112 Hills Road, 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	-	++	+	-	+	++
40168	Land west of Baldock Way, Cambridge	Employment	0	+	N/A	+	0	++	-	0	-?	0?	0?	+	0	0	-	++	-	-	+	++
51485	Land south of Bateman Street, Cambridge	Employment	0	++	N/A	+	0	0	++	0	-?	0?	-?	+	0	0	-	++	+	-	+	++
208856	Elizabeth Way Bridge & East Road Underpass, Walnut Avenue	Employment	0	++	N/A	+	0	++	++	0	-?	0?	-?	+	0	-?	-	++	+	-	+	++
200813	Land to the South of Coldham's lane	Employment	0	-?	N/A	0	0	0	+	--	-?	--?	-?	-	0	0	-	+	-	-	+	+
40083	Shire Hall, Castle Street, Cambridge	Mixed Use	+	++	+	+	0	0	++	-?	0?	-?	-?	+	0	0	-	++	+	-	+	++
OS033	379 - 381 Milton Road	Mixed Use	+	+	-	+	0	0	-	0	0?	0?	-?	+	0	0	-	++	-	-	+	++/--
OS043	Clifton Road Area	Mixed Use	+	++	+	+	0	0	+	0	-?	0?	-?	+	0	0	-	++	+	-	++	++/--
OS046	315 - 349 Mill Road and Brookfields	Mixed Use	+	++	++?	+	0	0	+	0	-?	-?	-?	+	0	0	-	++	+	-	+	++/--
OS258	Old Press/Mill Lane, Cambridge	Mixed Use	+	++	-	+	0	0	++	0	0?	0?	-?	+	0	0	-	++	+	-	+	++/--
OS259	New Museums, Downing Street, Cambridge	Mixed Use	+	++	+	+	0	0	++	0	0?	0?	-?	+	0	0	-	++	+	-	+	++
OS123	South of Coldham's Lane Area of Major Change	Mixed Use	+	++	++?	+	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
51615	Travis Perkins, Devonshire Road, Cambridge	Mixed Use	+	++	-	+	0	0	+	0	0?	-?	-?	+	0	0	-	++	+	-	+	++/--
OS045	636 - 656 Newmarket Road	Mixed Use	+	+	-	+	0	++	++	0	-?	-?	-?	+	0	0	-	++	-	-	+	++
200839	North Cambridge Academy, 108 Arbury Road	Mixed Use	+	++	++?	+	+	++	++	-?	0?	-?	-?	+	0	0	-	++	+	-	+	++
OS271	Cambridge Junction and Cambridge Leisure, Hills Road	Mixed Use	+	+	-	+	0	++	+	-?	-?	0?	-?	+	0	0	-	++	-	-	+	++/--
OS272	Land at Barnwell Road and Newmarket Road	Mixed Use	+	+	-	+/0	+	++	++	-?	0?	0?	-?	+/-	0	0	-	++	-	-	+	++/--
200763	Grafton West Car Park, Cambridge, CB1 1HE	Mixed Use	+	++	++?	+	0	++	++	0	0?	-?	-?	+	0	0	-	++	+	-	+	++
OS046a	Brookfields	Mixed Use	+	++	++?	+	0	0	++	0	-?	-?	-?	+	0	0	-	++	+	-	+	++
208850	Land North of Long Road, Cambridge, CB2 8HH	Mixed Use	+	-?	+	0	0	0	+	0	-?	--?	-?	-	0	-?	-	++	-	-	++	++
OS400	Land at Clifton Road (including Cambridge Junction and Cambridge Leisure)	Mixed Use	+	++	+	+	0	++	+	-?	-?	-?	-?	+	0	0	-	++	+	-	++	++/--

Summary of effects for Social objectives

4.142 The Densification of existing urban area site options generally perform positively against the social objectives (most notably SA 1, 2a, 3a, 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. Roughly one third 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 six of the sites, these effects are mixed with negligible effects because they are also partially located on greenfield land and for four of the sites these are recorded as negligible. 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. Nevertheless, eleven of the site options have significant positive effects recorded for SA 3c as these sites already contain retail or community uses to be delivered in the existing centres.

4.143 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, with uncertainty, are expected in relation to SA 4b for some of the sites. However, it may be possible that open spaces could be replaced locally. One of the mixed-use sites (200839) is 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

4.144 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, 11, 12b and 13). Many 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. However, two sites (200813 and 208850) are expected to have significant negative effects for SA 6, due to scoring 'Red' in the HELAA. 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.

4.145 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 one of the sites (40134a), which also partially comprises of greenfield land classed as being Grade 1 or 2 agricultural quality. Four of the sites 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 four sites are expected to have minor negative effects because they do not comprise any brownfield land.

4.146 Eight sites are expected to have minor negative effects, with uncertainty in relation to SA objective 10: Water because they fall within SPZ 2 or 3, 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.

4.147 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. Reducing reliance on the private car could also help to reduce air pollution, and most 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 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 over half of site options are located within close proximity of the aforementioned centres.

Summary of effects for Economic objectives

4.148 The employment and mixed-use site options are likely to have 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. Only three of the site options (50505, 40480 and 59390) are expected to have minor 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.

4.149 The residential sites are not likely to affect SA 14 because they are not providing employment land or contributing significantly to the economy, respectively. Some of 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. Eight 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 could either be retained or lost as part of any new development, and they would deliver some new employment uses. The residential sites are expected to have a mixture of effects in relation to SA 15. Significant positive effects are expected for most of the residential site options and minor negative effects are expected for the remaining of this type of site options. This is because most 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, some of the 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 name	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
40396	Triangle Site, Stacey Lane, Cambridge	Residential	+	-?	--	0	0	0	+	--	0?	--?	-?	-	0	0	-	++	-	-	0	++
200844	Land at Fulbourn Hospital, The Drive	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	++
40142	Land west of Trumpington Road, Cambridge	Residential	+	-?	-	+/0	0	0	+	-?	-?	--?	-?	--/+	0	-?	-	++	-	-	0	++
40143	Land south of Addenbrooke's Road, Trumpington	Residential	+	-?	-	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	-
40528	Land north of Cherry Hinton Caravan Club, Limekiln Road, Cambridge	Residential	+	++	+?	0	0	0	+	-?	--?	-?	-?	-	0	0	0	+	+	-	0	++
47647	Land to the east of Horningsea Road, Fen Ditton	Residential	+	-?	+?	0	0	0	-	0	-?	--?	-?	--	0	-?	-	+	-	-	0	-
47943	Land south of Milton, north of A14, Milton	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	-?	-	+	-	-	0	-
40058b	North of Wort's Causeway and West of Limekiln Road, Cherry Hinton, Cambridge. CB1 8PU	Residential	+	-?	+?	0	0	++	+	0	-?	--?	-?	--	0	0	-	+	-	-	0	++
52643	South West Cambridge - Land north of Barton Road and Land at Grange Farm, Cambridge	Residential	+	++	+?	+/0	0	++	+	-?	-?	--?	--?	-- ?/+	0	-?	-	++	+	-	0	++
208800	Rectory Farm, Madingley Road, Cambridge CB23 7PG	Residential	+	--?	--	0	0	0	-	0	-?	--?	-?	--	0	-?	-	++?	-	-	0	++

GCSP ref	Site name	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
208853	Land West of High Street, Trumpington, Cambridge CB2 9LP	Residential	+	++	+++	0	0	0	-	0	0?	--	--	--	0	0	0	++	-	-	0	-
40087	Land at Capital Park, Fulbourn	Employment	0	-?	N/A	+/0	0	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	++	+
40096	Land north of A14 and south of Milton Road, Impington	Employment	0	++	N/A	0	0	++	+	0	-?	--	-?	--	-?	-?	-	++	+	-	++	++
40491	Land to the west of the M11 and north of Madingley Road, Madingley	Employment	0	--	N/A	0	0	0	-	0	-?	--	--	--	0	-?	-	+++	-	-	++	++?
40058a	Land south of Fulbourn Road and north of Worts Causeway, known as Cambridge South East	Mixed Use	+	++	+++	0	0	++	+	-?	-?	--	-?	--	0	-?	-	+	+	-	++	++
40306	Land at and adjacent to Cambridge Airport, Newmarket Road, Cambridge	Mixed Use	+	-?	++	+/0	0	++	+	-?	--	--	--	--/+	-?	-?	-	+	-	-	++	++/-
OS276	Cambridge Biomedical Campus (including Addenbrooke's Hospital)	Mixed Use	+	-?	++	+/0	0	++	++	0	-?	--	-?	--/+	--	-?	-	++	-	-	++	++
40064	Land south of Addenbrooke's Road and east of M11, Cambridge South	Mixed Use	+	++	+++	0	0	++	++	-?	-?	--	--	--	-?	-?	-	++	+	-	++	++
40082	University Football Ground, Grange Road, Cambridge	Mixed Use	+	++	-	+/0	0	0	+	--	-?	--	-?	+/-	0	0	-	++	+	-	+	++
40138	Land at Granham's Road, Cambridge	Mixed Use	+	-?	-	0	0	++	-	0	-?	--	-?	--	-?	-?	-	++	-	-	++	++
40250	Land east of Gazelle Way and west of Teversham Road, Teversham	Mixed Use	+	-?	++	0	0	++	+	0	-?	--	--	--	0	--	-	+	-	-	++	++
40492	Land cornering M11 and Madingley Road, Cambridge	Mixed Use	+	--	-	+	0	0	+	0	-?	--	0?	+	0	-?	-	+++	-	-	+	++

GCSP ref	Site name	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
OS215	Cambridge South (Cambridge Biomedical Campus) - West	Mixed Use	+	++	++?	0	0	++	++	-?	-?	--?	--?	--	0	-?	-	++	+	-	++	++
OS217	Cambridge Biomedical Campus Extension (North of Granham's Road)	Mixed Use	+	-?	-	0	0	0	-	0	-?	--?	-?	--	-?	-?	-	++?	-	-	++	++
OS214	Cambridge South (Cambridge Biomedical Campus) - East	Mixed Use	+	++	-	0	0	++	+	-?	-?	--?	-?	--	0	-?	-	++	+	-	++	++
40048	Land north of M11 and west of Hauxton Road, Trumpington	Mixed Use	+	-?	+	+/0	0	++	+	-?	-?	--?	-?	--/+	0	0	-	++	-	-	++	++

Summary of effects for Social objectives

4.150 Some of the Edge of Cambridge: Green Belt site options perform positively against the social objectives (notably SA 1, 3a, 3c). All of the residential and mixed-use sites contribute towards housing delivery and will therefore have minor positive effects in relation to SA 1. Over half of the sites are expected to have significant negative and minor negative effects in relation to SA 2a and around one third of the sites for 2b. This is because they are located further away 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. The rest of the sites perform well against SA 2a with and 2b with minor and significant positive effects because they are located close to services and facilities or are of a scale that would support the delivery of new educational facilities.

4.151 Only three of the site options, one mixed use (40492), 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. One of the sites (47943, a residential site) contains 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, this site is expected to have minor positive effects against SA 3b. Many 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. However, just under half of the sites recorded significant positive effects for SA 3c, because the site options contain community or retail uses to be delivered within the existing centres.

4.152 Over half of the sites are in close proximity 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 relevant planning policy. A 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. The sites that are recorded as having either uncertain significant and minor negative effects in relation to SA 4b are because their development may result in the loss of open space, those that scored minor negative effects are expected to be able to replace the open space locally.

Summary of effects for Environmental objectives

4.153 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. Three of the site options, one mixed use (40492), and two employment (40141 and 59394) comprise brownfield land and would therefore have minor positive effects in relation to SA 8. Three of the sites (40082, 40087, and 200844) are expected to have mixed minor positive and 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. Six of the 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.

4.154 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 (40394) falling within Flood Zones 2 and/or 3 (SA 11). Most of the sites are also expected to 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. Two sites, (40492 and 47943) 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. Over half of the sites are likely to have minor negative effects on water quality (SA 10) due to the presence of

SPZs, watercourses or waterbodies. Site 40250 is the only site expected to receive significant negative effects for SA 10 due to the site being located in SPZ 1.

4.155 Despite most of the sites performing poorly with minor negative effects 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. Nine of the sites received minor positive effects for SA 12b because the sites are located within close proximity to a district or rural centre and received 'Green' in the HELAA. This also supports the reduced reliance on the car and reduction in air pollution.

Summary of effects for Economic objectives

4.156 The employment site options are expected to have significant and minor positive effects in relation to the economic objectives (notably SA 14 and 15). The mixed use site options are expected to have mostly significant positive effects in relation to SA 15 and SA 14, because, as well as providing new job opportunities, they are located within close proximity to public transport and ensure easy access to employment opportunities. However, seven of the site options are expected to have significant and minor 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. 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. Seven of the residential site options are expected to have minor negative effects in relation to SA 15 because they are not in close proximity of an employment area or a local, neighbourhood or rural centre.

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 name	Proposed Use	SA1	SA 2a	SA 2b	SA 3a	SA 3b	SA 3c	SA 4a	SA 4b	SA5	SA6	SA7	SA8	SA9	SA 10	SA 11	SA 12a	SA 12b	SA 13	SA 14	SA 15
OS260	Fulbourn Road West 1 & 2, Cambridge	Employment	0	++	N/A	0	0	0	++	0	-?	-?	-?	-	0	0	-	+	+	-	+	+
OS055	Fulbourn Road East (Fulbourn)	Employment	0	-?	N/A	0	0	0	++	0	-?	0?	-?	--	0	-?	0	+	-	0	++	+
OS056	Cambridge Biomedical Campus extension	Employment	0	-?	N/A	0	0	0	-	0	-?	0?	-?	--	-?	-?	-	++	-	0	++	++
OS022	North West Cambridge	Mixed Use	+	-?	++?	0	0	++	+	0	-?	-?	-?	--	0	-?	-	++	-	-	++	++
OS062	North East Cambridge	Mixed Use	+	++?	+++?	+	+	++	++	0	-?	0?	-?	+	--?	-?	-	++	-	-	++	++
OS270	Cambridge East	Mixed Use	+	++?	+++?	+	0	++	++	0	-?	0?	-?	+	0	-?	-	+	-	-	++	++/--
OS161	West Cambridge	Mixed Use	+	-?	-	+/0	0	++	+	0	-?	-?	-?	--?/+	0	-?	-	++	-	-	++	++
OS273	Cambridge East	Mixed Use	+	++?	+++?	+	+	++	++	0	-?	-?	-?	+	0	-?	-	+	-	-	++	++/--
OS274	Eddington	Mixed Use	+	-?	++?	+	0	++	+	0	-?	-?	-?	+	0	-?	-	++	-	-	++	++
OS024	Land between Huntingdon Road and Histon Road, Cambridge	Mixed Use	+	-?	++?	0	+	++	+	0	-?	-?	-?	--	0	-?	-	++	-	-	+	++

Summary of effects for Social objectives

4.157 The Edge of Cambridge – non-Green Belt site options generally perform positively against the social objectives (notably SA 1, 2b, 3a, 3c, 4a), partly because the mixed-use sites contribute towards housing delivery and will therefore have minor positive effects in relation to SA 1, with the exception of the three employment sites (OS055, OS056 and OS060). Three of the sites (OS062; OS270; and OS273) are expected to have minor positive effects in relation to SA 2a given that they are less than 720m to existing centre locations or of a scale to support the delivery of new rural centre. Significant positive effects are also expected for five of these sites (OS055, OS062; OS260, OS270; and OS273) 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. The only minor negative effect for SA 4a has been identified for site OS056 because the site is not close to an existing healthcare facility.

4.158 Employment sites OS055 and OS056 perform less well in relation to access to services and facilities when compared to the employment site OS260 and the mixed-use sites. This is because although they are located on the edge of Cambridge, employment sites OS055 and OS056 are located further from the existing edge of Cambridge and therefore do not have easy access to services and facilities, including open space and sports facilities. Therefore, they are likely to have a minor negative effect on SA 2a. Some of the sites have minor positive effects in relation to social inclusion and equality (SA 3a and 3b). Three sites have received minor positive effects for SA 3b (OS062, OS273 and OS024) because they are the only sites that contain land within one of the 40% most deprived areas in England. Many of the sites are located on brownfield land and have the potential to help regenerate the area, so minor positive effects are recorded for those objectives. 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 sites of OS062, OS270 and OS273 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. All of the mixed-use sites, have recorded significant positive effects for SA 3c, because these sites contain community uses to be delivered within existing district centres. The employment 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

4.159 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). 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. Four of the sites, OS062, OS270, OS2730, OS161; and OS274 comprise brownfield land and are therefore expected to have minor positive effects. OS161 is expected to have minor positive effects combined with significant negative effects with uncertainty 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. All of the sites are expected to have uncertain minor negative effects on water quality (SA 10) due to coinciding with SPZs 2 or 3, 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 (assessed as 'Amber' in the HELAA) have minor negative effects recorded in relation to SA 11.

4.160 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 the employment sites are expected to 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. 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.

4.161 Most 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 are expected to 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. This is with the exception of the employment sites OS055 and OS056

which are likely to have negligible effects because these sites are at low risk in regard to air quality and scored 'Green' in the HELAA.

Summary of effects for Economic objectives

4.162 The majority of the site options are expected to have negligible effects with regards to minerals (SA 9) as the sites are located more than 250 m away from mineral allocation sites. The two sites, OS056 and OS062 with uncertain minor and significant negative effects respectively, are located within or within 250 m of a mineral allocation site. The majority 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. The exceptions to this are sites OS270 and OS273 where mixed effects are expected with significant and minor negative effects. This is because these sites have existing employment sites and development of the site option may result in loss of this.

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 name	Proposed Use	SA1	SA 2a	SA 2b	SA 3a	SA 3b	SA 3c	SA 4a	SA 4b	SA5	SA6	SA7	SA8	SA9	SA 10	SA 11	SA 12a	SA 12b	SA 13	SA 14	SA 15
40117	Land at 120 Cambridge Road, Great Shelford	Residential	+	-?	--	+/0	0	0	-	0	-?	-?	-?	--/+	0	0	-	++	-	0	0	-
40118	Land west of High Street, Great Abington	Residential	+	--?	+	+/0	0	0	-	0	-?	-?	-?	--?/+	0	-?	0	+	-	0	0	++
40165	Whittlesford Highways Depot, Station Road, Whittlesford	Residential	+	--?	--	+	0	0	-	0	0?	0?	-?	+	0	-?	-	++	-	0	0	-
OS030	Land south of Babraham Road, Sawston	Residential	+	++	+	0	0	0	-	0	-?	-?	-?	--	0	--?	-	++?	+	0	0	+
OS216	Land between Hinton Way and Mingle Lane, Great Shelford	Residential	+	++	-	0	0	0	-	0	-?	-?	-?	--	0	0	-	++	+	0	0	+
45040	Land south of Bourn Bridge Road, Little Abington	Residential	+	--?	--	0	0	0	-	0	-?	0?	-?	--	0	-?	-	++?	-	0	0	++
200808	Land south of Pampisford Road, Great Abington	Residential	+	--?	-	0	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	++
40558b	Land at Maarnford Farm, Hunts Road, Duxford	Residential	+	--?	+	0	0	0	-	0	0?	-?	-?	--	0	-?	-	+	-	0	0	++
40013	Land south of Horseheath Road	Residential	+	-?	+	0	0	0	-	0	-?	-?	0?	--?	0	-?	0	+	-	0	0	-
40264	Land east of Maple Rise and south 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	-

GCSP ref	Site name	Proposed Use	SA1	SA 2a	SA 2b	SA 3a	SA 3b	SA 3c	SA 4a	SA 4b	SA5	SA6	SA7	SA8	SA9	SA 10	SA 11	SA 12a	SA 12b	SA 13	SA 14	SA 15
40558	Land at Maarnford Farm, Hunts Road, Duxford	Residential	+	--?	+?	0	0	0	-	0	0?	-?	-?	--	0	-?	-	+	-	0	0	++
40413	Land off Cambridge Road, Gt Shelford	Residential	+	-?	--	0	0	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?	--	0	-?	-	+++?	-	0	0	-
40534	Deal Farm, Cambridge Road, Sawston	Employment	0	-?	N/A	+/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	-?	-	+	-	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	+	+++?
40125	Comfort Cafe, Four Wentways, Little Abington	Employment	0	--?	N/A	+	0	0	-	0	0?	0?	-?	+	0	-?	-	+++?	-	0	+	+++?
OS261	Former Spicers Site, Sawston	Employment	0	-?	N/A	+	0	0	-	0	-?	0?	--?	+	0	--?	--	-	-	-	++	+
OS401	Land at and Adjacent to the Former Spicers Site	Employment	0	-?	N/A	+/0	0	0	-	0	-?	0?	--?	--? /+	0	--?	--	-	-	-	++	+
200783	Land to the north of A505, Duxford	Employment	0	--?	N/A	+/0	0	0	+	-?	--?	--?	--?	--/+	--?	--?	-	++	-	-	++	++
200751	Dernford Reservoir, Dernford Lane, Stapleford	Employment	0	-?	N/A	+	0	0	-	0	-?	--?	0?	+	0	-?	--	++	-	0	++	++
40095	Duxford IWM	Employment	0	--?	N/A	+/0	0	0	-	0	-?	-?	-?	--/+	0	--?	-	+	-	-	++	+
200836	The Oval, Newmarket Road	Employment	0	--?	N/A	0	0	0	-	0	0?	-?	-?	--	0	-?	-	+++?	-	-	+	+++?
200842	Station Road, Pampisford	Employment	0	--?	N/A	+/0	0	0	-	0	-?	-?	0?	--/+	0	-?	0	+++?	-	0	+	+++?
51604a	The Babraham Research Campus, Cambridge	Employment	0	--?	N/A	+/0	0	0	-	0	-?	-?	-?	--/+	0	--?	-	+++?	-	-	++	+++?

GCSP ref	Site name	Proposed Use	SA1	SA 2a	SA 2b	SA 3a	SA 3b	SA 3c	SA 4a	SA 4b	SA5	SA6	SA7	SA8	SA9	SA 10	SA 11	SA 12a	SA 12b	SA 13	SA 14	SA 15
40374	Land west of M11, Hill Farm Road, Whittlesford	Employment	0	--?	N/A	0	0	0	-	0	-?	--?	--?	--	0	-?	0	-	-	0	++	+
51661	Land north of A505 - Site A3 (west of M11 and north of A505), Duxford	Employment	0	--?	N/A	0	0	0	-	0	-?	--?	--?	--	0	-?	0	+	-	0	++	+
59406	Land east of Whittlesford Highways Depot	Employment	0	--?	N/A	0	0	0	-	0	-?	--?	-?	--?	0	-?	--	++	-	0	+	++
40373	Land east of M11, Hill Farm Road, Whittlesford	Employment	0	--?	N/A	0	0	0	-	0	-?	--?	-?	--	0	-?	0	+	-	0	++	+
40441	Land to east of A1301, Hinxton and north of A505, near Whittlesford	Employment	0	-?	N/A	+/0	0	0	+	0	-?	--?	-?	--/+	0	--?	-	++	-	0	++	++
52058	Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 2)	Employment	0	--?	N/A	0	0	0	-	0	0?	--?	-?	--	0	--?	0	-	-	0	++	+
52059	Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 3)	Employment	0	--?	N/A	0	0	0	-	0	0?	--?	-?	--	0	--?	0	+	-	0	++	+
52057	Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 1)	Employment	0	--?	N/A	0	0	0	-	0	0?	--?	-?	--	0	--?	0	+	-	0	++	+
200848	Land at Home Farm, Newton	Employment	0	--?	N/A	0	0	0	+	0	-?	-?	-?	--	0	0	-	+	-	0	+	+
52694	Fosters Field, Hill Farm Road, Whittlesford, Cambridge	Mixed Use	+	--?	--	0	0	0	-	0	-?	-?	0?	--	0	-?	0	+	-	0	+	++
52726	Land Rear of 1 Wren Park, Whittlesford, CB22 4LY	Mixed Use	+	--?	--	0	0	0	-	0	-?	-?	0?	--?	0	-?	0	+	-	0	+	++

GCSP ref	Site name	Proposed Use	SA1	SA 2a	SA 2b	SA 3a	SA 3b	SA 3c	SA 4a	SA 4b	SA5	SA6	SA7	SA8	SA9	SA 10	SA 11	SA 12a	SA 12b	SA 13	SA 14	SA 15
51604b	The Babraham Research Campus, Cambridge	Mixed Use	+	--?	+	+/0	0	0	-	0	-?	-?	-?	--/+	0	--?	-	++?	-	-	++	++
200765	Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford	Mixed Use	+	-	++?	0	0	0	-	0	-?	--?	--?	--	0	--?	-	++	-	-	++	++
200773	Land east of M11, west of Duxford, Duxford	Mixed Use	+	--?	+	0	0	0	-	0	-?	--?	--?	--	0	-?	-	++	-	-	++	++
208857	Land west of A1301 at Sawston, Cambridgeshire, CB22 3JG	Mixed Use	+	-?	+	+/0	0	0	-	0	--?	--?	--?	--?/+	0	--?	--	++	-	-	+	++/--

Summary of effects for Social objectives

4.163 The Integrating homes and jobs – Southern cluster site options partially perform relatively poorly against the social objectives (notably SA 2a and 4a). A large proportion of the sites are expected to have minor or significant negative effects in relation to SA 2a. This is because these sites are not close to a defined city, district, local, neighbourhood, rural or minor rural centre. Therefore, they do not have easy access to services, and facilities. Conversely, there is one site (OS030) that perform well against SA 2a with significant positive effects due to the sites being located within 720 m of a centre. A mix of negative and minor positive effects with uncertainty are found for most of the sites for SA 2b due to the varying distances of sites in proximity to schools in the southern cluster.

4.164 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. Twelve of the sites are expected to have mixed minor positive and negligible effects in relation to SA 3a because they comprise both brownfield and greenfield land. Four of the sites (40165, 40125, OS261 and 200751) are expected to have minor positive effects in relation to SA 3a because they solely comprise brownfield land. The rest of the sites comprise greenfield land and so have received negligible effects. None of the sites are located in one of the 40% most deprived areas in England and therefore negligible effects have been identified for SA 3b. All of the sites have negligible effects for SA 3c as they are not of a scale that would support the delivery of new community facilities.

All but three of the site options (200783, 40441 and 200848) are expected to have minor negative effects in relation to SA 4a because they are not close to any healthcare facility or area of open space/sports facility. However, sites 200783, 40441 and 200848 are expected to have minor positive effects in relation to SA 4a because they are within close proximity of a healthcare facility and/or will provide a new health centre and area of open space/sports facility. Site 200783 is also the only site to have received minor negative effects with uncertainty for SA4b because this site would incur the loss of open space or a sports facility, but this could be replaced locally. 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

4.165 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 are 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 these sites comprise brownfield land, in addition to greenfield land. Only four sites (40165, 40125, OS261, and 200751) are expected to have minor positive effects only in relation to SA 8 because they entirely comprise brownfield land.

4.166 Over half of the site options are expected to have minor negative effects with uncertainty on designated biodiversity sites (SA5) due to scoring 'Amber' in the HELAA and two of the sites (200783 and 208857) have significant negative effects with uncertainty due to scoring 'Red' in the HELAA. Most of the sites are expected to have minor negative effects with uncertainty in relation to SA 6 because they scored 'Amber' in the HELAA with respect to landscape character. Nevertheless, 13 of the sites received significant negative effects with uncertainty due to scoring 'Red' in the HELAA. Most of the site options 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). Eight of the site options received significant negative effects as they instead scored 'Red' in the HELAA. 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. It is also noted that there are some sites with negligible effects for SA 5, 6 and 7, due to scoring 'Green' in the HELAA.

4.167 Just under two thirds of sites fall within SPZs 2 or 3 or contain a watercourse or waterbody and are therefore expected to have minor negative effects in relation to SA 10. Thirteen of the sites are expected to have significant negative effects in relation to SA 10 because they fall within SPZ 1 and development therefore has the potential to affect water quality. The rest of the sites have negligible effects and are therefore not located in a SPZ. Just under two thirds 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. Only five sites (OS261, OS401, 208857, 200751 and 59406) are expected to have significant negative effects for SA 11 as they scored 'Red' in the HELAA and are located in or mainly within Flood Zone 2 and 3.

4.168 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, ten 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

4.169 Only two of the site options are expected to have negative effects with uncertainty with regards to minerals (SA 9), whereas the rest of the sites have negligible effects. Minor negative effects are expected for site 40534 and significant negative for 200783 as these sites are close or within mineral allocation areas. 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 only exception to this is site option 208857 which has mixed significant positive and negative effects. 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 eight of the residential site options whereas minor negative effects are expected for the remaining five 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 name	Proposed Use	SA 1	SA 2a	SA 2b	SA 3a	SA 3b	SA 3c	SA 4a	SA 4b	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12a	SA 12b	SA 13	SA 14	SA 15
51601	Land south of A428 and west of the A1198, Caxton	Residential	+	-?	++?	0	0	++	+	0	-?	--?	--?	--	0	-?	-	+	-	-	0	-
208859	Land West of Cambourne, Easting: 528254, Northing: 260066	Residential	+	--?	+	0	0	0	-	0	-?	--?	--?	--	0	-?	-	+	-	-	0	-
208867	Land at Crows Nest Farm, South of Stirling Way Industrial Estate, Papworth Everard (Papworth South Proposal)	Residential	+	-?	--	0	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	++	+
208858	Land to the east of Ermine Street and north of the A428	Employment	0	-?	N/A	0	0	0	-	0	-?	--?	-?	--	0	-?	-	+	-	-	++	+
40076	Land south west of Caxton Gibbet	Mixed Use	+	--?	--	0	0	0	-	0	-?	-?	-?	--	0	-?	-	+	-	-	++	++
OS275	Cambourne North	Mixed Use	+	++	++?	0	0	0	+	0	--?	--?	--?	--	0	-?	-	++?	-	-	++	++
48096	Land at Crow's Nest Farm, Papworth Everard	Mixed Use	+	-?	+	0	0	+	-	0	-?	--?	-?	--	0	-?	-	+	-	-	+	++
51668	Land north and south of Cambridge Rd, Eltisley	Mixed Use	+	-?	+	0	0	0	-	0	-?	--?	-?	--	0	-?	-	+	-	-	++	++

Summary of effects for Social objectives

4.170 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 1 and 2b. This is because the majority of the sites are located in proximity to an existing city, district, local, neighbourhood, rural or minor rural centre. Conversely, there are a small number of sites that perform less well against SA 2b, as well as 2a because they are not located within close proximity to services and facilities. It is notable that 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, with the exception of site 56461 which is mixed brownfield and greenfield land. None of the sites are located in one of the 40% most deprived areas in England and only some 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 SA 3b and some have negligible effects for 3c, apart from sites 51601, 208867 and 48096, which are large enough to support new facilities and therefore have positive effects.

4.171 The residential and mixed-use sites contribute towards housing delivery and are therefore expected to have minor positive effects in relation to SA 1, with the exception of the two employment sites. A mixture of effects is expected in relation to SA 4a, with only two sites (51601, and 48096) 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 majority of the 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.

Summary of effects for Environmental objectives

4.172 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 are 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 uncertain significant negative effects against SA 6. This is because these 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.

4.173 All site options with the exception of OS275, are expected to have minor negative effects with uncertainty on designated biodiversity sites (SA 5). Site OS275 is expected to have significant negative effects on designated biodiversity sites because its impacts on biodiversity cannot be reasonably mitigated or compensated. Three sites (51601, 208859, OS275) are 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). The remaining sites are expected to have significant negative effects with uncertainty 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.

4.174 All of the sites fall within SPZs 2 or 3, or contain a watercourse or waterbody. Most of the sites have medium risk from surface water flooding, within Flood Zone 1, or contain smaller areas in flood zones 2 and/or 3 (being assessed as 'Amber' in the HELAA). Therefore, all of the sites are expected to have minor negative effects in relation to SA 10 and SA 11.

4.175 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 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. The two other sites instead received negligible effects for SA 13. Most 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.

Summary of effects for Economic objectives

4.176 All the sites have received negligible effects in relation to SA 9, because the sites are not located within or near to mineral 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 sites are 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. The remaining residential site options are recorded 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 name	Proposed Use	SA1	SA2 a	SA2 b	SA3 a	SA3 b	SA3 c	SA4 a	SA4 b	SA5	SA6	SA7	SA8	SA9	SA1 0	SA1 1	SA1 2a	SA1 2b	SA1 3	SA1 4	SA1 5
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	0	-
40163	Gamlingay First School, Green End, Gamlingay	Residential	+	+	-	+	0	0	++	-?	-?	-?	-?	+	0	-?	-	+	-	0	0	-
40164	Land west of South End, Bassingbourn	Residential	+	+	+	0	0	0	+	0	0?	-?	-?	--	0	0	-	+	-	0	0	-
40179	Land at Belsar Farm, Sponge Drove, Willingham	Residential	+	-?	--	0	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	0	-
40272	Land east of Balsham Road, Fulbourn	Residential	+	-?	-	0	0	0	-	0	-?	0?	-?	-	0	-?	-	+	-	0	0	-
40286	Bird Farm, Cambridge Road, Fulbourn	Residential	+	+	-	0	0	0	+	0	-?	-?	-?	--	0	--?	0	+	-	0	0	-
40329	Land to the west of Oakington Road, Girton	Residential	+	--?	-	0	0	0	+	0	-?	-?	-?	-	0	-?	-	+	-	0	0	-
40555	Cockerton Road, Girton	Residential	+	--?	-	0	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	-	+	-	0	0	-
OS154	Land adj (north) to 69 Long Road, Comberton	Residential	+	-?	-	0	0	0	-	0	0?	0?	-?	--	0	0	-	-	-	-	0	-
48059	Land at Teversham Road, Fulbourn	Residential	+	+	-	0	0	0	++	-?	-?	0?	-?	--	0	--?	-	+	-	0	0	-
40230	Land off Poplar Farm Close, Bassingbourn	Residential	+	+	++?	0	0	0	++	-?	0?	-?	-?	--	0	0	-	+	-	0	0	-
200757	9 Doggets Lane Fulbourn Cambridge CB21 5BT	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	-
40271	Land east of Balsham Road, Fulbourn	Residential	+	-?	-	0	0	+	-	0	-?	0?	-?	--	0	-?	-	+	-	0	0	-

GCSP ref	Site name	Proposed Use	SA1	SA2 a	SA2 b	SA3 a	SA3 b	SA3 c	SA4 a	SA4 b	SA5	SA6	SA7	SA8	SA9	SA1 0	SA1 1	SA1 2a	SA1 2b	SA1 3	SA1 4	SA1 5
200784	Land to rear of 28a Cinques Road, Gamlingay, SG19 3NW	Residential	+	-?	--	0	0	0	-	0	0?	-?	0?	--?	0	-?	-	+	-	0	0	-
40296	Land to the south of Oakington Road, Cottenham	Residential	+	-?	++?	0	0	0	-	0	0?	-?	-?	--	0	0	-	+	-	0	0	-
40251	Land at Beach Road, Cottenham	Residential	+	-?	-	0	0	0	+	0	0?	-?	-?	--	0	-?	-	+	-	0	0	-
40218	Cottenham Sawmill, Histon Road, Cottenham	Residential	+	-?	++?	+	0	0	-	0	0?	-?	-?	+	0	0	-	+	-	0	0	-
208818	Land Lying to the East of Mill Road, Willingham, CB24 5LA	Residential	+	++?	++?	0	0	0	+	0	-?	-?	-?	--	0	0	-	+	-	0	0	-
208865	Land at Haden Way, Willingham, Cambridge CB24 5HB	Residential	+	-?	--	0	0	0	-	0	-?	-?	0?	--	0	-?	-	+	-	0	0	-
40158	Madingley Mulch, Madingley Road, Cambridge	Employment	0	--?	N/A	+0	0	0	-	0	-?	-?	-?	--/+	0	0	-	+++?	-	0	+	+++?
40384	Old Highways Depot, Twenty Pence Lane, Cottenham	Employment	0	-?	N/A	+	0	0	+	0	-?	0?	-?	+	0	0	--	+	-	0	+	+
40544	Land at Potton Road, Gamlingay	Employment	0	-?	N/A	0	0	0	-	0	-?	-?	-?	--?	-?	-?	0	-	-	0	+	+
OS057	Over, Norman Way	Employment	0	--?	N/A	0	0	0	-	0	-?	0?	-?	--	0	0	-	++	-	0	+	++
OS254	Bayer CropScience Site, Hauxton	Employment	0	--?	N/A	+	0	0	-	0	0?	0?	0?	+	0	0	--	+	-	0	+	+
200812	Land at Hall Farm, High Street, Teversham, CB1 9AP	Employment	0	--?	N/A	+	0	0	+	0	-?	-?	-?	+	0	-?	-	+	-	0	+	+
208871	Evolution Business Park, Milton Road, CB24 9NG	Employment	0	-?	N/A	+	0	0	-	0	0?	-?	0?	+	-?	-?	-	++	-	-	+	++
200799	Land adjacent to Cambridge Road Hauxton	Employment	0	--?	N/A	0	0	0	-	0	0?	--?	-?	--	0	0	-	+	-	-	++	+
40187	Land at A10 & Green End, Landbeach	Employment	0	-?	N/A	0	0	0	-	0	-?	--?	--?	--	0	-?	-	+++?	-	0	++	+++?
40180	Land adjacent to Norman Way, Over	Employment	0	--?	N/A	0	0	0	-	0	-?	-?	-?	--	0	-?	-	++	-	0	+	++
40433	Land east of Cambridge Road, Fen Drayton	Employment	0	--?	N/A	0	0	0	-	0	-?	--?	-?	--	0	-?	--	-	-	0	++	+
40268	Land at Swavesey Road, Fen Drayton	Employment	0	--?	N/A	0	0	0	-	0	-?	--?	-?	--	0	-?	-	-	-	0	+	+

GCSP ref	Site name	Proposed Use	SA1	SA2 a	SA2 b	SA3 a	SA3 b	SA3 c	SA4 a	SA4 b	SA5	SA6	SA7	SA8	SA9	SA1 0	SA1 1	SA1 2a	SA1 2b	SA1 3	SA1 4	SA1 5
40429	Land to the west of Stirling Way, Papworth Everard (Parcel C)	Employment	0	+	N/A	0	0	0	+	0	-?	--?	-?	--	0	-?	-	-	-	0	++	+
OS250	Land to the south of the A14 Services	Employment	0	--?	N/A	+0	0	0	-	0	-?	0?	0?	--?/+	0	-?	-	-	-	0	++	+
52680	Land at Hazlewell Farm, Lolworth	Employment	0	-?	N/A	+0	0	0	-	0	0?	0?	-?	--?/+	0	-?	-	+	-	-	++	+
40244	Land north of A14, Bar Hill	Employment	0	-?	N/A	0	0	0	-	0	-?	--?	-?	--?	0	-?	--	-	-	0	++	+
40320	Land to the east of Oakington Road, Dry Drayton	Employment	0	--?	N/A	0	0	0	-	0	-?	--?	-?	--?	0	-?	-	+	-	-	++	+
40344	Grange Farm, Huntingdon Road, Girton	Employment	0	--?	N/A	+0	0	0	-	0	0?	-?	-?	--?/+	0	-?	-	-	-	-	++	+
40177	Land at Ashley Farm, west of Cow Lane, Rampton	Employment	0	--?	N/A	+0	0	0	-	0	-?	--?	-?	--?/+	0	0	-	+	-	0	++	+
51650	Land east of Shortacre Works, Stagwood House, Beach Road, Cottenham	Employment	0	-?	N/A	0	0	0	-	0	-?	--?	-?	--	0	-?	-	-	-	0	+	+
40556	Dataracks, Stagwood House, Beach Road, Cottenham	Employment	0	-?	N/A	+0	0	0	-	0	-?	-?	-?	--/+	0	-?	-	-	-	0	+	+
40113	High Street, Horningsea	Employment	0	--?	N/A	+0	0	0	+	0	-?	-?	--?	--?/+	0	0	-	+	-	0	+	+
40197	Land at D'Engaynes Farm, south of A14, Newmarket Road, Stow-Cum-Quy	Employment	0	--?	N/A	0	0	0	-	0	-?	-?	-?	--	0	-?	-	+	-	0	+	+
40196	Land west of Newmarket Road, Stow cum Quy	Employment	0	--?	N/A	0	0	0	-	0	-?	-?	-?	--	0	0	-	+	-	0	+	+
40198	Land at D'Engaynes Farm, Newmarket Road, Stow-cum-Quy	Employment	0	--?	N/A	0	0	0	-	0	-?	--?	-?	--	0	0	-	+	-	0	++	+
40515	Land at Barton Rd, Comberton	Employment	0	-?	N/A	+0	0	0	-	0	-?	--?	-?	--/+	0	-?	-	+	-	0	+	+
40355	Land off Fulbourn Old Drift, Fulbourn	Employment	0	-?	N/A	0	0	0	-	0	-?	--?	-?	--	0	-?	-	+	-	0	++	+
60826	Land to the south of the A11 and west of Mill Road, Great Wilbraham	Employment	0	--?	N/A	0	0	0	-	0	-?	--?	-?	--?	-?	-?	-	-	-	-	++	+
40130	Land east of A11, Mill Road, Great Wilbraham	Employment	0	--?	N/A	0	0	0	-	0	-?	--?	-?	--?	-?	--?	0	-	-	0	++	+
40416	Hauxton House, o2h SciTech Park, Cambridge	Employment	0	--?	N/A	+0	0	0	+	0	-?	--?	--?	--?/+	0	-?	--	+	-	0	+	+

GCSP ref	Site name	Proposed Use	SA1	SA2 a	SA2 b	SA3 a	SA3 b	SA3 c	SA4 a	SA4 b	SA5	SA6	SA7	SA8	SA9	SA1 0	SA1 1	SA1 2a	SA1 2b	SA1 3	SA1 4	SA1 5
40024	Land south of Whitehall Farm, Arrington	Employment	0	--?	N/A	0	0	0	-	0	-?	--?	-?	--?	0	-?	-	+	-	0	+	+
59402	Flint Cross, Newmarket Road, Royston	Employment	0	--?	N/A	0	0	0	-	0	-?	--?	--?	--?	0	-?	-	-	-	-	++	+
51603	Wyndmere Farm, Steeple Morden	Employment	0	--?	N/A	0	0	0	-	0	0?	-?	-?	--	0	-?	-	-	-	0	++	+
208813	Field adjacent to CPC Cambridge Pet Crematorium A505 Main Road, Thriplow Heath SG8 7RR	Employment	0	--?	N/A	0	0	0	-	0	-?	-?	-?	--	-?	-?	-	-	-	-	++	+
51583	Land on the South West side of Short Drove, Cottenham, CB24 8RW	Employment	0	-?	N/A	0	0	0	-	0	-?	--?	0?	--	0	-?	-	-	-	0	+	+
200743	Etex Exteriors UK, Whaddon Road, Meldreth, Royston SG8 5RL	Employment	0	--?	N/A	+	0	0	-	0	-?	-?	-?	+	0	-?	-	++	-	-	++	++
40151	Ramphill Farm, Rampton Road, Cottenham	Mixed Use	+	-?	-	+/0	0	0	-	0	-?	0?	-?	--/+	0	0	0	+	-	0	+	++
OS009	Land To The South Of Station Road, Gamlingay, Sandy, Beds SG19 3HE	Mixed Use	+	+	+	0	0	0	++	-?	-?	-?	0?	--?	0	-?	-	+	-	0	+	++
208854	Quy Tech, Land to the north of the A14, Stow cum Quy. CB239AF	Mixed use	+	--?	--	0	0	0	+	0	-?	--?	--?	--	0	-?	-	+	-	-	++	++
59381	Cambridge Bar Hill Hotel Bar Hill CB23 8EU	Mixed Use	+	+	-	+/0	0	+	++	0	-?	-?	-?	--?/+	0	-?	-	+	-	-	++	++

Summary of effects for Social objectives

4.177 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, and only one site with significant positive effects with uncertainty (40230) 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. Only two sites (40271 and 59381) have received minor positive effects for SA 3c and twelve sites for SA 3a including some with mixed negligible and minor positive effects, due to the sites being close to retail or community centres and some being on mixed or brownfield land.

4.178 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 only three sites (48059, OS009 and 40230) 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 sites that are not within close proximity to 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.

4.179 The only significant positive effects recorded in relation to SA 4a are for sites 48059, 40230, 59381 and OS009. These sites are close to both healthcare facilities and open space.

Summary of effects for Environmental objectives

4.180 The Dispersal: Village sites generally perform negatively in relation to the environmental objectives (notably SA 5, 6, 7, 8, 10, 11, and 12b). 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 these sites were scored 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.

4.181 Minor or significant negative effects are also identified for many sites with regards to adaptation to climate change (SA 11). 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). There are potential air quality issues (also being assessed as 'Amber' in the HELAA) in relation to SA 13 for twelve sites that received minor negative effects.

4.182 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 SPZ 2 or SPZ 3 (SA 10). However, four sites have recorded significant negative effects for SA 10 and five sites for SA 7. Sites 208854, 40187, 40113, 40416, and 59402 were assessed as 'Red' in relation to impacts on the historic environment and sites 40286, 48059, and 40130 are identified as lying within SPZ 1 within which development proposes increased risk to water resources.

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 greenfield land that is either Grades 1 or 2 agricultural land, although for some sites minor positive effects are recognised (some mixed with significant negative) because these sites are wholly or partly brownfield land.

4.184 Despite all of the sites having minor negative effects in relation to proximity to city, district and rural centres (SA 12b), the majority are located within close proximity of public transport (SA 12a). Therefore, most of the 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. Approximately a fifth of the sites are expected to have minor negative effects in relation to SA 12a as they are not located close to public transport.

Summary of effects for Economic objectives

4.185 Many of the site options are expected to have negligible effects with regards to minerals (SA 9) given that they do not fall within areas covered by minerals allocations. Five sites received minor negative effects (with uncertainty) for SA9 as these sites are instead located close to mineral allocation areas (40544, 208871, 60826, 40130, and 208813). 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. This is with the exception of site 40158, where mixed significant positive and negative effects were recorded due to this site being currently in employment use residential use and the potential loss of employment land. The rest of the 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.

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.

Dispersal: Villages / Transport Corridors

Table 4.9: Summary of SA findings for site options for Dispersal: Villages / Transport Corridors

GCSP ref	Site name	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
40490a	Land to the west of Cambridge Road, Melbourn	Residential	+	-?	+	0	0	0	-	0	-?	-?	-?	--	0	-?	-	+	-	-	0	++
40071	Land on the south side of Cambridge Road, Waterbeach	Residential	+	+	-	0	0	0	+	0	-?	-?	-?	--	0	-?	-	++	-	0	0	-
40190a	Land at Mansel Farm, Station Road, Oakington	Residential	+	--?	+	0	0	0	-	0	0?	-?	-?	--?	0	0	0	++	-	0	0	-
40277	Land at Fenny Lane Farm, Meldreth	Residential	+	--?	-	+/0	0	0	-	0	-?	-?	-?	--/+	0	0	-	++	-	0	0	-
40382	19a Fowlmere Road, Foxton	Residential	+	--?	-	0	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	-	++	-	0	0	++
40418	Land off Royston Road, Foxton	Residential	+	--?	-	0	0	0	-	0	-?	-?	-?	--	-?	0	-	++	-	0	0	-
47535	Willow Tree Stables, 110-112 Whitecroft Road, Meldreth	Residential	+	--?	-	0	0	0	-	0	-?	-?	-?	--	0	-?	-	++	-	0	0	-
56132	Land to the rear of 124 High Street, Meldreth	Residential	+	--?	-	0	0	0	+	0	-?	-?	-?	--	0	-?	-	++	-	0	0	-
40042	Land east of Boxworth End, Swavesey	Residential	+	-?	-	0	0	0	++	0	-?	-?	-?	--?	0	-?	-	+	-	0	0	++
40479	Former GoCold building, Station Yard, High Street, Meldreth	Residential	+	-?	+	+	0	0	-	0	-?	-?	0?	+	0	0	-	++	-	0	0	-
47903	Land south of Cambridge Road, Melbourn	Residential	+	-?	+	0	0	0	-	0	-?	-?	-?	--	0	0	-	+	-	0	0	++
40215	The Moor, Moor Lane, Melbourn	Residential	+	-?	+	0	0	0	-	0	-?	0?	0?	--	0	-?	-	++	-	0	0	++
40489	Land to the west of Cambridge Road, Melbourn	Residential	+	-?	+	0	0	0	-	0	-?	-?	-?	--	0	-?	-	++	-	-	0	++
40466	Bannold Road, Waterbeach	Residential	+	+	-	0	0	0	+	0	-?	-?	-?	--	0	-?	-	++	-	-	0	-
51599b	Land at Highfields, Caldecote	Residential	+	--?	-	0	0	0	-	0	-?	0?	0?	--?	0	-?	-	++?	-	-	0	++

GCSP ref	Site name	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
59349	Land south of Newington, Willingham	Residential	+	+	+	0	0	0	+	0	-?	0?	-?	-	0	0	-	+	-	0	0	-
59398	Land off Whitecroft Road, Meldreth SG8 6ND	Residential	+	-?	-	0	0	0	-	0	-?	-?	-?	--	0	0	0	++	-	0	0	-
OS281	Land at Highfields (phase 2), Caldecote	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	++
40274	Land off Water Lane, Melbourn	Residential	+	-?	-	0	0	+	++	0	-?	-?	-?	--	0	-?	0	-	-	0	0	++
40102	Land at 93 Impington Lane, Cambridge CB24 9NJ	Residential	+	++	+	+/0	0	0	++	0	0?	-?	-?	+/-	0	0	-	++	+	0	0	++
56211	Land to the south of Denny End Road, Waterbeach	Residential	+	+	-	0	0	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?	+/-	0	-?	-	++	-	0	0	++
40338	Land off Whitecroft Road, Meldreth	Residential	+	--?	+	0	0	0	+	0	-?	-?	-?	--	0	-?	-	++	-	0	0	-
40061	Land north of Impington Lane, Impington	Residential	+	++	+	0	0	0	+	0	0?	-?	-?	--	0	-?	-	++	+	0	0	++
40273	Land West of Howells Way, Old St Neots Road, Hardwick, CB23 7QL	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	-
40248	Slate Hall Farm	Employment	0	-?	N/A	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	+	+

GCSP ref	Site name	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	Employment	0	--?	N/A	0	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	++	+
40090	Stirling House, Denny End Road, Waterbeach	Employment	0	-?	N/A	+	0	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	+	++?
OS277	Slate Hall Farm	Employment	0	-?	N/A	+/0	0	0	-	0	-?	-?	--?	--/+	0	-?	-	+	-	-	++	+
40121	Land North of A14, J25, Bar Hill	Employment	0	-?	N/A	0	0	0	-	0	-?	--?	-?	--	0	-?	--	+	-	0	++	+
47353	Brickyard Farm, Boxworth	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	-?	-?	-?	--?	-?	-?	-	-	-	-	++	+
40389	Bedlam Farm, Milton Rd, Impington	Employment	0	-?	N/A	+/0	0	0	-	0	-?	-?	-?	--/+	0	-?	-	++?	-	0	+	++?
200800	Slate Hall Industrial Estate Lolworth	Employment	0	--?	N/A	+	0	0	-	0	0?	-?	-?	+	0	-?	--	-	-	0	+	+
200764	Land East of the River Mel, Melbourn	Employment	0	-?	N/A	0	0	0	+	0	-?	--?	--?	--	-?	-?	-	++	-	0	++	++
40236	Land north of Villa Road	Employment	0	++	N/A	0	0	0	+	0	-?	--?	-?	--	0	-?	--	++	+	0	+	++
40159	Land West of Challis Close, Foxton	Employment	0	--?	N/A	0	0	0	-	0	-?	-?	-?	--	0	0	-	++	-	0	+	++

GCSP ref	Site name	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	
200772	Barn 3, Park Farm, Villa Road, Impington	Employment	0	-?	N/A	+	0	0	+	0	-?	0?	0?	+	0	-?	--	++	-	0	+	++	
200831	Compass House and adjacent land, Chivers Way, Histon, Cambridge, CB24 9AD	Employment	0	++	N/A	+	0	0	++	0	0?	-?	-?	+	0	0	-	++	+	0	+	++	
200787	Land to the South of the A14 Services	Employment	0	--?	N/A	0	0	0	-	0	-?	-?	--?	--?	0	-?	-	-	-	0	++	+	
40432	Land at Rose and Crown Road, Swavesey	Employment	0	-?	N/A	0	0	0	+	0	-?	--?	-?	--?	0	-?	-	-	-	0	+	+	
40533	Temporary site compound, Land at Boxworth Road, Swavesey	Employment	0	--?	N/A	0	0	0	-	0	-?	--?	0?	--?	0	-?	-	+	-	0	++	+	
40191	Land at Thorpes Farm, Tipplers Road,A14, Swavesey	Employment	0	--?	N/A	0	0	0	-	0	-?	-?	0?	--?	-?	-?	-	-	-	0	++	+	
52688	Land at Phypers Farm, Oakington	Employment	0	--?	N/A	+/0	0	0	-	0	-?	-?	-?	-- /+	0	-?	-	++	-	0	++	++	
40188	Land south of Dry Drayton Road, Oakington	Employment	0	--?	N/A	0	0	0	-	0	0?	--?	-?	--	0	0	-	++	-	0	++	++	
40478	Land to the north west of Ely Road, Milton	Employment	0	-?	N/A	0	0	0	-	0	-?	--?	-?	--	0	-?	-	++	?	-	0	++	?
40184	Land to the south of Cardyke Road, Waterbeach	Employment	0	-?	N/A	0	0	0	-	0	-?	--?	-?	--	0	-?	-	++	-	0	++	++	
47945	Land to the east of Caxton Gibbet Services, Caxton	Employment	0	--?	N/A	0	0	++	-	0	-?	-?	0?	--	0	-?	-	+	-	0	+	+	
47529	DB Group (Holdings) Ltd, Wellington Way, Bourn	Employment	0	--?	N/A	+	0	0	-	0	-?	0?	0?	+	0	-?	-	?	-	0	+	?	
208851	NIAB Park Farm, Villa Rd, Histon	Employment	0	-?	N/A	+	0	0	-	0	0?	0?	0?	+	0	-?	--	++	-	-	++	++	
OS219	East of bypass, Longstanton	Mixed Use	+	--?	+	0	0	0	+	0	-?	-?	-?	--?	0	-?	-	+	-	-	+	++	

GCSP ref	Site name	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
47799	Land north of A505 Baldock Road, Royston	Mixed Use	+	--?	++?	+/0	0	0	+	0	--?	--?	--?	--/+	0	-?	-	-	-	-	++	++
40490	Land to the west of Cambridge Road, Melbourn	Mixed Use	+	-?	+?	0	0	0	-	0	-?	0	-?	--	0	-?	-	++	-	0	0	++
40549	Land off Bourney's Manor Close, Willingham	Mixed Use	+	+?	-	0	0	+	+	0	-?	-?	--?	--	0	-?	-	+	-	0	+	++
40550	Land between A428 and St Neots Road, Hardwick	Mixed Use	+	--?	--	0	0	0	-	0	-?	-?	0?	--	0	-?	-	++?	-	0	+	++
40511	East of A505 and south of A10	Mixed Use	+	--?	+?	0	0	++	-	0	-?	--?	--?	--	0	-?	-	++	-	-	++	++

Summary of effects for Social objectives

4.186 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. However, there are some sites with exceptions to this: seventeen sites have minor positive effects (some mixed with negligible effects) for SA 3a, one site for SA 3b and two sites for SA 3c have minor positive effects, in addition to two sites with significant positive effects for SA 3c. This is a result of some of the sites being located within or partially within brownfield land, located within the 40% most deprived areas or close to community centres.

4.187 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 five sites (40042, 40106; 40274; 40102; 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, all the sites are not expected to result in loss of open space or sports facilities (SA 4b).

Summary of effects for Environmental objectives

4.188 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. However, twelve sites are expected to have significant negative effects and five negligible against SA 6. Eight sites are also expected to have significant negative and sixteen sites with negligible effects in relation to SA 7.

4.189 Minor negative effects are also identified for most sites with regards to adaptation to climate change (SA 11), and there are also some sites with minor negative effects recorded for 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 and there are potential air quality issues at these sites (being assessed as 'Amber' in the HELAA).

4.190 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 significant negative) because the site is wholly or partly brownfield land. The Dispersal: Village/Transport Corridors sites are generally expected to have mostly minor negative effects (with uncertainty) with regards to water (SA 10) given that they coincide with SPZs 2 and 3 and are close to watercourses or waterbodies.

4.191 Despite most of the sites having minor negative effects 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. There are four site options (40102, 40061, 40236; and 200831) that are an exception to this for 12b with minor positive effects, as well as eight site options with minor negative effects for 12a. This is because these sites are not located close to public transport or are located close to a city, district or rural centres.

Summary of effects for Economic objectives

4.192 The Dispersal: Village/Transport Corridors sites are mostly expected to have negligible effects with regards to minerals (SA 9) given that they do not fall within minerals allocations, apart from sites 40418, 40260, 45107, 200764, and 40191. 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.

4.193 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.

New Settlements

Table 4.10: Summary of SA findings for the New Settlements

GCSP ref	Site name	Proposed Use	SA1	SA 2a	SA 2b	SA 3a	SA 3b	SA 3c	SA 4a	SA 4b	SA5	SA6	SA7	SA8	SA9	SA 10	SA 11	SA 12a	SA 12b	SA 13	SA 14	SA 15
56252	Scotland Farm (East & West), Scotland Road, Dry Drayton	Mixed Use	+	-?	++?	+/0	0	0	+	0	-?	--?	-?	--/+	0	-?	-	++?	-	-	+	++
51608	Scotland Farm, Dry Drayton (Non-residential Only)	Mixed Use	+	-?	++?	0	0	0	+	0	-?	--?	-?	--	0	-?	-	++?	-	0	++	++
OS280	Land adjacent to A11 and A1307 at Grange Farm	Mixed Use	+	--?	++?	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	0	+	0	--?	--?	--?	--	--?	--?	-	++	-	-	++	++
40317a	Scotland Farm, Dry Drayton	Mixed Use	+	-?	++?	+/0	0	0	+	0	-?	--?	-?	--/+	0	-?	-	++?	-	-	++	++
40317b	Land to the west of Scotland Road, Dry Drayton	Mixed Use	+	-?	++?	+/0	0	0	+	0	-?	--?	-?	--/+	0	-?	-	++?	-	-	++	++
OS220	Cambourne	Mixed Use	+	++	++?	+/0	0	++	++	-?	-?	-?	-?	--/+	0	-?	-	++?	+	-	++	++

Summary of effects for Social objectives

4.194 Positive effects are generally recorded for the New Settlement site options in relation to the social objectives (notably SA 1, 2b, 3a and 4a). 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 most of these locations will support the creation of new centres, as well as education facilities. Therefore, significant positive effects are recorded for most of the sites in relation to SA 2b. SA 2a has some minor and significant negative effects due to the sites not providing new rural centres. 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.

4.195 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. Additionally, site OS220 is expected to have significant positive effects due to the new community centres proposed. Furthermore, while all sites are 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. 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 OS220 given that the development of this site could result in the loss of open space or sports facility, which could be replaced locally.

Summary of effects for Environmental objectives

4.196 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 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 'Red' or 'Amber' in the HELAA for these topics.

4.197 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. Most of

the 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, apart from 51608 which scored 'Green'. However, the 'Amber' rating recorded indicates that air quality issues can likely be mitigated through careful design.

4.198 Significant uncertain negative effects are identified for most 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. The only exception is site OS220 which is expected to have a minor negative effect due to the 'Amber' HELAA rating. All sites are also expected to have significant negative effects, with some also having minor positive 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. Those that have minor positive effects also include brownfield land.

4.199 Despite all of the sites, except OS220 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 are expected to have significant positive effects in relation to SA 12a and minor negative effects in relation to SA 12b, except site OS220 which is expected to receive minor positive effects for SA12b. The significant positive effects recorded in relation to SA 12a for a few of the sites have 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.

4.200 Most of the sites fall within SPZ 2 and/or contain a watercourse or waterbody. Therefore, these sites are expected to have minor negative effects in relation to SA 10 (with some uncertainty). Only 200785 is located within SPZ 1, therefore uncertain significant negative effects are recorded for this site in relation to SA 10.

Summary of effects for Economic objectives

4.201 Five 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. One of the sites (200785) is expected to have significant negative effects with uncertainty in relation to this objective given that it falls at least partly within a minerals allocation. One site (OS280) is expected to have minor negative effects with uncertainty as it is located within 250 m of mineral allocation areas. However, it is noted that there would be potential to extract the minerals first prior to construction.

4.202 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). Each site option is expected to provide substantial new job opportunities and housing at the same location. However, site 56252, will provide less than 5ha employment space in size and will therefore have minor positive effects for SA 14.

Chapter 5

Appraisal of policies included in the Regulation 19 Local Plan

5.1 This chapter sets out the findings of the SA in relation to the policies in the Regulation 19 version of the Local Plan. The assessments are presented in the order they appear in the Local Plan:

- Vision and Strategic Priorities – high level vision for Greater Cambridge in 2045 and strategic priorities for how the vision could be achieved.
- Chapter 2: Development Strategy – 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).
- Chapter 3: Site Allocations – Site-specific policies setting out requirements that development proposals for those sites must meet.
- Chapters 4 to 10: Topic specific development management policies.

5.2 Policies included in Chapter 2 and Chapters 4 to 10 in the Local Plan have been grouped together for appraisal by the themes they address. For each group of policies, 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 in relation to the policies included in the Local Plan is also included in this SA Report. For the strategic policies and development management policies the alternatives considered and appraisal of any reasonable alternatives is presented in Appendix G. Note that where reasonable alternatives relate to just one element of the draft policy, it was 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. For this reason, 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.

5.4 The reasonable alternatives for the site allocations comprise a variety of site options considered by the Councils as part of 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’ decision making for preferring and not preferring reasonable alternative sites are set out in Appendix E.

5.5 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.

5.6 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 of all policies in the plan (including those that are likely to help mitigate adverse effects of development) are presented in Chapter 6 of this report.

Greater Cambridge in 2045

Vision

5.7 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:

5.8 *Greater Cambridge in 2045 and beyond will be a place where a big decrease in our climate and environmental impacts comes with the continued flourishing of our internationally significant innovation economy, and a big 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: Appraisal findings for the 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	+

SA Objective	Vision
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	++

5.9 Due to the high level and aspirational nature of the ambitions set out in the Vision for Cambridge, all identified effects in Table 5.1 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.

5.10 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.

5.11 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.

5.12 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

5.13 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 well-designed 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, research 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: Appraisal findings for the Strategic Priorities

SA Objective	Strategic Priorities
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	+
14. Economy	++
15. Employment	++

5.14 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, as shown in Table 5.2.

5.15 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 well-designed 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.

5.16 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.

5.17 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.

5.18 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.

5.19 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.

Development Strategy Principles

5.20 Policy S/DS is informed by the Development Strategies Principles included in the Proposed Submission 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.

5.21 Table 5.3 summarises the SA effects of the Development Strategy Principles, taken together. 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.

Table 5.3: 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	++
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+

SA Objective	Development Strategy Principles
13. Air quality	+
14. Economy	++
15. Employment	++

5.22 The principle relating to minimising climate impact while fostering thriving communities states 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.

5.23 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.

5.24 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.

5.25 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.

5.26 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.

Development strategy

5.27 This section sets out the appraisal of policies included in the Local Plan to set the overall level of growth for the plan period and where that development should be directed. The policies are as follows, and their SA effects are summarised in Table 5.4:

- Policy S/JH: New jobs and homes
- Policy S/DS: Development strategy
- Policy S/SH: Settlement hierarchy
- Policy S/DE: Defined development extents
- Policy S/GB: The Cambridge Green Belt
- Policy S/MO: Monitoring

Table 5.4: Appraisal of policies relating to development strategy

SA objective	Policy S/JH	Policy S/DS	Policy S/SH	Policy S/DE	Policy S/GB	Policy S/MO
1. Housing	++	++?	++	+	-?	++
2. Access to services and facilities	+/-?	++/-?	++	+	+/-	++
3. Social inclusion and equalities	+	+/-	0	+	+/-	+
4. Health	+/-?	+/-	0	+	+/-	+
5. Biodiversity and geodiversity	--/+?	--/+?	+/-?	+	+/-	0

SA objective	Policy S/JH	Policy S/DS	Policy S/SH	Policy S/DE	Policy S/GB	Policy S/MO
6. Landscape and townscape	--/+?	++/--?	+/-?	+	++	0
7. Historic environment	--?	-?	-?	+	+	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	--/+?	--/+?	+/-	+	+/-	+
13. Air quality	--/+?	--/+?	+/-	+	+/-	+
14. Economy	++	++/-	+	+	-?	++
15. Employment	++	++/-	+	+	+/-	++

Policy S/JH: New jobs and homes

5.28 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 set out in the policy text, regardless of where this is provided.

5.29 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 Greater Cambridge over the plan period 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, older people and students. 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.

5.30 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.

5.31 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 which is not set out in the policy. 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.

5.32 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.

5.33 Minor negative uncertain effects are expected for SA objective 9: Minerals. Several 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.

5.34 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. However, it is noted that to meet future demand new water supply options are being developed such as a short-term transfer from Anglian Water's Grafham Water reservoir and a new Fens reservoir alongside enhanced demand management. In addition, there are a number of SPZs in the area. Development in these areas could result in adverse effects on groundwater resources in the plan area as a result of pollution. The potential for effects will, however, depend on the location and nature of development.

5.35 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. Whilst this may be mitigated through solutions such as Sustainable Urban Drainage Systems (SuDS), this is largely dependent on individual development proposals. As such, minor negative uncertain effects are recorded for SA objective 11: Adaptation to climate change.

5.36 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 (73,300 additional jobs), 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.

5.37 Significant positive effects are expected for the policy in relation to SA objectives 14: Economy and 15: Employment as the plan provides for substantial employment growth. In addition, the overall 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.

Policy S/DS: Development strategy

5.38 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 a new settlement in the plan area (the effects of which are appraised in this chapter under Policy S/GF). 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.

5.39 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.

5.40 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 village of 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.

5.41 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.

5.42 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.

5.43 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 uncertain significant positive and significant negative 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.

5.44 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 uncertain minor positive and significant negative effects are expected in relation to SA objective 8: Efficient use of land.

5.45 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, uncertain significant negative effects are identified for SA objective 9: Minerals.

5.46 Greater Cambridge lies within an area of severe 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.

5.47 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 uncertain minor positive and minor negative effects are recorded for SA objective 11: Adaptation to climate change.

5.48 Mixed uncertain minor 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 this is uncertain. The overall scale of development set out by the strategy will lead to an inevitable increase in vehicle traffic and embodied carbon associated with the construction of the development, and some development may come forward at locations that are less well related to services and facilities, such as in the rural areas.

5.49 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 job 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

5.50 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.

5.51 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 good 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.

5.52 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 and to a lesser extent 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.

5.53 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.

5.54 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.

5.55 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 SPZs 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 groundwater 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.

5.56 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.

5.57 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

5.58 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.

5.59 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.

5.60 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 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.

5.61 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

5.62 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.

5.63 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.

5.64 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.

5.65 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.

5.66 The 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

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

5.68 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.

5.69 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

5.70 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 Chapter 3 of the Local Plan, i.e.:

- Cambridge Urban Area
- The Edge of Cambridge
- New settlements
- The Rural Southern Cluster
- Rest of Rural Area

5.71 The SA of site allocation policies identifies where sites benefit from planning permission. For these sites the principle of development has been established through a previous Local Plan allocation and/or the grant of planning permission and the effects of development will have been subject to detailed scrutiny through the planning application process. Although some of them may also have been subject to assessment by GCSP through the HELAA, the appraisal below focuses on the requirements set out in the site allocation policy that developments will be required to meet.

5.72 All sites that are allocated in the Local Plan that do not have planning permission have been subject to assessment by GCSP through the HELAA, and subject to a 'policy-off' SA as set out in Chapter 4 of this report. The SA effects identified below for these types of site allocation policies takes the policy-off effects identified for the relevant site options from Chapter 4 as the starting point, and then considers the specific development requirements set out in the relevant site allocation policy.

Cambridge Urban Area

5.73 This section sets out the appraisal of site allocation policies included in section 3.1 of the Local Plan for the Cambridge urban area, which are divided into:

- Site allocations in the Cambridge Urban Area (policy references 'S/C/xxx')
- Policy Areas in the Cambridge Urban Area:
 - General Policy Area – Policy S/PA/CC: City Centre
 - Areas of Major Change (policy references 'S/AMC/xxx')
 - Public Realm Improvement Areas (policy references 'S/PRIA/xxx')

Site allocations in the Cambridge Urban Area

Policy S/C/LCR: Land at Clifton Road (including Cambridge Junction and Cambridge Leisure)

5.74 The site allocated by Policy S/C/LCR does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (site reference OS400) and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.75 The overall SA effects for Policy S/C/LCR: Land at Clifton Road (including Cambridge Junction and Cambridge Leisure) are shown in Table 5.5 and described below the table.

Table 5.5: Policy S/C/LCR: Land at Clifton Road (including Cambridge Junction and Cambridge Leisure)

SA Objective	Policy S/C/LCR
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

SA Objective	Policy S/C/LCR
11. Adaptation to climate change	+
12. Climate change mitigation	+
13. Air quality	+
14. Economy	++
15. Employment	++/-

5.76 Policy S/C/LCR allocates an accessible brownfield site for mixed-use redevelopment, including approximately 300 dwellings as part of a wider mix of uses. The delivery of new homes, including a mix of types and tenures, will contribute towards meeting identified housing needs within Greater Cambridge. As such, a minor positive effect is expected in relation to SA objective 1: Housing.

5.77 The policy promotes a mixed-use quarter on a brownfield site, incorporating leisure, cultural, community and commercial uses, alongside safeguarding and enhancing Cambridge Junction and supporting the Local Centre function of Cambridge Leisure. Together with integration with surrounding neighbourhoods and the proposed new eastern entrance to Cambridge railway station, these measures will improve access to services and facilities. The site is also located in proximity to a secondary school and sixth form college. The focus on inclusive public spaces will further support community cohesion. As such, significant positive effects are expected in relation to SA objectives 2: Access to services and facilities and 3: Social inclusion and equalities.

5.78 The policy places emphasis on active travel, public transport and permeability, including connections to the Chisholm Trail, delivery of a new eastern station entrance and provision of high-quality public realm and green infrastructure. Additionally, the site is located in proximity to Cambridge railway station, a rapid public transport stop and bus stop. These measures are expected to encourage walking, wheeling and cycling, supporting healthier lifestyles. The promotion of a low-car dependency approach and improved transport infrastructure is also likely to reduce emissions and improve local air quality. The site is also located near open space and will provide additional space as a focal part of the site's overall development, which will encourage recreation and ultimately improve health outcomes. As such, minor positive effects are expected in relation to SA objectives 4: Health, 12: Climate change mitigation and 13: Air quality.

5.79 The policy requires the integration of green infrastructure throughout the site, including habitat creation, green roofs, tree planting and sustainable drainage systems. As such, a minor positive effect is expected in relation to SA objective 5: Biodiversity and geodiversity. However, given potential development pressures and

the proximity of the site to sensitive habitats, there is some risk that the development could have a detrimental impact on the designated site without mitigation. As such, the minor positive effect is coupled with a minor negative effect.

5.80 The scale of development has the potential to affect landscape character and nearby heritage assets, although the policy requires a context-led design approach, heritage impact assessments and archaeological investigation to protect and enhance nearby heritage assets, including the Grade II Listed Cambridge railway station and conservation areas. As such, mixed minor positive and minor negative effects are identified in relation to SA objectives 6: Landscape and townscape and 7: Historic environment.

5.81 By prioritising the development of brownfield land within an accessible city location, the policy supports the efficient use of land and existing infrastructure. As such, a significant positive effect is expected in relation to SA objective 8: Efficient use of land.

5.82 The policy includes requirements for sustainable drainage systems and multifunctional green and blue infrastructure to manage surface water and reduce flood risk, despite the site's location in Flood Zone 1. The policy also promotes urban greening and decentralised energy opportunities. As such, a minor positive effect is expected in relation to SA objective 11: Adaptation to climate change.

5.83 The policy supports significant investment in a key city destination, including the expansion and enhancement of Cambridge Junction and improved commercial, leisure and hotel provision. This is expected to strengthen the local economy, increase visitor spending and support Cambridge's role as a regional cultural centre. The provision of a range of employment uses will also support job creation and economic growth. As such, a significant positive effect is expected in relation to SA objective 14: Economy and 15: Employment. However, the mixed-use development of the site may also lead to the loss of some employment uses. As such, the significant positive effect for SA objective 15: Employment is coupled with a minor negative effect.

Policy S/C/SMS: Garages at St Matthews Street and Norfolk Street

5.84 The site allocated by Policy S/C/SMS does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (reference 44108a) and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA

effects also reflect the specific development requirements set out in the site allocation policy.

5.85 The overall SA effects for Policy S/C/SMS: Garages at St Matthews Street and Norfolk Street are shown in Table 5.6 and described below the table.

Table 5.6: Policy S/C/SMS: Garages at St Matthews Street and Norfolk Street

SA Objective	Policy S/C/SMS
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	-
12. Climate change mitigation	++
13. Air quality	-
14. Economy	0
15. Employment	++

5.86 Policy S/C/SMS is expected to have minor positive effects in relation to SA objective 1: Housing as this policy will contribute towards housing delivery through the provision of 12 homes.

5.87 Significant positive effects are expected in relation to SA objective 2: Access to services and facilities because the site is located within close proximity of a defined city, district or rural centre, and both primary and secondary schools. The allocated site comprises of brownfield land and so development at this location has potential to help regenerate the area. Therefore, minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities.

5.88 Minor positive effects are also expected in relation to SA objective 4: Health as the site also falls within close proximity of an area of open space/sports facility. Furthermore, proposals for new homes at the site are required to account for the

Blue Moon pub in relation to noise and light pollution which is likely to help limit the potential for issues relating to disturbance of residential amenity.

5.89 The policy requires that developments should retain mature trees within the site. The site is not close to any designated biodiversity assets that might otherwise be adversely affected by development. However, the policy requirements are not considered to be of a scale to warrant positive effects in relation to SA objective 5: Biodiversity and geodiversity and therefore an uncertain negligible effect is expected.

5.90 Minor negative effects with uncertainty is expected in relation to SA objective 6: Landscape and townscape because the site scored 'Amber' in the HELAA with respect to landscape character. However, this is mixed with minor positive effects as the policy also requires that buildings within the site should be designed to have regard to the local context and that new public realm should be provided as part of a landscape-led approach.

5.91 The policy includes requirements for design measures that would mitigate adverse impacts on the local or wider skyline, and the wider settings of a number of heritage assets including the Mill Road Conservation Area. This includes the requirement for proposals to be accompanied by an appropriate archaeological assessment. Therefore, minor positive effects are expected in relation to SA objective 7: Historic environment. Given the potential for the specific design of any development at the site to affect the settings of nearby heritage assets, the effect is partly uncertain.

5.92 The site comprises of brownfield land and 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.

5.93 Minor positive effects are also expected in relation to SA objective 12: Climate change mitigation because the allocated site falls within close proximity to public transport and a defined city, district or rural centre, which could mitigate the potential for increases in carbon emissions. The site scored 'Amber' in the HELAA with respect to air quality and therefore minor negative effects are expected against SA objective 13: Air quality.

5.94 Significant positive effects are expected against SA objective 15: Employment because the site is located within close proximity to employment areas and will therefore ensure easy access to job opportunities.

Policy S/C/HTR: 137-143 Histon Road

5.95 Part of the site allocated by Policy S/C/HTR benefits from planning permission (24/01354/FUL) and the grant of planning permission and the effects of development will have been subject to detailed scrutiny through the planning application process. Given that only part of the site has planning permission, it has been subject to assessment by GCSP through the HELAA (reference 40385a), and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.96 The overall SA effects for Policy S/C/HTR: 137-143 Histon Road are shown in Table 5.7 and described below the table.

Table 5.7: Policy S/C/HTR: 137-143 Histon Road

SA Objective	Policy S/C/HTR
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	-
12. Climate change mitigation	++
13. Air quality	-
14. Economy	0
15. Employment	++

5.97 Policy S/C/HTR is expected to have minor positive effects in relation to SA objective 1: Housing by contributing towards housing delivery through the provision of 100 homes on the site.

5.98 Significant positive effects are expected in relation to SA objective 2: Access to services and facilities because the site is located within close proximity of a defined city, district or rural centre, and both primary and secondary schools. The allocated site comprises of brownfield land and so development at this location has potential to help regenerate the area. Therefore, minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities.

5.99 Significant positive effects are expected in relation to SA objective 4: Health as the site also falls within close proximity of a healthcare facility and an area of open space/sports facility. In addition, the policy wording requires that the development of the site ensures adequate provision of open space which could help strengthen the positive effect identified by providing further space for recreation.

5.100 The site allocation 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 the site as 'Amber' indicating that the impact could be reasonably mitigated or compensated for. Furthermore, the policy requires that the site incorporates measures that would benefit ecology in the plan area. These measures include the provision of open space as well as the retention of existing trees. Therefore, minor positive effects are also expected in relation to SA objective 5: Biodiversity and geodiversity, resulting in mixed effects overall.

5.101 Minor negative effects with uncertainty are expected in relation to SA objective 6: Landscape and townscape because the site scored 'Amber' in the HELAA with respect to landscape character. However, this is mixed with minor positive effects as the policy also requires that buildings within the site should be designed to have regard to the local context and furthermore, development on the site is also required to help prevent adverse effects on the local or wider skyline.

5.102 The site scored 'Amber' in the HELAA in relation to potential for adverse impacts on the historic environment and archaeology and therefore development could also have detrimental impacts on designated or non-designated asset. Minor negative effects are therefore expected for the policy in relation to SA objective 7: Historic environment. The policy includes requirements for design measures that would mitigate adverse effects in relation to heritage assets that are nearby. This includes achieving appropriate building heights and massing and making use of appropriate building materials and the requirement for an appropriate archaeological assessment. Therefore, minor positive effects are also expected in relation to SA Objective 7: Historic environment. The effect remains uncertain to reflect the potential for developments to have adverse impacts on the nearby heritage assets. Therefore,

mixed uncertain effects are expected overall in relation to SA objective 7: Historic environment.

5.103 The site comprises of brownfield land and 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.

5.104 The site scored 'Amber' in the HELAA in relation to potential for flood risk and development could exacerbate the existing risk of surface water flooding on the site, and so minor negative effects are expected against SA objective 11: Adaptation to climate change. Minor positive effects are expected in relation to SA objective 12: Climate change mitigation because the site falls within close proximity to public transport and a defined city, district or rural centre which could reduce the need for some residents to travel by private vehicle with benefits relating to reduced carbon emissions.

5.105 The site scored 'Amber' in the HELAA with respect to air quality and therefore minor negative effects are expected against SA objective 13: Air quality.

5.106 Significant positive effects are expected against SA objective 15: Employment because the site is located within close proximity to employment areas and will therefore ensure easy access to job opportunities.

Policy S/C/HGH: Henry Giles House, 73-79 Chesterton Road

5.107 The site allocated by Policy S/C/HGH does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (reference 40103) and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.108 The overall SA effects for Policy S/C/HGH: Henry Giles House, 73-79 Chesterton Road are shown in Table 5.8 and described below the table.

Table 5.8: Policy S/C/HGH: Henry Giles House, 73-79 Chesterton Road

SA Objective	Policy S/C/HGH
1. Housing	+
2. Access to services and facilities	++

SA Objective	Policy S/C/HGH
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	-
12. Climate change mitigation	+
13. Air quality	-
14. Economy	0
15. Employment	++

5.109 Policy S/C/HGH: Henry Giles House 73-79 Chesterton Road is expected to have minor positive effects in relation to SA objective 1: Housing by contributing towards housing delivery through the provision of 50 homes on the site. Significant positive effects are expected in relation to SA objective 2: Access to services and facilities because the site is located within close proximity of a defined city, district or rural centre, and both primary and secondary schools.

5.110 The allocated site comprises of brownfield land and falls just within one of the 40% most deprived areas in England. Development at this location has potential to help regenerate the site. Therefore, minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities.

5.111 Significant positive effects are expected in relation to SA objective 4: Health as the site falls within close proximity of a healthcare facility and an area of open space/sports facility. The policy also supports development that encourages active travel links thereby promoting increased levels of physical activity.

5.112 The site allocation could have adverse effects on designated biodiversity assets in proximity to the site 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 the site as 'Amber' indicating that the impact could be reasonably mitigated or compensated for. Furthermore, the policy requires that the site incorporates measures that would benefit ecology in the plan

area. These measures include tree planting along Chesterton Road and the retention of an existing tree. Therefore, minor positive effects are also expected in relation to SA objective 5: Biodiversity and geodiversity, resulting in mixed effects overall.

5.113 The policy requires that developments are designed to ensure there are no adverse impacts on a number of heritage assets and key views, along with the requirement that proposals are informed by both a Heritage Impact Assessment and Landscape Visual Impact Assessment. Given the policy also requires re-establishing the building line facing Chesterton Road to restore townscape character in the area, a minor positive effect is expected in relation to SA Objective 6: Landscape and townscape including the views down from Carlyle Road. However, the effect is partly uncertain due to the potential for the specific design of any development at the site to affect the wider settings of strategic and key views.

5.114 The site scored 'Amber' in the HELAA in relation to potential for adverse impacts on the historic environment and archaeology and therefore development could also have detrimental impacts on designated or non-designated asset. Minor negative effects are therefore expected for the policy in relation to SA objective 7: Historic environment. However, the policy includes requirements for design measures that would mitigate adverse effects in relation to specific heritage assets that are nearby. This includes achieving appropriate building heights and massing and making use of appropriate building materials and the requirement for an appropriate archaeological assessment. Therefore, minor positive effects are also expected in relation to SA Objective 7: Historic environment. In addition, any increase in capacity will require proposals to demonstrate heritage impacts can be assessed and mitigated effectively on heritage assets nearby. The effect remains uncertain to reflect the potential for developments to have adverse impacts on the settings of a number of heritage assets in the area including the Castle Mound and Civil War Earthworks scheduled ancient monuments, and the grade II listed Jesus Lock and associated buildings. Therefore, mixed uncertain effects are expected overall in relation to SA objective 7: Historic environment.

5.115 The site comprises of brownfield land and 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.

5.116 The site scored 'Amber' in the HELAA in relation to potential for flood risk and development could exacerbate the existing risk of surface water flooding on the site, and so minor negative effects are expected against SA objective 11: Adaptation to climate change. Minor positive effects are expected in relation to SA objective 12: Climate change mitigation because the site falls within close proximity to public transport and a defined city, district or rural centre. The policy requirement to provide

new or retain existing active travel links 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.

5.117 The site 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.

5.118 Significant positive effects are expected against SA objective 15: Employment because the site is located within close proximity to employment areas and will therefore ensure easy access to job opportunities.

Policy S/C/HRC: Horizon Resource Centre, 285 Coldham's Lane

5.119 The site allocated by Policy S/C/HRC does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (reference 59379) and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.120 The overall SA effects for Policy S/C/HRC: Horizon Resource Centre, 285 Coldham's Lane are shown in Table 5.9 and described below the table.

Table 5.9: Policy S/C/HRC: Horizon Resource Centre, 285 Coldham's Lane

SA Objective	Policy S/C/HRC
1. Housing	+
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	+/-?
8. Efficient use of land	+
9. Minerals	0

SA Objective	Policy S/C/HRC
10. Water	0
11. Adaptation to climate change	+/-
12. Climate change mitigation	-
13. Air quality	-
14. Economy	0
15. Employment	++

5.121 Policy S/C/HRC: Horizon Resource Centre, 285 Coldham's Lane is expected to have minor positive effects in relation to SA objective 1: Housing by contributing towards housing deliver through the provision of 40 homes on the site. Minor negative effects with uncertainty are expected in relation to SA objective 2: Access to services and facilities because the site scored 'Amber' in the HELAA with respect to distance to a defined city, district or rural centre, and both primary and secondary schools.

5.122 The allocated site comprises of brownfield land and so development at this location has potential to help regenerate the area. Therefore, minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities.

5.123 Significant positive effects are expected in relation to SA objective 4: Health as the site falls within close proximity of both a healthcare facility and an area of open space/sports facility, Coldham's Common.

5.124 The site allocation could have adverse effects on nearby designated biodiversity assets and therefore negative effects are expected in relation to SA objective 5: Biodiversity and geodiversity. While the policy requires that developments should retain existing trees and hedgerows trees within the site, this is not considered to be of a scale to warrant an improved effect. The effects are recorded as minor and uncertain given that the HELAA assessed the site as 'Amber' indicating that the impact could be reasonably mitigated or compensated for.

5.125 The site scored 'Amber' in the HELAA in relation to potential for adverse impacts on the historic environment and archaeology and therefore development could also have detrimental impacts on designated or non-designated asset. Minor negative effects are therefore expected for the policy in relation to SA objective 7: Historic environment. However, the policy includes requirements for design measures that would mitigate adverse effects in relation to the setting of designated assets. This includes achieving sympathetic building heights and making use of appropriate building materials, and the requirement for an appropriate archaeological

assessment. Therefore, mixed uncertain effects are expected overall in relation to SA objective 7: Historic environment.

5.126 The site comprises of brownfield land and 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.

5.127 The site scored 'Amber' in the HELAA in relation to potential for flood risk and development could exacerbate the existing risk of surface water flooding on the site, and so minor negative effects are expected against SA objective 11: Adaptation to climate change. However the minor negative effects are expected in combination with minor positive effects given the requirement included in the policy for proposals to address known surface water flooding risks within the site.

5.128 The site does not fall within close proximity to public transport and a defined city, district or rural centre, and also scored 'Amber' in the HELAA with respect to air quality. Therefore, minor negative effects are expected against SA objective 13: Air quality and SA objective 12: Climate change mitigation

5.129 Significant positive effects are expected against SA objective 15: Employment because the site is located within close proximity to employment areas and will therefore ensure easy access to job opportunities.

Policy S/C/PDC: Cambridge Professional Development Centre, Foster Road

5.130 The site allocated by Policy S/C/PDC does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (reference 59387) and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.131 The overall SA effects for Policy S/C/PDC: Cambridge Professional Development Centre, Foster Road shown in Table 5.10 and described below the table.

Table 5.10: Policy S/C/PDC: Cambridge Professional Development Centre, Foster Road

SA Objective	Policy S/C/PDC
1. Housing	+

SA Objective	Policy S/C/PDC
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	-
12. Climate change mitigation	++/-
13. Air quality	+/-
14. Economy	0
15. Employment	-?

5.132 Policy S/C/PDC: Cambridge Professional Development Centre, Foster Road is expected to have minor positive effects in relation to SA objective 1: Housing by contributing towards housing delivery through the provision of 40 homes on the site.

5.133 Mixed effects with uncertainty are expected in relation to SA objective 2: Access to services and facilities because while the site is in close proximity to both primary and secondary schools, the site also scored 'Red' in the HELAA with respect to distance to a defined city, district or rural centre. The allocated site comprises of a mix of brownfield land and greenfield land, and so development at this location has potential to help regenerate the area. Therefore, minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities.

5.134 The site falls within close proximity of a healthcare facility and an area of open space/sports facility, therefore significant positive effects with uncertainty are expected in relation to SA objective 4: Health. The policy wording requires that the development provides a new public open space, the retention of access to existing public open space and integration of the existing public right of way running through the site, which could help strengthen the positive effect identified by providing further space for recreation. The uncertainty recorded is due to the site being assessed as 'Amber' in relation to the loss of open space/sports facility, although the provision of new public open space would allow for this loss to be replaced locally.

5.135 The site allocation 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 the site as 'Amber' indicating that the impact could be reasonably mitigated or compensated for.

5.136 Minor negative effects with uncertainty are expected in relation to SA objective 6: Landscape and townscape because the site scored 'Amber' in the HELAA with respect to landscape character. However, this is mixed with minor positive effects as the policy also requires that an appropriate landscape buffer should be introduced on the site and determined as part of a landscape-led approach. In addition, developments are required to mitigate adverse impacts on the framed view down Alpha Terrace into the site, through building heights and the use of appropriate building materials.

5.137 The site scored 'Amber' in the HELAA in relation to potential for adverse impacts on the historic environment and archaeology and therefore development could also have detrimental impacts on designated or non-designated asset. Minor negative effects are therefore expected for the policy in relation to SA objective 7: Historic environment. However, the policy includes requirements for design measures that would mitigate adverse effects in relation to the setting of the Trumpington Conservation Area, through building heights and the use of appropriate building materials, and the requirement for an appropriate archaeological assessment. Therefore, mixed uncertain effects are expected overall in relation to SA objective 7: Historic environment.

5.138 The site comprises of a mix of brownfield and greenfield land and 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.

5.139 The site scored 'Amber' in the HELAA in relation to potential for flood risk and development could exacerbate the existing risk of surface water flooding on the site, and so minor negative effects are expected against SA objective 11: Adaptation to climate change.

5.140 Mixed significant positive and minor negative effects are expected in relation to SA objective 12: Climate change mitigation because while the site falls within close proximity to public transport, it scored 'Red' in the HELAA with respect to distance to a defined city, district or rural centre. In addition, the site policy requirement to provide 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 recorded for this SA objective.

5.141 The site 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.

5.142 Minor negative effects with uncertainty are expected against SA objective 15: Employment because the site scored 'Amber' in the HELAA with respect to distance to employment areas and the site replaces an employment use with housing. The uncertain effect is recorded for the potential for residents to make use of sustainable modes of transport within the urban area to access these locations.

Policy S/C/PPS: Police Station, Parkside

5.143 The site allocated by Policy S/C/PPS does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (reference OS037) and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.144 The overall SA effects for Policy S/C/PPS: Police Station, Parkside are shown in Table 5.11 and described below the table.

Table 5.11: Policy S/C/PPS: Police Station, Parkside

SA Objective	Policy S/C/PPS
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	-

SA Objective	Policy S/C/PPS
12. Climate change mitigation	+
13. Air quality	-
14. Economy	0
15. Employment	++

5.145 Policy S/C/PPS: Police Station, Parkside is expected to have minor positive effects in relation to SA objective 1: Housing by contributing towards housing deliver through the provision of 50 homes on the site.

5.146 Significant positive effects are expected in relation to SA objective 2: Access to services and facilities because the site is located within close proximity of a defined city, district or rural centre, and both primary and secondary schools. The allocated site comprises of brownfield land and so development at this location has potential to help regenerate the site. Therefore, minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities.

5.147 Significant positive effects are also expected in relation to SA objective 4: Health as the site falls within close proximity of both a healthcare facility and an area of open space/sports facility.

5.148 The policy scored 'Green' in the HELAA in relation to ecology and biodiversity, however, the policy requirements are not considered to be significant or of a scale to warrant positive effects in relation to SA objective 5: Biodiversity and geodiversity and therefore an uncertain negligible effect is expected.

5.149 The policy requires the retention of existing trees on the site and that developments do not cause adverse impacts on key views, along with limits on building height, therefore minor positive effects are expected in relation to SA objective 5: Biodiversity and geodiversity and SA objective 6: Landscape and townscape. However, the effects are partly uncertain due to the potential for the specific design of any development to affect the key views and ecology at the site.

5.150 The site scored 'Amber' in the HELAA in relation to potential for adverse impacts on the historic environment and archaeology and therefore development could also have detrimental impacts on designated or non-designated asset. Minor negative effects are therefore expected for the policy in relation to SA objective 7: Historic environment. The policy includes requirements for design measures to mitigate adverse effects in relation to specific heritage assets that are nearby. This includes the requirement for designs that are sympathetic to the local 19th Century building style and limitations on building heights. The policy also requires development proposals to undertake a Heritage Impact Assessment, which further

strengthens the positive effects recorded. Therefore, overall mixed effects with uncertainty are expected in relation to SA Objective 7: Historic environment. The uncertain effect recorded remains uncertain to reflect the potential for developments to have adverse impacts on the nearby heritage assets.

5.151 The site comprises of brownfield land and 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.

5.152 Minor negative effects are expected against SA objective 11: Adaptation to climate change as the site scored 'Amber' in the HELAA in relation to potential for flood risk and development could exacerbate the existing risk of surface water flooding on the site.

5.153 Minor positive effects are also expected in relation to SA objective 12: Climate change mitigation because the allocated site falls within close proximity to public transport and a defined city, district or rural centre, which could mitigate the potential for increases in carbon emissions. The site scored 'Amber' in the HELAA with respect to air quality and therefore minor negative effects are expected against SA objective 13: Air quality.

5.154 Significant positive effects are expected against SA objective 15: Employment because the site is located within close proximity to employment areas and will therefore ensure easy access to job opportunities.

Policy S/C/NCA: North Cambridge Academy, 108, Arbury Road

5.155 The site allocated by Policy S/C/NCA does not have planning permission for the proposed development allocation, and it has therefore been subject to assessment by GCSP through the HELAA (reference 200839) and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.156 The overall SA effects for Policy S/C/NCA: North Cambridge Academy, 108, Arbury Road are shown in Table 5.12 and described below the table.

Table 5.12: Policy S/C/NCA: North Cambridge Academy, 108, Arbury Road

SA Objective	Policy S/C/NCA
1. Housing	+

SA Objective	Policy S/C/NCA
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	-
12. Climate change mitigation	++
13. Air quality	-
14. Economy	+
15. Employment	+

5.157 Policy S/C/NCA is expected to have minor positive effects in relation to SA objective 1: Housing by contributing towards housing delivery through the provision of 150 homes on the site as part of a mixed use new development.

5.158 Significant positive effects are expected in relation to SA objective 2: Access to services and facilities because the site is located within close proximity of a defined city, district or rural centre, and both primary and secondary schools.

5.159 The allocated site comprises of brownfield land and falls within one of the 40% most deprived areas in England, and so a mixed use development at this location has potential to help regenerate the area. In addition, the community use of the site is likely to provide opportunities for social interaction and integration and the policy requires that the facilities will be available to the public outside of school hours. Therefore, significant positive effects are expected in relation to SA objective 3: Social inclusion and equalities.

5.160 Significant positive effects are expected in relation to SA objective 4: Health as the site will provided a mixed use sporting hub with new and enhanced sports facilities, this includes the provision of multiple new courts and the expansion of the existing sports hall. In addition, the site falls within close proximity of a healthcare facility and an area of open space/sports facility, and the policy wording requires that the development of the site ensures adequate provision of open space which could help strengthen the positive effect identified by providing further space for recreation.

Furthermore, proposals for new homes at the site are required to implement mitigation measures in relation to noise and design measures to prevent overlooking to maintain privacy which is likely to help limit the potential for issues relating to disturbance of residential amenity.

5.161 The policy scored 'Green' in the HELAA in relation to ecology and biodiversity, however, the policy requirements are not considered to be significant or of a scale to warrant positive effects in relation to SA objective 5: Biodiversity and geodiversity and therefore an uncertain negligible effect is expected.

5.162 Minor negative effects with uncertainty are expected in relation to SA objective 6: Landscape and townscape because the site scored 'Amber' in the HELAA with respect to landscape character. However, this is mixed with minor positive effects as the policy states that developments on the site may require a Views Analysis to mitigate the potential intrusion of Dynamic View 11 Ditton Meadows, along with the inclusion of building height limitations.

5.163 The site scored 'Amber' in the HELAA in relation to potential for adverse impacts on the historic environment and archaeology and therefore development could also have detrimental impacts on designated or non-designated asset. Minor negative effects are therefore expected for the policy in relation to SA objective 7: Historic environment. However, minor positive effects are also expected due to the requirement for an appropriate archaeological assessment. The effect remains uncertain to reflect the potential for developments to have adverse impacts on the nearby heritage assets. Therefore, mixed uncertain effects are expected overall in relation to SA objective 7: Historic environment

5.164 Part of the site is brownfield land and 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.

5.165 The site scored 'Amber' in the HELAA in relation to potential for flood risk and development could exacerbate the existing risk of surface water flooding on the site, and so minor negative effects are expected against SA objective 11: Adaptation to climate change. Significant positive effects are expected in relation to SA objective 12: Climate change mitigation because the site falls within close proximity to public transport and a defined city, district or rural centre which could reduce the need for some residents to travel by private vehicle with benefits relating to reduced carbon emissions.

5.166 The site 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.

5.167 Minor positive effects are expected against SA objectives 14: Economy and 5: Employment because the sporting hub may provide some new job opportunities and there is potential for residents to make use of sustainable modes of transport within the urban area to access employment opportunities.

Policy S/C/ER: 1-99 Ekin Road and 1-8 Ekin Walk

5.168 The site allocated by Policy S/C/ER does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (reference 200827) and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policies take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.169 The SA effects for Policy S/C/ER: 1-99 Ekin Road and 1-8 Ekin Walk are shown in Table 5.13 and described below the table.

Table 5.13: Policy S/C/ER: 1-99 Ekin Road and 1-8 Ekin Walk

SA Objective	Policy S/C/ER
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	-
12. Climate change mitigation	+/-
13. Air quality	-
14. Economy	0

SA Objective	Policy S/C/ER
15. Employment	-?

5.170 Policy S/C/ER is expected to have minor positive effects in relation to SA objective 1: Housing by contributing towards housing deliver through the provision of 26 net additional homes on the site. Minor negative effects with uncertainty are expected in relation to SA objective 2: Access to services and facilities because the site scored both 'Amber' and 'Red' in the HELAA with respect to distance to a defined city, district or rural centre, and both primary and secondary schools.

5.171 The allocated site comprises of brownfield land and falls within one of the 40% most deprived areas in England, and so development at this location has potential to help regenerate the area. Therefore, minor positive effects are also expected in relation to SA objective 3: Social inclusion and equalities.

5.172 Minor positive effects are expected in relation to SA objective 4: Health as the site also falls within close proximity of a healthcare facility. In addition, the policy wording requires the protection and/or enhancement of the Protected Open Space on the western boundary of the site which could help strengthen the positive effect identified by providing further space for recreation.

5.173 The policy scored 'Green' in the HELAA in relation to ecology and biodiversity, however, the policy requirements are not considered to be significant or of a scale to warrant positive effects in relation to SA objective 5: Biodiversity and geodiversity and therefore an uncertain negligible effect is expected.

5.174 Minor negative effects with uncertainty are expected in relation to SA objective 6: Landscape and townscape because the site scored 'Amber' in the HELAA with respect to landscape character. However, this is mixed with minor positive effects as the policy requires development on the site helps prevent adverse effects on the local or wider skyline, including the Dynamic View M (Stourbridge Common).

5.175 The site scored 'Amber' in the HELAA in relation to potential for adverse impacts on the historic environment and archaeology and therefore development could also have detrimental impacts on designated or non-designated asset. Minor negative effects are therefore expected for the policy in relation to SA objective 7: Historic environment. The policy includes requirements for design measures that would mitigate adverse effects in relation to the setting of Fen Ditton Conservation Area. This includes achieving appropriate building heights and massing and making use of appropriate building materials. Therefore, minor positive effects are also expected in relation to SA Objective 7: Historic environment. The effect remains uncertain to reflect the potential for developments to have adverse impacts on the

nearby heritage assets. Therefore, mixed uncertain effects are expected overall in relation to SA objective 7: Historic environment

5.176 The site comprises of brownfield land and 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.

5.177 The site scored 'Amber' in the HELAA in relation to potential for flood risk and development could exacerbate the existing risk of surface water flooding on the site, and so minor negative effects are expected against SA objective 11: Adaptation to climate change.

5.178 Mixed minor positive and minor negative effects are expected in relation to SA objective 12: Climate change mitigation because while the site scored 'Amber' in the HELAA with respect to distance to a defined city, district or rural centre, the site falls within close proximity to public transport and there is potential for residents to make use of sustainable modes of transport. The also site scored 'Amber' in the HELAA with respect to air quality and therefore minor negative effects are expected against SA objective 13: Air quality.

5.179 Minor negative effects with uncertainty are expected against SA objective 15: Employment because the site scored 'Amber' in the HELAA with respect to distance to employment areas. The uncertain effect is recorded for the potential for residents to make use of sustainable modes of transport within the urban area to access these locations.

Policy S/C/DR: 2-28 Davy Road and Garage Blocks

5.180 The site allocated by Policy S/C/DR does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (reference 200823) and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.181 The overall SA effects for Policy S/C/DR: 2-28 Davy Road and Garage Blocks are shown in Table 5.14 and described below the table.

Table 5.14: Policy S/C/DR: 2-28 Davy Road and Garage Blocks

SA Objective	Policy S/C/DR
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	-
12. Climate change mitigation	++
13. Air quality	-
14. Economy	0
15. Employment	++

5.182 Policy S/C/DR is expected to have minor positive effects in relation to SA objective 1: Housing by contributing towards housing deliver through the provision of 26 net additional homes on the site.

5.183 Significant positive effects are expected in relation to SA objective 2: Access to services and facilities because the site is located within close proximity of a defined city, district or rural centre, and secondary schools. The allocated site comprises of brownfield land and so development at this location has potential to help regenerate the area. Therefore, minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities.

5.184 Significant positive effects are also expected in relation to SA objective 4: Health as the site falls within close proximity of a healthcare facility and an area of open space/sports facility. In addition, the policy wording requires the protection and enhancement of the Protected Open Space which could help strengthen the positive effect identified by providing further space for recreation.

5.185 The policy requires that developments should retain mature trees within the site. The site is not close to any designated biodiversity assets that might otherwise be adversely affected by development. However, the policy requirements are not

considered to be of a scale to warrant positive effects in relation to SA objective 5: Biodiversity and geodiversity and therefore an uncertain negligible effect is expected.

5.186 Minor negative effects with uncertainty are expected in relation to SA objective 6: Landscape and townscape because the site scored 'Amber' in the HELAA with respect to landscape character. However, this is mixed with minor positive effects as the policy also requires that buildings within the site should be designed to have regard to the local context and to help prevent adverse effects on the local or wider skyline.

5.187 The site scored 'Amber' in the HELAA in relation to potential for adverse impacts on the historic environment and archaeology and therefore development could also have detrimental impacts on designated or non-designated asset. Minor negative effects are therefore expected for the policy in relation to SA objective 7: Historic environment. The policy includes requirements for design measures that would mitigate adverse effects in relation to specific heritage assets that are nearby. This includes achieving appropriate building heights and massing and making use of appropriate building materials and the requirement for an archaeological investigation. Therefore, minor positive effects are also expected in relation to SA Objective 7: Historic environment. The effect is uncertain to reflect the potential for developments to have adverse impacts on the nearby heritage assets such as the Grade II Listed Foster's Mill. Therefore, mixed uncertain effects are expected overall in relation to SA objective 7: Historic environment

5.188 The site comprises of brownfield land and 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.

5.189 The site scored 'Amber' in the HELAA in relation to potential for flood risk and development could exacerbate the existing risk of surface water flooding on the site, and so minor negative effects are expected against SA objective 11: Adaptation to climate change. Minor positive effects are expected in relation to SA objective 12: Climate change mitigation because the site falls within close proximity to public transport and a defined city, district or rural centre which could reduce the need for some residents to travel by private vehicle with benefits relating to reduced carbon emissions.

5.190 The site 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.

5.191 Significant positive effects are expected against SA objective 15: Employment because the site is located within close proximity to employment areas and will therefore ensure easy access to job opportunities.

Policy S/C/HPC: 1-78 Hanover Court, 1-49 Princess Court and Garage at Newtown Garages

5.192 The site allocated by Policy S/C/HPC does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (reference 200822) and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.193 The overall SA effects for Policy S/C/HPC: 1-78 Hanover Court, 1-49 Princess Court and Garage at Newtown Garages are shown in Table 5.15 and described below the table.

Table 5.15: Policy S/C/HPC: 1-78 Hanover Court, 1-49 Princess Court and Garage at Newtown Garages

SA Objective	Policy S/C/HPC
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	-
12. Climate change mitigation	++
13. Air quality	-
14. Economy	0
15. Employment	++

5.194 Policy S/C/HPC is expected to have minor positive effects in relation to SA objective 1: Housing by contributing towards housing deliver through the provision of 38 net additional homes on the site.

5.195 Significant positive effects are expected in relation to SA objective 2: Access to services and facilities because the site is located within close proximity of a defined city, district or rural centre, and both primary and secondary schools. The site falls within close proximity of a healthcare facility and comprises of brownfield land and so development at this location has potential to help regenerate the area. Therefore minor positive effects are expected in relation to SA objectives 3: Social inclusion and equalities and 4: Health.

5.196 The policy requires that developments should retain mature trees within the site. The site is not close to any designated biodiversity assets that might otherwise be adversely affected by development. However, the policy requirements are not considered to be of a scale to warrant positive effects in relation to SA objective 5: Biodiversity and geodiversity and therefore an uncertain negligible effect is expected.

5.197 Minor negative effects with uncertainty are expected in relation to SA objective 6: Landscape and townscape because the site scored 'Amber' in the HELAA with respect to landscape character. However, this is mixed with minor positive effects as the policy also requires that buildings within the site should be designed to have regard to the local context and to help prevent adverse effects on the local or wider skyline.

5.198 The site scored "Amber" in the HELAA in relation to potential for adverse impacts on the historic environment and archaeology and therefore development could also have detrimental impacts on designated or non-designated asset. Minor negative effects are therefore expected for the policy in relation to SA objective 7: Historic environment. The policy includes requirements for design measures that would mitigate adverse effects in relation to specific heritage assets that are nearby. This includes achieving appropriate building heights and massing and making use of appropriate building materials and the requirement for an appropriate archaeological investigation. Therefore, minor positive effects are also expected in relation to SA Objective 7: Historic environment. The effect remains uncertain to reflect the potential for developments to have adverse impacts on the nearby heritage assets. Therefore, mixed uncertain effects are expected overall in relation to SA objective 7: Historic environment

5.199 The site comprises of brownfield land and 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.

5.200 The site scored 'Amber' in the HELAA in relation to potential for flood risk and development could exacerbate the existing risk of surface water flooding on the site, and so minor negative effects are expected against SA objective 11: Adaptation to climate change. Significant positive effects are expected in relation to SA objective 12: Climate change mitigation because the site falls within close proximity to public transport and a defined city, district or rural centre which could reduce the need for some residents to travel by private vehicle with benefits relating to reduced carbon emissions.

5.201 The site 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.

5.202 Significant positive effects are expected against SA objective 15: Employment because the site is located within close proximity to employment areas and will therefore ensure easy access to job opportunities.

Policy S/C/GER: Former Garage Block, East Road

5.203 The site allocated by Policy S/C/GER does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (reference 200821) and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.204 The overall SA effects for Policy S/C/GER: Former Garage Block, East Road are shown in Table 5.16 and described below the table.

Table 5.16: Policy S/C/GER: Former Garage Block, East Road

SA Objective	Policy S/C/GER
1. Housing	+
2. Access to services and facilities	++
3. Social inclusion and equalities	+
4. Health	++
5. Biodiversity and geodiversity	+

SA Objective	Policy S/C/GER
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	0
15. Employment	++

5.205 Policy S/C/GER: Former Garage Block, East Road is expected to have minor positive effects in relation to SA objective 1: Housing by contributing towards housing delivery through the provision of 40 homes on the site.

5.206 Significant positive effects are expected in relation to SA objective 2: Access to services and facilities because the site is located within close proximity of a defined city, district or rural centre, and both primary and secondary schools. The allocated site comprises of brownfield land and so development at this location has potential to help regenerate the area. Therefore, minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities.

5.207 Significant positive effects are expected in relation to SA objective 4: Health as the site also falls within close proximity of a healthcare facility and an area of open space/sports facility. Furthermore, the policy also requires mitigation measures in relation to road noise which is likely to help limit the potential for issues relating to disturbance of residential amenity.

5.208 The policy requires that the site incorporates measures that would benefit ecology in the plan, including the protection and retention of existing vegetation, and the creation of a site positive, vegetated streetscape. In addition, the policy scored 'Green' in the HELAA in relation to ecology and biodiversity, therefore uncertain minor positive effects are expected in relation to SA objective 5: Biodiversity and geodiversity. The effects are recorded as uncertain because they will depend on the final design, scale and layout of development which is presently unknown.

5.209 The policy requires developments to create a satisfactory relationship with adjacent residential properties in terms of daylight, sunlight and outlook. Therefore, positive effects with uncertainty are expected in relation to SA objective 6: Landscape

and townscape. In addition, the site scored 'Green' in the HELAA with respect to landscape character, and developments fronting East Road are required to respond to its existing and emerging context, which further strengthen the positive effects. However, the effects are recorded as uncertain because this will depend on the final design, scale and layout of development which is presently unknown.

5.210 The site scored 'Amber' in the HELAA in relation to potential for adverse impacts on the historic environment and archaeology and therefore development could also have detrimental impacts on designated or non-designated asset. Minor negative effects are therefore expected for the policy in relation to SA objective 7: Historic environment. The policy includes requirements for design measures that would limit impacts on the settings of specific heritage assets that are nearby. This includes achieving appropriate building heights, making use of appropriate building materials and the requirement for an archaeological investigation. In addition, developments are required to enhance the character and settings of heritage assets, therefore minor positive effects are also expected in relation to SA Objective 7: Historic environment. The effect remains uncertain to reflect the potential for developments to have adverse impacts on the nearby heritage assets. Therefore, mixed uncertain effects are expected overall in relation to SA objective 7: Historic environment.

5.211 The site comprises of brownfield land and 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.

5.212 Significant positive effects are expected in relation to SA objective 12: Climate change mitigation because the site falls within close proximity to public transport and a defined city, district or rural centre which could reduce the need for some residents to travel by private vehicle with benefits relating to reduced carbon emissions.

5.213 The site scored 'Amber' in the HELAA with respect to air quality and therefore minor negative effects are expected against SA objective 13: Air quality. Furthermore, the policy specifically requires that mitigation should be achieved in relation to air pollution from St Matthews Street and East Street, resulting in minor positive effects recorded as part of overall mixed effects.

5.214 Significant positive effects are expected against SA objective 15: Employment because the site is located within close proximity to employment areas and will therefore ensure easy access to job opportunities.

Policy S/C/SH: 1 - 33 Stanton House, Christchurch Street

5.215 The site allocated by Policy S/C/SH does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (reference 200818) and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.216 The overall SA effects for Policy S/C/SH: 1 - 33 Stanton House, Christchurch Street are shown in Table 5.17 and described below the table.

Table 5.17: Policy S/C/SH: 1 - 33 Stanton House, Christchurch Street

SA Objective	Policy S/C/SH
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	0
15. Employment	++

5.217 Policy S/C/SH is expected to have minor positive effects in relation to SA objective 1: Housing by contributing towards housing deliver through the provision of 29 homes, including suitable replacement sheltered accommodation.

5.218 Significant positive effects are expected in relation to SA objective 2: Access to services and facilities because the site is located within close proximity of a defined city, district or rural centre, and both primary and secondary schools.

5.219 The site falls within close proximity of a healthcare facility and the allocated site comprises of brownfield land and so development at this location has potential to help regenerate the area. Therefore, minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities and SA objective 4: Health.

5.220 The policy scored 'Green' in the HELAA in relation to ecology and biodiversity, however, the policy requirements are not considered to be significant or of a scale to warrant positive effects in relation to SA objective 5: Biodiversity and geodiversity and therefore an uncertain negligible effect is expected.

5.221 Minor negative effects with uncertainty are expected in relation to SA objective 6: Landscape and townscape because the site scored 'Amber' in the HELAA with respect to landscape character. However, this is mixed with minor positive effects as the policy states the site is not considered appropriate for tall landmark buildings and requires developments to be at a scale similar to the local prevailing building height.

5.222 The site scored 'Amber' in the HELAA in relation to potential for adverse impacts on the historic environment and archaeology and therefore development could also have detrimental impacts on designated or non-designated asset. Minor negative effects are therefore expected for the policy in relation to SA objective 7: Historic environment. The policy includes requirements for design measures that would mitigate adverse effects in relation to specific heritage assets that are nearby. This includes achieving appropriate building heights and massing and making use of appropriate building materials and the requirement for an appropriate archaeological assessment. Therefore, minor positive effects are also expected in relation to SA Objective 7: Historic environment. The effect remains uncertain to reflect the potential for developments to have adverse impacts on the nearby heritage assets. Therefore, mixed uncertain effects are expected overall in relation to SA objective 7: Historic environment

5.223 The site comprises of brownfield land and 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.

5.224 Significant positive effects are expected in relation to SA objective 12: Climate change mitigation because the site falls within close proximity to public transport and a defined city, district or rural centre which could reduce the need for some residents to travel by private vehicle with benefits relating to reduced carbon emissions.

5.225 The site scored 'Amber' in the HELAA with respect to air quality and therefore minor negative effects are expected against SA objective 13: Air quality.

5.226 Significant positive effects are expected against SA objective 15: Employment because the site is located within close proximity to employment areas and will therefore ensure easy access to job opportunities.

Policy S/C/MRG: Milton Road Garages

5.227 The site allocated by Policy S/C/MRG does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (reference OS033), and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.228 The SA effects for Policy S/C/MRG: Milton Road Garages are shown in Table 5.18 and described below the table.

Table 5.18: Policy S/C/MRG: Milton Road Garages

SA Objective	Policy S/C/MRG
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	+
12. Climate change mitigation	++/-
13. Air quality	+/-
14. Economy	+
15. Employment	++?

5.229 Policy S/C/MRG allocates a previously developed site for residential-led mixed-use development, including approximately 95 dwellings and employment land.

The provision of new homes will contribute towards meeting identified housing needs within Greater Cambridge. As such, minor positive effects are expected in relation to SA objective 1: Housing.

5.230 The site is located on brownfield land within proximity to a local, neighbourhood, or minor rural centre with access to existing services and facilities. It is expected that new development will also support additional local activity through the introduction of new residents and employment uses, further improving access to services and support community cohesion. However, it is not located near a school. Despite this, minor positive effects are expected in relation to SA objectives 2: Access to services and facilities and 3: Social inclusion and equalities.

5.231 The site is not in proximity to either a healthcare facility or an area of open space or sports facility. There is also no requirement for new development to deliver a new area of open space or sports facility or new healthcare. As such, a minor negative effect is expected in relation to SA objective 4: Health.

5.232 The policy requires development to respond sensitively to local character, scale and massing, including neighbouring dwellings at Lovell Road and Seeleys Court. This is expected to contribute positively to townscape quality. As such, a minor positive effect is expected in relation to SA objective 6: Landscape and townscape.

5.233 The site is located within proximity to a nearby designated or non-designated heritage asset and could have a detrimental impact on its the setting, archaeology or the heritage asset itself, but the impact could be reasonably mitigated. However, no mitigation is outlined in the policy. As such, a minor negative effect is expected in relation to SA objective 7: Historic Environment. As this is largely dependent on the final design of the development, the effect is uncertain.

5.234 The redevelopment of a brownfield site supports the efficient use of land, particularly through the intensification of an underutilised site. As such, a minor positive effect is expected in relation to SA objective 8: Efficient use of land.

5.235 The site is located within Flood Zone 1 but has areas at risk from surface water flooding. However, this is expected to be mitigated by the policy which requires development proposals to address surface water drainage constraints. As such, a minor positive effect is expected in relation to SA objective 11: Adaptation to climate change.

5.236 The site is in proximity to sustainable transport links, including an existing rapid public transport stop. Although the policy does not include explicit transport measures, its location is also likely to support sustainable travel patterns, encouraging modal shift and reducing vehicle emissions. This is of particular

importance given the site's location in an AQMA. As such, a significant positive effect is expected in relation to SA objective 12: Climate change mitigation. However, the site is not located in proximity to a defined city, district, or rural centre. As such, the significant positive effect is coupled with a minor negative effect. A mixed minor positive and minor negative effect is also expected in relation to SA objective 13: Air quality.

5.237 The policy seeks to provide 0.5 ha of employment land which will support job creation and economic growth. As such, a minor positive effect is expected in relation to SA objective 14: Economy. The site's location in proximity to existing rapid public transport will also provide greater access to employment opportunities for a higher number of residents and as such a significant positive effect is also expected in relation to SA objective 15: Employment. However, the mixed-use development of the site may also lead to the loss of some employment uses. As such, the significant positive effect is uncertain.

Policy S/C/BRN: Land at Barnwell Road and Newmarket Road

5.238 Part of the site allocated by Policy S/C/BRN benefits from planning permission (23/04687/FUL) and the grant of planning permission and the effects of development will have been subject to detailed scrutiny through the planning application process. Given that only part of the site has planning permission, it has been subject to assessment by GCSP through the HELAA (reference OS272) and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policies takes the effects identified for the relevant site options from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.239 The SA effects for Policy S/C/BRN: Land at Barnwell Road and Newmarket Road are shown in Table 5.19 and described below the table.

Table 5.19: Policy S/C/BRN: Land at Barnwell Road and Newmarket Road

SA Objective	Policy S/C/BRN
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	Policy S/C/BRN
7. Historic environment	-?
8. Efficient use of land	+
9. Minerals	0
10. Water	0
11. Adaptation to climate change	-
12. Climate change mitigation	+/-?
13. Air quality	-
14. Economy	+
15. Employment	++

5.240 Policy S/C/BRN is expected to have minor positive effects in relation to SA objective 1: Housing by contributing towards housing delivery through the provision of 154 net additional homes on the site.

5.241 Mixed effects with uncertainty are expected in relation to SA objective 2: Access to services and facilities because the site scored 'Amber' in the HELAA with respect to distance to a defined city, district or rural centre, and primary schools, and also scored 'Red' in relation to distance to secondary schools. However, the policy requires the site is developed to include commercial uses in a local centre and therefore many new residents located within this allocation are likely to have good access to a range of services and facilities.

5.242 The allocated site comprises of a mix of brownfield and greenfield land and falls within one of the 40% most deprived areas in England, and so a mixed-use development at this location has potential to help regenerate the area. In addition, the policy requires that development 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. Therefore, significant positive effects are expected in relation to SA objective 3: Social inclusion and equalities.

5.243 Significant positive effects are expected in relation to SA objective 4: Health as the site also falls within close proximity of a healthcare facility and an area of open space/sports facility. The uncertainty recorded is due to the site being assessed as 'Amber' in relation to the loss of open space/sports facility, although the policy requires re-provision on-site or within the immediate local area, the existing bowls club and multi-use games area of an equal or enhanced standard.

5.244 Development proposals are required to retain the mature trees on Newmarket Road and Peverel Road frontages and the site scored 'Green' in the HELAA in relation to ecology and biodiversity. However, the policy requirements are not

considered to be of a scale to warrant positive effects in relation to SA objective 5: Biodiversity and geodiversity, and therefore an uncertain negligible effect is expected.

5.245 Minor positive effects with uncertainty are expected in relation to SA objective 6: Landscape and townscape as the policy supports the provision of active ground floor uses and to support the vitality and vibrancy of the wider policy area. In addition, the policy requires that the design of buildings, in regard to height, style and materials must respond positively to the local character and setting and ensure no unacceptable adverse impacts on the key viewpoints and the setting of designated assets. The site scored 'Green' in the HELAA in relation to landscape character, however the effects are recorded as uncertain because this will depend on the final design, scale and layout of development which is presently unknown.

5.246 The site scored 'Amber' in the HELAA in relation to potential for adverse impacts on the historic environment and archaeology and therefore development could also have detrimental impacts on designated or non-designated asset. Minor 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.

5.247 The site comprises a mix of brownfield and greenfield land and as such it is expected that some efficient use of land resources will be supported by the allocation. However, due to the element of greenfield land as well, mixed minor positive and minor negative effects are expected in relation to SA objective 8: Efficient use of land.

5.248 The site scored 'Amber' in the HELAA in relation to potential for flood risk and development could exacerbate the existing risk of surface water flooding on the site, and so minor negative effects are expected against SA objective 11: Adaptation to climate change. Mixed effects are expected in relation to SA objective 12: Climate change mitigation because the site falls within close proximity to public transport and a defined city, district or rural centre which could reduce the need for some residents to travel by private vehicle with benefits relating to reduced carbon emissions.

5.249 Mixed effects with uncertainty are expected in relation to SA objective 12: Climate change mitigation because although the site fall within close proximity to public transport, it scored 'Amber' in relation to distance to a defined city, district or rural centre. However, there is potential for visitors and residents to make use of sustainable modes of transport to access these areas, with benefits relating to reduced carbon emissions.

5.250 The site scored 'Amber' in the HELAA with respect to air quality and therefore minor negative effects are expected against SA objective 13: Air quality.

5.251 The policy allocates for the provision of commercial businesses and services which is likely to contribute to meeting the need for economic growth in the area. Therefore, minor positive effects are expected in relation to SA objective 14: Economy. Significant positive effects are expected against SA objective 15: Employment because the site is located within close proximity to employment areas, and requires there to be re-provision, with no net loss in commercial floorspace, of the mix of commercial uses in a local centre at the corner of Newmarket Road and Barnwell Road.

Policy S/C/SCL: Land South of Coldham's Lane, Cambridge

5.252 The site allocated by Policy S/C/SCL benefits from planning permission (23/04590/OUT) and the grant of planning permission and the effects of development will have been subject to detailed scrutiny through the planning application process. The site has also previously been subject to assessment by GCSP through the HELAA (reference 40134a) and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.253 The SA effects for Policy S/C/SCL: Land South of Coldham's Lane, Cambridge are shown in Table 5.20 and described below the table.

Table 5.20: Policy S/C/SCL: Land South of Coldham's Lane, Cambridge

SA Objective	Policy S/C/SCL
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

SA Objective	Policy S/C/SCL
11. Adaptation to climate change	+/-?
12. Climate change mitigation	+
13. Air quality	+/-
14. Economy	++
15. Employment	+

5.254 Policy S/C/SCL: Land South of Coldham's Lane, Cambridge allocates land south of Coldham's Lane for a range of employment uses, alongside ancillary shop and retail and floorspace for community uses. The provision of these facilities, together with the requirement for a comprehensive masterplan and improved public access arrangements, is expected to support access to services and facilities and contribute to the vitality and viability of the wider area. However, the policy does not specify the nature or scale of the community facilities to be provided. The site is also located in close proximity to established city, district, and local centres, which will help to provide convenient access to existing services and facilities. As such, significant positive effects are expected against SA objective 2: Access to services and facilities. However, uncertainty is attached due to the lack of detail regarding the specific community facilities that will be delivered. Minor positive effects are also expected against 3: Social inclusion and equalities.

5.255 The site is in close proximity to a healthcare facility and an area of open space, although development would result in the loss of the existing open space on-site. However, the policy provides for the delivery of a new urban country park to the south-west, alongside additional outdoor recreational uses and enhanced public access across the wider area. This approach would help to offset the loss of existing provision and support opportunities for recreation, physical activity and social interaction. The policy also requires that the scheme demonstrates that the site can be made safe and suitable for future occupiers, while safeguarding of existing communities. This includes a requirement for new development proposals within or adjoining the County Park to demonstrate appropriate water safety measures have been considered where public access is provided in proximity to open water. As such significant positive effects are expected in relation to SA objective 4: Health. Safeguarding pedestrian and cycle links, including connections between Coldham's Lane, The Tins and the Cambridge East development site, would also encourage walking, wheeling and cycling, further supporting healthier lifestyles, whilst also encouraging modal shift away from private vehicles, helping to reduce emissions and improve air quality. As such, minor positive effects are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

5.256 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. In addition to the delivery of the new urban country park in the south-west of the site, the policy sets a requirement for new development to provide new and enhance existing habitats and species. As such, mixed significant positive and minor negative effects are expected for the policy in relation to SA objective 5: Biodiversity and geodiversity. The policy also details that proposals must be appropriate in terms of height, massing, density and landscaping, having regard to important local and strategic views. Additionally, the policy requires development proposals to respond appropriately to designated and non-designated heritage assets and their settings, including the setting of Grade I Listed St Andrew's Church and strategic viewpoints of the site. As such, mixed minor positive and effects are expected for the policy in relation to SA objectives 6: Landscape and townscape and 7: Historic environment. The effects for these three SA objectives are uncertain given that they will depend partly on the specific design and layout of proposals for the site.

5.257 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 significant negative and minor positive effects are expected for the policy in relation to SA objective 8: Efficient use of land.

5.258 The site is identified through the HELAA as containing areas at risk of surface water flooding and land within Flood Zones 2 and 3. The policy supports the delivery of an urban country park and seeks to ensure the protection of existing waterbodies. It also promotes the creation of new habitats and the enhancement of existing habitats and species. The provision of green infrastructure, ecological improvements, and the proposed urban country park could contribute to more sustainable water management and enhance resilience to the impacts of climate change. However, no specific requirements relating to SuDS, water efficiency or climate adaptation measures are included in the policy. Therefore, uncertain mixed minor positive and minor negative effects are expected in relation to SA objective 11: Adaptation to climate change.

5.259 The site has good public transport connectivity and proximity to existing centres. However, it is scored 'Amber' in the HELAA in relation to potential impacts on air quality. The proposed mix of employment and community uses at the site may support a modal shift towards sustainable transport modes. Additionally, the policy supports the provision of new active travel connections to the proposed urban country park, and the submission of a Transport Assessment to address local and strategic road network issues and financial contributions for improvements to local

public transport. Minor positive effects are therefore expected in relation to SA objective 12: Climate change mitigation, and mixed minor positive and minor negative effects are expected in relation to SA objective 13: Air quality.

5.260 The policy sets out that there is capacity for approximately 86,000 square metres gross internal area of commercial floorspace for office and laboratory use, 900 square metres of floorspace for community uses and ancillary shop/retail. The site will also support the delivery of industrial floorspace. The allocation will help to meet the identified need for commercial space in the Cambridge Urban 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 area, minor positive effects are also recorded in relation to SA objective 15.

Policy S/C/TRP: Travis Perkins, Devonshire Road

5.261 The site allocated by Policy S/C/TRP benefits from planning permission (22/01982/FUL) and the grant of planning permission and the effects of development will have been subject to detailed scrutiny through the planning application process. The site has also previously been subject to assessment by GCSP through the HELAA (reference 51615), and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.262 SA effects for Policy S/C/TRP: Travis Perkins, Devonshire Road are shown in Table 5.21 and described below the table.

Table 5.21: Policy S/C/TRP: Travis Perkins, Devonshire Road

SA Objective	Policy S/C/TRP
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	Policy S/C/TRP
10. Water	0
11. Adaptation to climate change	+/-
12. Climate change mitigation	++
13. Air quality	+/-
14. Economy	+
15. Employment	++?

5.263 Policy S/C/TRP: Travis Perkins, Devonshire Road is expected to have minor positive effects in relation to SA objective 1: Housing. This is because the policy supports residential led development with capacity for approximately 70 homes, which would contribute towards housing delivery in Cambridge.

5.264 Mixed significant positive and minor negative effects are expected in relation to SA objective 2: Access to services and facilities. Minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities, SA objective 4: Health and SA objective 8: Efficient use of land. The site is well located for access to services and facilities, being close to a defined centre and in an accessible urban location. The policy also supports ancillary uses within Use Classes F1 and F2, which could provide new local community, education, cultural or recreational facilities as part of the development. Therefore, future residents, workers and visitors would be expected to have good access to a range of services and facilities, although access to education is more limited as the site is not within close proximity to both primary and secondary school provision, resulting in minor negative effects regarding SA objective 2. The site comprises brownfield land and its redevelopment for residential led mixed use development, including new homes and employment floorspace, could support local regeneration, social inclusion and community cohesion, while also making efficient use of land within Cambridge and reducing the need to develop greenfield land elsewhere. In addition, the policy requires a masterplan design led approach, including appropriate landscape, open space, drainage, noise mitigation and tree strategies, which is likely to help support healthy and attractive living and working environments and limit potential adverse effects on residential amenity. The requirement to incorporate or make provision for the Chisholm Trail would also support pedestrian and cycle connectivity, opportunities for outdoor interaction and active travel.

5.265 Minor positive effects are expected in relation to SA objective 5: Biodiversity and geodiversity. The policy requires an appropriate landscape, open space and tree strategy, as well as the retention and management of the protected group vegetation to the western boundary with Devonshire Road. These requirements would help to

protect existing vegetation and could provide opportunities for habitat creation or enhancement as part of the redevelopment of the site.

5.266 Mixed minor positive and minor negative effects are expected in relation to SA objective 6: Landscape and townscape. The site may affect the surrounding townscape, although impacts are uncertain and could be reduced through careful design and landscaping. The policy includes requirements for a masterplan design led approach, landscape and open space strategies, and design-based mitigation to limit impacts on the local and wider skyline and townscape character. It also requires building heights, massing and materials to be managed, and states that the site is not appropriate for tall landmark buildings. These requirements are likely to reduce adverse townscape effects and could provide opportunities for enhancement, although minor negative effects may still arise given the scale of change associated with the development.

5.267 Mixed minor positive and minor negative effects are expected in relation to SA objective 7: Historic environment. It has been identified that the site's development has potential to negatively affect the historic environment, but any impacts are uncertain and could potentially be reduced through careful design and mitigation. The policy includes specific requirements to preserve, or where opportunities arise enhance, the character or appearance of the adjacent Mill Road Conservation Area and its setting, and to ensure no unacceptable adverse impacts on the setting of the David Parr House Listed Building and Cambridge City Branch Library Listed Building. The policy also requires design-based mitigation, including measures to manage building heights and massing and ensure use of appropriate materials. These requirements are likely to help mitigate potential adverse effects and provide opportunities for heritage enhancement. However, given the site's relationship with sensitive historic assets and the potential scale of development, minor negative effects may still occur.

5.268 Mixed minor positive and minor negative effects are expected in relation to SA objective 11: Adaptation to climate change. The site is mostly in an area of low flood risk, although some flood risk issues are present and would need to be managed through appropriate design and drainage measures. The policy requires an appropriate drainage strategy, as well as landscape, open space and tree strategies. These requirements could help to support sustainable drainage, reduce surface water flood risk and provide some climate resilience benefits, including through shading and green infrastructure. However, as development could still be affected by flood risk or surface water issues, minor negative effects are still expected.

5.269 Significant positive effects are expected in relation to SA objective 12: Climate change mitigation. Mixed minor positive and minor negative effects are expected in

relation to SA objective 13: Air quality. The site is located within the urban area of Cambridge, close to rapid public transport and within easy reach of a defined centre, which is likely to reduce the need to travel by car, support more sustainable travel patterns and limit transport-related emissions. The policy also requires development to incorporate, or make provision for, the Chisholm Trail to the eastern side of the site against the railway, which would help strengthen active travel connectivity and support modal shift away from private car use. However, in relation to SA objective 13, the site may still be affected by air quality issues, including potential impacts associated with traffic or proximity to an Air Quality Management Area, and the policy does not include specific air quality mitigation requirements.

5.270 Minor positive effects are expected in relation to SA objective 14: Economy. Significant positive but uncertain effects are expected in relation to SA objective 15: Employment. The policy supports approximately 14,000 square metres gross internal area of office and research and development floorspace within Use Classes E(g)(i) and E(g)(ii), which would contribute to the supply of employment floorspace in Cambridge and could support the city’s knowledge, research and development economy. It would also provide residential and employment uses in close proximity, helping to support access to job opportunities in a highly accessible urban location. However, the site is currently in employment use and redevelopment could result in the loss or displacement of existing employment activity.

Policy S/C/OPK: Parcel Com4, Orchard Park

5.271 The site allocated by Policy S/C/OPK benefits from planning permission (S/4243/19/FL and 22/01632/FUL) 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 the site has not been subject to assessment by GCSP through the HELAA and an equivalent site option has not been appraised in Chapter 4 of this report. The SA effects identified for the site allocation policy therefore focus on the specific development requirements set out in the policy text.

5.272 SA effects for Policy S/C/OPK: Parcel Com4, Orchard Park are shown in Table 5.22 and described below the table.

Table 5.22: Policy S/C/OPK: Parcel Com4, Orchard Park

SA Objective	Policy S/C/OPK
1. Housing	0
2. Access to services and facilities	+

SA Objective	Policy S/C/OPK
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	0
13. Air quality	+
14. Economy	++
15. Employment	++

5.273 Minor positive effects are expected in relation to SA objective 2: Access to services and facilities and SA objective 4: Health. The policy would support the delivery of a 1,100 square metre gym, which would provide a new sports and recreation facility at Orchard Park and support opportunities for physical activity and healthy lifestyles. The co-working office space may also support access to flexible workspace for local workers and businesses. In addition, the policy requires proposals to include an assessment and implementation of necessary mitigation measures in relation to noise and air pollution generated by traffic on the A14, including an appropriate layout of land uses and open space. This is likely to help safeguard the health and wellbeing of future users of the site.

5.274 Minor positive effects are expected in relation to SA objective 6: Landscape and townscape. The policy requires development to retain an attractive urban edge to Cambridge through the use of high standards of design and landscaping. It also requires scaling and massing to be appropriate for Orchard Park, with the primary central blocks restricted to six storeys and the two end blocks a storey lower. These requirements are likely to help ensure that development responds appropriately to the character of the surrounding area and the edge of Cambridge.

5.275 Minor positive effects are expected in relation to SA objective 8: Efficient use of land. The policy allocates a 1.01 hectare urban site for a mix of uses. The scale of development proposed, including restrictions on building height and massing, is likely to support an efficient use of land while responding to the character of Orchard Park.

5.276 Minor positive effects are expected in relation to SA objective 13: Air quality. The policy specifically requires proposals to include an assessment and implementation of necessary mitigation measures in relation to air pollution generated by traffic on the A14, including appropriate layout of land uses and open space. This requirement is likely to reduce the potential for adverse effects on future users of the site.

5.277 Significant positive effects are expected in relation to SA objective 14: Economy and SA objective 15: Employment. The policy would support the delivery of approximately 80 aparthotel rooms, 140 hotel rooms, 1,100 square metres of gym floorspace and 600 square metres gross internal area of co-working office space. These uses would contribute to the visitor economy, support business travel and tourism, provide flexible workspace and deliver direct employment opportunities. The site's urban location at Orchard Park is also likely to provide opportunities for employment to be accessed by sustainable modes of transport.

Policy S/C/BFS: Brookfields

5.278 The site allocated by Policy S/C/BFS does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (site reference OS046) and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.279 SA effects for Policy S/C/BFS: Brookfields are shown in Table 5.23 and described below the table.

Table 5.23: Policy S/C/BFS: Brookfields

SA Objective	Policy S/C/BFS
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	Policy S/C/BFS
9. Minerals	0
10. Water	0
11. Adaptation to climate change	-
12. Climate change mitigation	++
13. Air quality	-
14. Economy	0
15. Employment	++?

5.280 Significant positive effects are expected in relation to SA objective 2: Access to services and facilities and SA objective 4: Health. Minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities and SA objective 8: Efficient use of land. This is because the policy supports the delivery of up to approximately 3,400 square metres gross internal area of medical or healthcare E(e) uses on brownfield land. The provision of medical or healthcare uses is likely to make a positive contribution to healthcare facilities and help maintain and improve access to services for existing and new communities in the surrounding area and further afield, with benefits for health and wellbeing. Development of brownfield land could also support regeneration and make a positive contribution to social inclusion and community cohesion, while making efficient use of previously developed land. In addition, the policy requires potential contamination on site to be appropriately investigated and remediated, which would help support the effective re-use of land.

5.281 Mixed minor positive and minor negative effects are expected in relation to SA objective 5: Biodiversity and geodiversity. Development of the site may affect nearby habitats and species, although any impacts are uncertain and may be manageable through mitigation or compensation. However, the policy requires trees on the site that are protected by a Tree Preservation Order or by virtue of their location within the Mill Road Conservation Area to be retained and incorporated into the design and layout of development proposals, though this is not expected to mitigate all potential negative effects.

5.282 Mixed minor positive and minor negative effects are expected in relation to SA objective 6: Landscape and townscape. It has been identified that development of the site may have negative effects on landscape character, but that such impacts could be mitigated through careful design and landscaping. However, the policy requires that the design of buildings, in regard to height, massing and materials, responds positively to the local character and setting. It also requires development to adhere to local prevailing building heights and not negatively impact Strategic Viewpoints E Limekiln Road and J Wort's Causeway / Shelford Road. These requirements are

likely to help mitigate some potential adverse effects, resulting in mixed effects overall.

5.283 Mixed minor positive and minor negative effects are expected in relation to SA objective 7: Historic environment. It has been identified that the site may negatively affect the historic environment, but such impacts are uncertain and could potentially be reduced through careful design and mitigation. However, the policy includes specific requirements to retain the locally listed sanatorium buildings associated with Brookfields Hospital and to ensure that the design of buildings does not result in unacceptable adverse impacts on the locally listed buildings associated with Brookfield Hospital, the Mill Road Conservation Area and their setting. These requirements are likely to help conserve non-designated heritage assets and the character and setting of the conservation area. However, development at the site could still affect the setting of heritage assets.

5.284 Minor negative effects are expected in relation to SA objective 11: Adaptation to climate change, as the site is mostly in an area of low flood risk, although some surface water flood risk issues are present that would need to be managed through appropriate design and drainage measures. The effect is uncertain as the extent to which flood risk can be managed will depend on the detailed design of the site and measures brought forward.

5.285 Significant positive effects are expected in relation to SA objective 12: Climate change mitigation. The site assessment identified significant positive effects because the site is close to rapid public transport and within easy reach of a defined centre, which is likely to support more sustainable travel patterns and reduce the need to travel by private car. The allocation of the site for medical or healthcare uses in this location would therefore help to direct development to an accessible urban location.

5.286 Minor negative effects are expected in relation to SA objective 13: Air quality as the site is affected by air quality constraints, although these are expected to be manageable through careful design and appropriate mitigation. The policy does not include specific requirements to mitigate negative air quality effects.

5.287 Significant positive but uncertain effects are expected in relation to SA objective 15: Employment. The site would provide residential and employment uses in close proximity, supporting access to job opportunities. As the site is currently in employment use, the effects are uncertain as redevelopment could result in the loss of an existing employment site, although the intention is that this will be replaced. The policy supports the delivery of up to approximately 3,400 square metres gross internal area of medical or healthcare E(e) uses, which is likely to provide employment opportunities at the site.

Policy S/C/SRW: Station Road West

5.288 The site allocated by Policy S/C/SRW benefits from planning permission (23/01474/FUL) 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, the site has not been subject to assessment by GCSP through the HELAA and an equivalent site option has not been appraised in Chapter 4 of this report. The SA effects identified for the site allocation policy therefore focus on the specific development requirements set out in the policy text.

5.289 SA effects for Policy S/C/SRW: Station Road West are shown in Table 5.24 and described below the table.

Table 5.24: Policy S/C/SRW: Station Road West

SA Objective	Policy S/C/SRW
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	+
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	++

5.290 Minor positive effects are expected in relation to SA objective 2: Access to services and facilities. The site is located at Cambridge Railway Station and development in this location would be well related to public transport and existing services and facilities in the surrounding urban area. The policy also requires development to consider pedestrian access and walkability across and through the site, and to ensure that development does not preclude future redevelopment of the

train station, facilities and supporting infrastructure. This could help support continued access to transport infrastructure and the surrounding service offer.

5.291 Minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities. The policy would not directly provide new community uses or housing, and therefore the effect is limited. However, the requirement for development to consider pedestrian access and walkability across and through the site, including the management of pedestrian congestion and safety, could help support inclusive movement through this highly accessible urban location.

5.292 Minor positive effects are also expected in relation to SA objective 4: Health. The policy does not provide new open space, healthcare facilities or recreational uses. However, the requirement to consider pedestrian access and walkability across and through the site could help encourage active travel and support pedestrian safety, particularly given the station location and likely high levels of movement in the area.

5.293 Development at the site has the potential to affect the townscape character of the station area, particularly given the scale of office and research and development floorspace proposed. However, the policy requires a positive, context-led approach to massing, style and materials. It also states that building heights should be less than or similar to contemporary development to the west of the Railway Station, that the site is not appropriate for tall landmark buildings, and that new development should not negatively impact Strategic Viewpoints, particularly Viewpoint E Limekiln Road. The requirement to maintain the prominence of Foster's Mill tower would also help to limit adverse effects on townscape and views. Therefore, minor positive effects are expected in relation to SA objective 6: Landscape and townscape.

5.294 Minor positive effects are also expected in relation to SA objective 7: Historic environment. Development at the site has the potential to affect the setting of the Grade II Listed Railway Station, the New Town and Glisson Road Conservation Area, and other designated and non-designated heritage assets in the vicinity of the site. There are also known archaeological assets in the area. However, the policy includes specific requirements to limit negative impacts on heritage assets through a context-led approach to massing, style and materials, controls on building height and protection of key views. The requirement for development proposals to be accompanied by an appropriate archaeological assessment would also help to ensure that the significance, extent, character and condition of archaeological remains, and the likely impacts of development, are properly understood.

5.295 Minor positive effects are expected in relation to SA objective 8: Efficient use of land. The policy would support office and research and development floorspace on a

1.02 hectare urban site, alongside the reprovision of station car parking. This would make efficient use of land in a highly accessible location within Cambridge.

5.296 Minor positive effects are expected in relation to SA objective 12: Climate change mitigation and SA objective 13: Air quality. The site is located at Cambridge Railway Station, which provides strong access to public transport and opportunities for travel by sustainable modes. The policy requirement to consider pedestrian access and walkability across and through the site would also help support active travel. In addition, the requirement that development should not preclude future redevelopment of the train station, facilities and supporting infrastructure could help support longer-term improvements to sustainable transport infrastructure.

5.297 Significant positive effects are expected in relation to SA objective 14: Economy. The policy allocates the site for approximately 11,300 square metres gross internal area of office class E(g)(i) and research and development class E(g)(ii) floorspace. This would help support the delivery of employment land and the growth of Cambridge’s office, research and development, knowledge and high-tech sectors.

5.298 Significant positive effects are expected in relation to SA objective 15: Employment. The policy would provide new office and research and development floorspace in a highly accessible location at Cambridge Railway Station. This would support the delivery of employment opportunities that are well related to sustainable transport options and accessible to a wide labour market.

Policy S/C/BJH: Betjeman House

5.299 The site allocated by Policy S/C/BJH benefits from planning permission (20/03429/FUL) and the grant of planning permission and the effects of development will have been subject to detailed scrutiny through the planning application process. The site has previously been tested through the HELAA (reference 40214) and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy focus on the specific development requirements set out in the policy text.

5.300 The SA effects for Policy S/C/BJH: Betjeman House are shown in Table 5.25 and described below the table.

Table 5.25: Policy S/C/BJH: Betjeman House

SA Objective	Policy S/C/BJH
1. Housing	0

SA Objective	Policy S/C/BJH
2. Access to services and facilities	+
3. Social inclusion and equalities	0
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	+/-
13. Air quality	+/-
14. Economy	++
15. Employment	+

5.301 Policy S/C/BJH: Betjeman House allocates land for approximately 37,000 square metres for Commercial, Business and Service floor space, including the retention and restoration of the existing Flying Pig Public House. Minor positive effects are expected in relation to SA objective 2: Access to services and facilities, as the site is located on one of the roads into the city centre, allowing for increased access to existing services and facilities for employees.

5.302 The policy includes specific requirements for proposals to mitigate the impact of the development on the Grade II* Botanic Gardens and its listed Cory Lodge, the New Town and the Glisson Road Conservation Area. This includes the use of a positive context-led approach to achieve appropriate building heights and massing, and making use of appropriate building materials. High quality public realm improvements that are sympathetic to the Botanic Gardens are also required, including the provision of street planting to enhance the historic character of specific heritage assets and the implementation of landscape screenings. Therefore, minor positive effects are expected in relation to SA objectives 6: Landscape and townscape and 7: Historic environment. The effects are uncertain given that they will depend partly on the specific design and layout of proposals for the site which are presently unknown.

5.303 The scale of development may lead to increased levels of traffic in the area with potential for increases in carbon emissions and air pollution. However, the allocated site is close to Cambridge Railway Station which could reduce the need for

to travel by private vehicle with benefits relating to reduced carbon emissions. Therefore, mixed effects are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

5.304 Significant positive effects are expected in relation to SA objective 14: Economy as the policy aims to deliver 37,000 square metres of Commercial, Business and Service floor space and this sizeable contribution will support economic growth in the area. In addition, the improvements supported by the policy, such as the retention of the Flying Pig public house is likely to attract business growth and those considering working in the area. Minor positive effects are expected in relation to SA objective 15: Employment as the proximity of public transport will ensure easy access to job opportunities.

Policy S/C/OPM: Old Press/Mill Lane

5.305 The site allocated by Policy S/C/OPM does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (reference OS258) and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.306 The overall SA effects for Policy S/C/OPM: Old Press/Mill Lane are shown in Table 5.26 and described below the table.

Table 5.26: Policy S/C/OPM: Old Press/Mill Lane

SA Objective	Policy S/C/OPM
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	+/-?

SA Objective	Policy S/C/OPM
11. Adaptation to climate change	+/-?
12. Climate change mitigation	++
13. Air quality	-
14. Economy	+
15. Employment	++

5.307 Policy S/C/OPM allocates 0.85 hectares for the provision of a mixed-use development including student accommodation and faculty buildings, commercial businesses and services and other ancillary facilities. Minor positive effects are expected in relation to SA objective 1: Housing as the provision of approximately 243 student rooms on the site will contribute towards housing stock that meets the needs of a wide range of resident types.

5.308 Significant positive effects with uncertainty are expected in relation to SA objective 2: Access to services and facilities because the site is located within close proximity of a defined city, district or rural centre. The uncertainty recorded is because the site is not in close proximity to primary and secondary schools. However, the positive effects strengthened as the education uses in the plan area are likely to be enhanced through development supported by the policy given that it includes the provision of a mix of student accommodation and faculty buildings. The allocated site also comprises of brownfield land and so development at this location has potential to help regenerate the area. Therefore, minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities.

5.309 Significant positive effects are also expected in relation to SA objective 4: Health as the site falls within close proximity of both a healthcare facility and an area of open space/sports facility.

5.310 The policy scored 'Green' in the HELAA in relation to ecology and biodiversity, however, the policy requirements are not considered to be significant or of a scale to warrant positive effects in relation to SA objective 5: Biodiversity and geodiversity and therefore an uncertain negligible effect is expected.

5.311 Minor positive effects with uncertainty are expected in relation to SA objective 6: Landscape and townscape as the policy requires reasonable opportunities are taken to introduce active frontages at ground floor level. In addition, the site scored 'Green' in the HELAA in relation to landscape character, however the effects are recorded as uncertain because this will depend on the final design, scale and layout of development which is presently unknown.

5.312 The site scored 'Amber' in the HELAA in relation to potential for adverse impacts on the historic environment and archaeology and therefore development could also have detrimental impacts on designated or non-designated asset. Minor negative effects are therefore expected for the policy in relation to SA objective 7: Historic environment. The policy includes requirements for developments to protect and enhance the setting of the Historic Core and specific heritage assets nearby. The policy also requires developments to provide both a Heritage Impact Assessment and an appropriate archaeological assessment. Therefore, minor positive effects are also expected in relation to SA Objective 7: Historic environment. The effect remains uncertain to reflect the potential for developments to have adverse impacts on the nearby heritage assets, resulting in overall mixed uncertain effects.

5.313 The site comprises of brownfield land and 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.

5.314 Mixed minor negative and minor positive effects with uncertainty are expected in relation to SA objectives 10: Water and 11: Adaptation to climate change. The site is directly adjacent to the River Cam and its development could potentially have adverse effects on water quality. The site scored also 'Amber' in the HELAA in relation to potential for flood risk and development could exacerbate the existing risk of flooding on the site. However, minor positive effects are expected in combination given that proposals are required to carry out a site-specific Flood Risk Assessment (FRA). The policy also requires that opportunities to reduce flood risk through integrating water storage areas into the landscaping and the use of SuDS should be considered as part of the required site-specific FRA.

5.315 Minor positive effects are expected in relation to SA objective 12: Climate change mitigation because the site falls within close proximity to public transport and a defined city, district or rural centre which could reduce the need for some residents to travel by private vehicle with benefits relating to reduced carbon emissions.

5.316 The site scored 'Amber' in the HELAA with respect to air quality and therefore minor negative effects are expected against SA objective 13: Air quality.

5.317 The policy allocates for the provision of commercial businesses and services which is likely to contribute to meeting the need for economic growth in the area. Therefore, minor positive effects are expected in relation to SA objective 14: Economy. Significant positive effects are also expected against SA objective 15: Employment because the site allocates a mixed-use development including student accommodation and faculty buildings, commercial businesses and services and other ancillary facilities, which will contribute to employment opportunities.

Policy S/C/NMD: New Museums, Downing Street

5.318 Parts of the site allocated by Policy S/C/NMD benefit from planning permission or listed building consent (13/0193/FUL, 15/0777/FUL, 15/0779/LBC) and the grant of planning permission and the effects of development will have been subject to detailed scrutiny through the planning application process. Given that only parts of the site have planning permission, it has been subject to assessment by GCSP through the HELAA (reference OS259), and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.319 The overall SA effects for Policy S/C/NMD: New Museums, Downing Street are shown in Table 5.27 and described below the table.

Table 5.27: Policy S/C/NMD: New Museums, Downing Street

SA Objective	Policy S/C/NMD
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	+
7. Historic environment	+/-?
8. Efficient use of land	+
9. Minerals	0
10. Water	0
11. Adaptation to climate change	-
12. Climate change mitigation	++
13. Air quality	+/-
14. Economy	+
15. Employment	++

5.320 Policy S/C/NMD sets out the allocation for a mix-used redevelopment/refurbishment for university related uses. Negligible uncertain effects are expected in relation to SA objective 1: Housing. This is because there is potential

for student accommodation proposals to come forward but this is subject to subsequent masterplanning.

5.321 Significant positive effects with uncertainty are expected in relation to SA objective 2: Access to services and facilities because the site is located within close proximity of a defined city, district or rural centre. The uncertainty recorded is because the site is not in close proximity to primary and secondary schools, however the positive effects strengthened as education uses in the plan area are likely to be enhanced through development supported by the policy given that it is required to be predominantly for university uses. The allocated site also comprises of brownfield land and so development at this location has potential to help regenerate the area. Therefore, minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities.

5.322 Significant positive effects are expected in relation to SA objective 4: Health as the site also falls within close proximity of a healthcare facility and an area of open space/sports facility. In addition, the policy wording requires that the development of the site ensures high quality and publicly accessible open spaces which could help strengthen the positive effect identified by providing further space for recreation to visitors and students.

5.323 The policy scored 'Green' in the HELAA in relation to ecology and biodiversity, however, the policy requirements are not considered to be significant or of a scale to warrant positive effects in relation to SA objective 5: Biodiversity and geodiversity and therefore an uncertain negligible effect is expected.

5.324 Minor positive effects with uncertainty are expected in relation to SA objective 6: Landscape and townscape as the policy requires reasonable opportunities are taken to introduce active frontages at ground floor level. Developments are also required to improve the public realm in and around the site, and new buildings must be designed to the grain and variety of the city roofscape, along with the submission of masterplan proposals for each phase of development. In addition, the site scored 'Green' in the HELAA in relation to landscape character, however the effects are recorded as uncertain because this will depend on the final design, scale and layout of development which is presently unknown.

5.325 The site scored 'Amber' in the HELAA in relation to potential for adverse impacts on the historic environment and archaeology and therefore development could also have detrimental impacts on designated or non-designated asset. Minor negative effects are therefore expected for the policy in relation to SA objective 7: Historic environment. The policy includes requirements for developments to protect and enhance the setting of the Historic Core and specific heritage assets nearby. The policy also requires developments to make the heritage of the site more accessible

and visible, and to provide both a Heritage Impact Assessment and an appropriate archaeological assessment. Therefore, minor positive effects are also expected in relation to SA Objective 7: Historic environment. The effect remains uncertain to reflect the potential for developments to have adverse impacts on the nearby heritage assets, resulting in overall mixed uncertain effects.

5.326 The site comprises of brownfield land and 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.

5.327 The site scored 'Amber' in the HELAA in relation to potential for flood risk and development could exacerbate the existing risk of surface water flooding on the site, and so minor negative effects are expected against SA objective 11: Adaptation to climate change.

5.328 Significant positive effects are expected in relation to SA objective 12: Climate change mitigation because the site falls within close proximity to public transport and a defined city, district or rural centre which could reduce the need for some residents to travel by private vehicle with benefits relating to reduced carbon emissions. This is further strengthened by the requirement for proposals to take reasonable opportunities to improve circulation for pedestrians and cyclists.

5.329 The site 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.

5.330 The policy allocates for improved university related uses including faculty which is likely to contribute to meeting the need for economic growth in the area. Therefore, minor positive effects are expected in relation to SA objective 14: Economy. Significant positive effects are expected against SA objective 15: Employment because the university related uses will provide employment opportunities.

Policy Areas in the Cambridge Urban Area

5.331 The policy areas do not set out specific allocations or levels of development within each area. As such, the appraisal of the policy areas is focused on the respective requirements set out in the policies.

Policy S/PA/CC: City Centre

5.332 Policy S/PA/CA: City Centre sets out the approach for the city centre policy area. The policy does not set out a specific allocation or level of development for the area. Rather requirements are set out that development proposals at this location will be required to meet. As such an equivalent site option has not been appraised in Chapter 4 and the appraisal of the policy focusses on the criteria set out in the policy.

5.333 The SA effects for Policy S/PA/CC: City Centre are shown in Table 5.28 and described below the table.

Table 5.28: Policy S/PA/CC: Cambridge City Centre

SA Objective	Policy S/PA/CC
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	+
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	+

5.334 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.

5.335 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 the historic skyline, 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.

5.336 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/CAMC: Cambridge Areas of Major Change

5.337 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

5.338 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. The SA effects for Policy S/CAMC are shown in Table 5.29 and described below the table. The location-specific Areas of Major Change policies are appraised separately below.

Table 5.29: Policy S/CAMC: 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	+
11. Adaptation to climate change	+
12. Climate change mitigation	++
13. Air quality	++
14. Economy	+
15. Employment	+

5.339 Policy S/CAMC aims to ensure that developments in Areas of Major Change (AMCs) within the urban area of Cambridge achieve a high quality of design and are supported by the provision of necessary infrastructure. AMCs are large development areas, in key locations which require a comprehensive approach to development. The policy requires developments in AMCs to be of higher densities in the city centre, and around key transport interchanges, district centres and local centres, 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 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, therefore 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, as well as creating active and vibrant places that encourage social interaction and foster a sense of community. The policy also states that development should include providing external plant equipment and, or utility connections to support temporary outdoor community and cultural activities and requires Community and Cultural Plans to form part of the planning submission in AMCs. Support included in the policy for the incorporation of infrastructure that supports travel by active modes as well as protection of open space is likely to have minor positive effects in relation to SA objective 4: Health.

5.340 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.

5.341 The policy also sets out an approach to mitigate risks relating to existing character and the historic environment. New development within the AMCs is required to provide a strong landscape framework incorporating existing positive 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. Minor positive effects are therefore identified for the policy in relation to SA objectives 6: Landscape and townscape and 7: Historic environment.

5.342 The protection of open space within the AMCs and requirement for on-site strategic landscaping has potential to benefit habitat provision and connectivity. Therefore, minor positive effects are identified in relation to SA objective 5: Biodiversity and geodiversity.

5.343 The policy requires that within the Areas of Major Change development should support existing assets including in relation to water management. Minor positive effects are therefore expected in relation to SA objectives 10: Water given the potential that this will help protect water quality.

5.344 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.

5.345 By ensuring that development in AMCs creates active and vibrant places with a strong landscape framework and protection of open spaces and heritage assets, the policy in these areas is likely to attract business growth and those considering working in the area. Therefore, minor 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/AMC/BC: Beehive Centre

5.346 Policy S/AMC/BC: Beehive Centre sets out the approach for the Beehive Centre policy area. The policy does not set out a specific allocation or level of development for the area. Rather requirements are set out that development proposals at this location will be required to meet. As such an equivalent site option has not been appraised in Chapter 4 and the appraisal of the policy focusses on the criteria set out in the policy.

5.347 The SA effects for Policy S/AMC/BC: Beehive Centre are shown in Table 5.30 and described below the table.

Table 5.30: Policy S/AMC/BC: Beehive Centre

SA Objective	Policy S/AMC/BC
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	+
7. Historic environment	+

SA Objective	Policy S/AMC/BC
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	+

5.348 The policy seeks to create a balanced and attractive environment that integrates with surrounding neighbourhoods and adjacent development sites. The promotion of mixed-use community space, together with cultural, arts and youth-focused infrastructure, would help support community cohesion, social interaction and access to a range of services and facilities. Improved connectivity throughout the site would also help ensure that existing and future users can access facilities more easily. As such, minor positive effects are expected in relation to access to SA objective 2: Access to services and facilities and 3: Social inclusion and equalities.

5.349 Minor positive effects are expected for SA objective 4: Health. This as the policy places emphasis on improving walking and cycling connections, creating a more permeable and legible movement network and enhancing public realm quality. These measures would encourage active travel, support healthier lifestyles and create opportunities for social interaction. Creating greater opportunities for walking, wheeling and cycling and providing a movement strategy integrating with proposals for the wider Cambridge public and active travel network is also likely to encourage modal shift away from private vehicles which will in turn benefit air quality and reduce emissions. Supporting growth in this highly accessible location is expected to further reduce reliance on private car travel and emissions associated with this mode of travel. As such, minor positive effects are also expected for the policy in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

5.350 The policy sets out a number of requirements to ensure that the development is well-integrated into its setting and surroundings. These include requirements for a material improvement in the quality of the site's public realm. The policy states the approach to development should support the overall vitality and viability of the area and should respond positively to surrounding context and have regard to adjacent development proposals. Furthermore, proposals should be considerate of the scale, height and massing of development in relation to the policy area. As such, a minor

positive effect is expected for the policy in relation to SA objective 6: Landscape and townscape.

5.351 The policy specifically requires new development to ensure the protection and enhancement of heritage assets and their settings, including the adjacent Mill Road Conservation Area. This will help ensure that development responds appropriately to the historic environment. As such, a minor positive effect is expected for the policy in relation to SA objective 7: Historic environment.

5.352 The policy supports the regeneration and reconfiguration of an existing previously developed brownfield site, helping to optimise the use of land within the existing built-up area and reducing pressure for development elsewhere. As such, a significant positive effect is expected for the policy in relation to SA objective 8: Efficient use of land.

5.353 The nature of the improvements supported by the policy 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 the area.

Policy S/AMC/EB: East Barnwell

5.354 Policy S/AMC/EB: East Barnwell sets out the approach for the East Barnwell policy area. The policy does not set out a specific allocation or level of development for the area. Rather requirements are set out that development proposals at this location will be required to meet. As such an equivalent site option has not been appraised in Chapter 4 and the appraisal of the policy focusses on the criteria set out in the policy.

5.355 The SA effects for Policy S/AMC/EB: East Barnwell are shown in Table 5.31 and described below the table.

Table 5.31: Policy S/AMC/EB: East Barnwell

SA Objective	Policy S/AMC/EB
1. Housing	+
2. Access to services and facilities	+
3. Social inclusion and equalities	+

SA Objective	Policy S/AMC/EB
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	+

5.356 Policy S/AMC/EB: East Barnwell sets out that the area to the north of Newmarket Road is an appropriate location for residential uses. This is subject to additional townscape analysis being undertaken for the area. Given that the policy could support the delivery of new homes within the area, minor positive effects are expected in relation to SA objective 1: Housing.

5.357 The policy supports the creation of a balanced and attractive environment, the vitality and viability of the Barnwell Road Local Centre and improved connections within and beyond the site. By encouraging integration with surrounding neighbourhoods and therefore enhancing access to services and facilities within the local centre, the policy is expected to have minor positive effects in relation to SA objective 2: Access to services and facilities. The policy approach of promoting integration and improving public realm is also likely to support community interaction and cohesion, resulting in minor positive effects in relation to SA objective 3: Social inclusion and equalities.

5.358 The policy promotes enhanced walking and cycling infrastructure, improved connections, and public realm enhancements, which are likely to encourage active travel and healthier lifestyles. As such, minor positive effects are identified in relation to SA objective 4: Health. Furthermore, improved connectivity and measures to reduce vehicular congestion are likely to encourage modal shift away from private car use, contributing to reduced emissions and improved air quality. Therefore, minor positive effects are also expected in relation to SA objective 12: Climate change mitigation and SA objective 13: Air quality.

5.359 The policy requires development to support character enhancements and public realm improvements and be informed by townscape analysis, particularly for sites north of Newmarket Road. These principles will help ensure that development enhances the character and appearance of the area. As such, minor positive effects are expected for SA objective 6: Landscape and townscape.

5.360 By supporting more efficient use of sites, particularly in relation to redevelopment opportunities north of Newmarket Road, the policy promotes the optimisation of land within the existing urban area. Therefore, significant positive effects are identified for SA objective 8: Efficient use of land.

5.361 The nature of the improvements supported by the policy is likely to attract business growth and those considering working in the area. Uses at the site are expected to include retail and community uses which will support the functioning of the local centre and provide the creation of jobs in the area. Therefore, minor positive effects are identified in relation to SA objective 14: Economy. A minor positive effect is also recorded in relation to SA objective 15: Employment.

Policy S/AMC/FBG: Fitzroy/Burleigh Street/Grafton Area of Major Change

5.362 Policy S/AMC/FBG: Fitzroy/Burleigh Street/Grafton Area of Major Change sets out the approach for the Fitzroy/Burleigh Street/Grafton Area of Major Change. The policy does not set out a specific allocation or level of development for the area. Rather requirements are set out that development proposals at this location will be required to meet. As such an equivalent site option has not been appraised in Chapter 4 and the appraisal of the policy focusses on the criteria set out in the policy.

5.363 The SA effects for Policy S/AMC/FBG: Fitzroy/Burleigh Street/Grafton Area of Major Change are shown in Table 5.32 and described below the table.

Table 5.32: Policy S/AMC/FBG: Fitzroy/Burleigh Street/Grafton Area of Major Change

SA Objective	Policy S/AMC/FBG
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	+

SA Objective	Policy S/AMC/FBG
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	+

5.364 The policy seeks to support the vitality and viability of a key city centre area as a location for a mix of retail, leisure, cultural and other town centre uses. Within this location the delivery of improvements to public realm and connectivity will also be supported. The provision of a range of city centre uses, including those linked to ARU's East Road campus, and the enhancement of pedestrian and cycling linkages within the area will improve access to services and facilities in the plan area. As such, minor positive effects are expected in relation to SA objective 2: Access to services and facilities. The policy's focus on integration with surrounding neighbourhoods and improved public realm is also likely to encourage social interaction and community cohesion, resulting in minor positive effects in relation to SA objective 3: Social inclusion and equalities.

5.365 The emphasis on enhancing walking and cycling connections, creating a more permeable and legible street network and introducing shared surface streets is likely to promote active travel and healthier lifestyles. Public realm enhancements and better connectivity will also contribute positively to wellbeing of local people through improved urban environments. Therefore, minor positive effects are identified for SA objective 4: Health. In addition, improved connectivity and reduced congestion, supported by integrated movement strategies, are likely to encourage a modal shift away from private vehicles, contributing to reduced emissions and improved air quality. As such, minor positive effects are also expected in relation to SA objective 12: Climate change mitigation and SA objective 13: Air quality.

5.366 The policy places emphasis on responding positively to the historic environment, including the protection and enhancement of designated heritage assets such as 17 Fitzroy Street, as well as the retention and refurbishment of historic buildings and shopfronts across the area. As such, minor positive effects are expected in relation to SA objective 7: Historic environment. Furthermore, the requirement for an urban design-led approach, improvements to townscape

character, and enhanced relationships with surrounding streets will help ensure high quality design outcomes, leading to significant positive effects being recorded in relation to SA objective 6: Landscape and townscape.

5.367 The policy supports the redevelopment of the previously developed Grafton Shopping Centre site, alongside selective infill and redevelopment opportunities across the area. This approach optimises the use of land within a highly accessible city centre location and reduces pressure on undeveloped land elsewhere. Therefore, significant positive effects are identified in relation to SA objective 8: Efficient use of land.

5.368 The regeneration and intensification of a key city centre site, coupled with support for a wide range of commercial and cultural uses, is likely to strengthen the area's economic role and attractiveness to businesses. As such, significant positive effects are expected in relation to SA objective 14: Economy. Minor positive effects are also expected in relation to SA objective 15: Employment given that the policy supports conditions for job creation, although it does not include specific requirements for employment floorspace.

Policy S/AMC/SCL: South of Coldham's Lane

5.369 Policy S/AMC/SCL: South of Coldham's Lane sets out the approach for the South of Coldham's Lane policy area. The policy does not set out a specific allocation or level of development for the area. Rather requirements are set out that development proposals at this location will be required to meet. As such an equivalent site option has not been appraised in Chapter 4 and the appraisal of the policy focusses on the criteria set out in the policy.

5.370 The SA effects for Policy S/AMC/SCL: South of Coldham's Lane are shown in Table 5.33 and described below the table.

Table 5.33: Policy S/AMC/SCL: South of Coldham's Lane

SA Objective	Policy S/AMC/SCL
1. Housing	0
2. Access to services and facilities	+
3. Social inclusion and equalities	+
4. Health	++
5. Biodiversity and geodiversity	++
6. Landscape and townscape	+

SA Objective	Policy S/AMC/SCL
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	+

5.371 The policy supports development proposals where they deliver a comprehensively planned, mixed-use development integrated with strategic green infrastructure, biodiversity enhancement and sustainable transport infrastructure, including facilitating the delivery of the new Cambridge East railway station. Within the site as a whole, the policy supports the

5.372 the continued use of land in the north-east of the site for a range of employment uses, alongside ancillary retail and other facilities. The provision of these facilities, together with the requirement for a comprehensive masterplan and improved public access arrangements, is expected to support access to services and facilities and contribute to the vitality and viability of the wider area. As such, minor positive effects are expected in relation to SA objectives 2: Access to services and facilities and 3: Social inclusion and equalities.

5.373 The policy supports the delivery of a new urban country park in the area to the south-west as well as outdoor recreational uses and enhanced public access across the site. This approach will support opportunities for recreation, physical activity and social interaction. As such a significant positive effect is expected in relation to SA objective 4: Health. Safeguarding pedestrian and cycle links, including connections between Coldham's Lane, The Tins and the Cambridge East development site, would also encourage walking, wheeling and cycling, further supporting healthier lifestyles, whilst also encouraging modal shift away from private vehicles, helping to reduce emissions and improve air quality. As such, minor positive effects are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

5.374 In addition to the delivery of the new urban country part in the south-west of the site, the policy sets a requirement for new development to create Open Mosaic Habitat or equivalent habitat to deliver significant Biodiversity Net Gain. Development proposals are also required to respond positively to existing sites of local nature

conservation importance, Protected Open Space and the site's role as a strategic wildlife corridor. As such, significant positive effects are expected for the policy in relation to SA objective 5: Biodiversity and geodiversity.

5.375 The policy details that proposals must be appropriate in terms of height, massing, density and landscaping, having regard to important local and strategic views. Additionally, the policy requires development proposals to respond appropriately to designated and non-designated heritage assets and their settings, including the Mill Road Conservation Area. It further requires the undertaking of a Heritage Impact Assessment and the implementation of design-based mitigation measures to avoid adverse effects on heritage significance. As such, minor positive effects are expected for the policy in relation to SA objectives 6: Landscape and townscape and 7: Historic environment.

5.376 The policy promotes the redevelopment and comprehensive planning of land within an existing Area of Major Change, helping to optimise the use of land within the urban area whilst delivering multiple environmental and recreational benefits. The north east part of the site contain existing development and the policy will support a range of employment uses with ancillary retail and other facilities in this area. As such, minor positive effects are expected for the policy in relation to SA objective 8: Efficient use of land.

5.377 Minor positive effects are expected in relation to SA objective 10: Water and 11: Adaptation to climate change. This is because the policy requires development proposals to respond appropriately to environmental constraints including surface water flooding, existing lakes and chalk streams. The creation of green infrastructure, ecological enhancements and the proposed urban country park may also help support sustainable water management and increase resilience to the effects of climate change. However, no specific requirements relating to SuDS, water efficiency or climate adaptation measures are included in the policy.

5.378 The policy supports the continued provision of employment uses within the north-eastern parcel of the site whilst improving the overall attractiveness, accessibility and environmental quality of the area. The policy's regenerative approach, supported by a masterplan framework is likely to support continued economic activity in the area. Therefore, significant positive effects are expected in relation to SA objective 14: Economy. Minor positive effects are identified in relation to SA objective 15: Employment, as the policy supports the enhancement of uses that may support employment generation, although it does not specify the scale of employment development to be delivered.

Policy S/AMC/AS: Abbey Stadium

5.379 Policy S/AMC/AS: Abbey Stadium sets out the approach for the South of Abbey Stadium policy area. The policy does not set out a specific allocation or level of development for the area. Rather requirements are set out that development proposals at this location will be required to meet. As such an equivalent site option has not been appraised in Chapter 4 and the appraisal of the policy focusses on the criteria set out in the policy.

5.380 The SA effects for Policy S/AMC/AS: Abbey Stadium are shown in Table 5.34 and described below the table.

Table 5.34: Policy S/AMC/AS: Abbey Stadium

SA Objective	Policy S/AMC/AS
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	+
11. Adaptation to climate change	+
12. Climate change mitigation	+
13. Air quality	+
14. Economy	+
15. Employment	+

5.381 Policy S/AMC/AS: Abbey Stadium seeks to enhance the visitor experience at the stadium through a comprehensive masterplan which includes improvements to facilities within and around the stadium, opportunities to use the stadium and associated facilities on non-match days and enhanced accessibility to the site. These measures will support access to services and facilities in the plan area. They are also likely to encourage use of community and leisure assets which could support community integration. As such, minor positive effects are expected for the policy in

relation to SA objectives 2: Access to services and facilities and 3: Social inclusion and equalities.

5.382 The policy requires improved active travel and public transport connections to Cambridge City Centre, railway stations and Newmarket Park and Ride, alongside improved bus infrastructure on Newmarket Road, enhanced links to existing footpaths and cycleways and provision of safe and secure cycle parking. These measures will encourage walking, wheeling, cycling and public transport use, supporting healthier lifestyles and increased levels of physical activity. Furthermore, improvements to transport infrastructure, together with requirements to resolve road network capacity and congestion issues on match days, are likely to encourage modal shift away from private vehicles, helping to reduce emissions and improve air quality. As such, minor positive effects are expected in relation to SA objectives 4: Health, 12: Climate change mitigation and 13: Air quality.

5.383 The policy requires development proposals to protect sensitive ecological assets close to the site, including Coldham's Common and Coldham's Brook and to retain existing trees along its western edge whilst providing additional planting to soften views into the site. An urban design led approach will further inform the scale and massing of development proposals, whilst minimising adverse impacts on adjacent residential properties and open spaces. Furthermore, the policy requires development proposals to preserve or enhance the setting of nearby designated heritage assets, including the Grade II listed buildings at 529 and Papermills Newmarket Road, the Grade I listed Leper Chapel and the Riverside Conservation Area. The requirement for an Historic Impact Assessment will also help ensure that potential impacts relating the historic environment are appropriately identified and mitigated. As such, minor positive effects are expected for the policy in relation to SA objectives 5: Biodiversity and geodiversity, 6: Landscape and townscape and 7: Historic environment.

5.384 The policy supports the redevelopment of a developed site through a masterplan framework. By directing development towards an existing urban location and promoting the more effective use of land and facilities, including opportunities for use outside of match days, the policy is expected to support the efficient use of land in the plan area. As such, minor positive effects are expected in relation to SA objective 8: Efficient use of land.

5.385 Minor positive effects are also expected in relation to SA objectives 10: Water and 11: Adaptation to climate change. This is because the policy requires development to be supported by the preparation of a sustainable drainage strategy and consideration of adjacent Flood Zones 2 and 3. These measures are expected to

help manage surface water and reduce potential flood risk associated with nearby watercourses.

5.386 The policy supports investment in a key sporting and leisure destination and seeks to improve accessibility, visitor experience and the overall quality of the environment. The opportunity to increase use of the stadium and associated facilities beyond match days may further support local economic activity and visitor spending. Therefore, minor positive effects are expected in relation to SA objective 14: Economy. Minor positive effects are also identified in relation to SA objective 15: Employment, as improvements to the stadium and associated facilities may support existing jobs and create additional employment opportunities, although the policy does not specifically allocate employment development.

Policy S/PRIA: Public Realm Improvement Areas (PRIAs) in Cambridge

5.387 The policy sets out the overall 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

5.388 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 overall requirements set out in the policy. The SA effects for Policy S/PRIA are shown in Table 5.35 and described below the table. The individual PRIA policies are appraised separately below.

Table 5.35: 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	+

SA Objective	Draft policy
5. Biodiversity and geodiversity	0
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	0

5.389 Policy S/PRIA seeks to ensure development proposals within the PRIAs incorporate a range of mixed uses spaces and multiple functions. 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.

5.390 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 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

5.391 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. The design requirements and public realm improvements are also likely to support the protection of the setting of the area's heritage assets. As such minor positive effects are expected in relation to SA objective 7: Historic Environment.

5.392 Given that the policy could help bring existing buildings back into use, and it requires development to incorporate the principles of sustainable design and construction, minor positive effects are expected in relation to SA objective 8: Efficient use of land and SA objective 9: Minerals.

5.393 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. Therefore, minor positive effects are expected for SA objectives 12: Air Quality and 13: Climate change mitigation.

5.394 As the policy seeks to ensure that development within a PRIA takes account of the area's existing urban character, local shops and services and to support and improve these, 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.

Policy S/PRIA/CRP: Cambridge Retail Park

5.395 The policy sets out the approach to the provision of public realm improvements within the Cambridge Retail Park Public Realm Improvement Area. The policy does not set out specific allocations or levels of development within the area. As such the appraisal is focussed on the requirements set out in the policy.

5.396 The SA effects for Policy S/PRIA/CRP: Cambridge Retail Park are shown in Table 5.36 and described below the table.

Table 5.36: Policy S/PRIA/CRP: Cambridge Retail Park

SA Objective	S/PRIA/CRP
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	++
7. Historic environment	+
8. Efficient use of land	+

SA Objective	S/PRIA/CRP
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	+
15. Employment	0

5.397 Policy S/PRIA/CRP supports the accessibility, vitality and viability of Cambridge Retail Park and requires development proposals to create a positive, balanced and attractive environment. The policy also supports improved integration with the adjacent Beehive Centre development and surrounding neighbourhoods, as well as public realm improvements, improved connections and a more permeable and legible network for pedestrians and cyclists. This is likely to help support access to the retail park and associated services and facilities for people, while also helping to create a more attractive and accessible place where people can move through and spend time. The policy also requires proposals for reconfiguration to provide a material improvement in the quality of the retail park's environment and public realm, including supporting outdoor cultural activities, and requires proposals to be designed to ensure safety for all surface users and to improve the management of servicing. These provisions are likely to support informal social interaction, help improve the role of the area as a place used by surrounding communities, encourage more active modes of travel, and support healthier lifestyle choices through walking and cycling. Therefore, minor positive effects are expected in relation to SA objective 2: Access to services and facilities, SA objective 3: Social inclusion and equalities and SA objective 4: Health.

5.398 The policy has a strong focus on public realm, streetscape design, character enhancement along Newmarket Road, improved urban relationships with the Beehive Centre development and surrounding neighbourhoods, and an urban design led approach to scale and massing. Proposals to reconfigure the retail park are required to deliver a material improvement in the quality of the retail park's environment and public realm as part of the area's place-making strategy. Given this focus on improving townscape quality, character and sense of place within an existing retail park environment, significant positive effects are expected in relation to SA objective 6: Landscape and townscape.

5.399 The policy requires proposals, where feasible, to consider the impact on, and protect and enhance, the Grade II Listed Buildings opposite Newmarket Road,

comprising 247 Newmarket Road and the Cambridge Gas Company War Memorial, and their setting. This is likely to help ensure that development proposals respond positively to nearby designated heritage assets. Minor positive effects are therefore expected in relation to SA objective 7: Historic environment.

5.400 The policy relates to an existing retail park and supports its reconfiguration, including the potential provision of additional floorspace, guided by an overarching development and environmental strategy framework. This has potential to support the more efficient use of previously developed land within Cambridge. Therefore, minor positive effects are expected in relation to SA objective 8: Efficient use of land.

5.401 The policy supports improved pedestrian and cyclist connections through the site and with adjacent development sites, including routes linking Riverside, the Beehive and Petersfield. It also supports character enhancements along Newmarket Road with improved connections and facilities for pedestrians and cyclists to help reduce vehicular congestion, as well as improved management of servicing to support more efficient movement through the site. This is likely to support modal shift away from private vehicles for some local trips, help reduce emissions of carbon dioxide and contribute to reduced emissions of air pollutants from traffic in the local area. Therefore, minor positive effects are expected in relation to SA objective 12: Climate change mitigation and SA objective 13: Air quality.

5.402 The policy supports the accessibility, vitality and viability of Cambridge Retail Park and allows for reconfiguration to provide additional floorspace where this is guided by an overarching development and environmental strategy framework and delivers improvements to the quality of the environment and public realm. This is likely to help maintain the attractiveness and function of the retail park and support consumer activity in the area. Therefore, minor positive effects are identified in relation to SA objective 14: Economy.

Policy S/PRIA/MC: Mitcham's Corner

5.403 The policy sets out the approach to the provision of public realm improvements within the Mitcham's Corner Public Realm Improvement Area. The policy does not set out specific allocations or levels of development within the area. As such the appraisal is focussed on the requirements set out in the policy.

5.404 The SA effects for Policy S/PRIA/MC: Mitcham's Corner are shown in Table 5.37 and described below the table.

Table 5.37: Policy S/PRIA/MC: Mitcham's Corner

SA Objective	Policy S/PRIA/MC
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	++
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

5.405 Policy S/PRIA/MC is set out to ensure development proposals within Mitcham's Corner contribute to improvements to the public realm, support sustainable transport modes and help to create a stronger sense of place. The policy also requires development proposals to support existing local shops, pubs and other local services. As a result, minor positive effects are identified in relation to SA objective 2: Access to services and facilities. The support set out in the policy for public realm improvements, more active street frontages, wider pavements, more direct crossings and the creation of new public spaces is also likely to support the delivery of places where people who live, work or visit Cambridge can meet and engage in informal interactions. Therefore, minor positive effects are expected for the policy in relation to SA objective 3: Social inclusion and equalities.

5.406 Supporting improved access by more active and sustainable modes within Mitcham's Corner is likely to promote increased levels of physical activity in the plan area. The policy also supports the creation of a more comfortable and simplified pedestrian environment through wider pavements, more direct crossings and the removal of pedestrian guardrails and unnecessary signage. The policy is therefore likely to have minor positive effects in relation to SA objective 4: Health.

5.407 The protection and improvement of the public realm within Mitcham's Corner is likely to benefit the townscape and existing character of the area. The policy outlines that development proposals should contribute to the creation of a sense of place, restore a more active street frontage, contribute to a human-scale environment and deliver coordinated streetscape and public realm improvements. The policy also requires new development to enhance the character of the area by creating a block structure and building forms that moderate the scale and massing of new development, and by responding to the context and prevailing character of the area. Therefore, significant positive effects are expected in relation to SA objective 6: Landscape and townscape.

5.408 The policy includes requirements which are likely to support the protection of the setting of the area's heritage assets, including for development to integrate positively with the historic environment and the surrounding neighbourhoods, including important views across the River Cam from the southern riverbank. It also requires development to protect and enhance the setting and character of the Historic Core, Central, Castle and Victoria Road and De Freville Conservation Areas and listed assets within, or in close proximity to, the site, including Grade II listed telephone kiosks. The requirement for a Heritage Impact Assessment is also likely to help ensure potential impacts on heritage assets are identified and appropriately addressed. Therefore, significant positive effects are expected in relation to SA objective 7: Historic environment.

5.409 The support set out in the policy for improved sustainable transport connectivity may result in more limited emissions of carbon dioxide and air pollutants. Measures such as rebalancing the needs of pedestrians and cyclists over motor vehicles, creating a low-speed environment, reducing the physical and visual width of the carriageway and removing or revising the existing gyratory system could help to support modal shift away from private car use and contribute to more attractive active travel routes. Therefore, minor positive effects are expected for SA objective 12: Climate change mitigation and SA objective 13: Air quality.

5.410 It is expected that the public realm improvements set out in the policy will support the creation of a more attractive and accessible location within Cambridge. The policy also specifically supports existing local shops, pubs and other local services. This is likely to support the creation of an area 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.

Policy S/PRIA/EG: Eastern Gate

5.411 The policy sets out the approach to the provision of public realm improvements within the Eastern Gate Public Realm Improvement Area. The policy does not set out specific allocations or levels of development within the area. As such the appraisal is focussed on the requirements set out in the policy.

5.412 The SA effects for Policy S/PRIA/EG: Eastern Gate are shown in Table 5.38 and described below the table.

Table 5.38: Policy S/PRIA/EG: Eastern Gate

SA Objective	Policy S/PRIA/EG
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	+
15. Employment	0

5.413 Policy S/PRIA/EG is likely to support improved access to services and facilities, social inclusion and health. This benefit is expected given that it includes requirements for development proposals to improve connectivity, enhance existing and/or provide new direct crossings, and integrate positively with the adjacent Cambridge Retail Park, Beehive Centre, Fitzroy/Burleigh Street/Grafton Area and surrounding neighbourhoods. The policy is also required to create a more comfortable and simplified pedestrian environment. These measures are likely to help improve access to nearby centres, shops and services, particularly for people walking and cycling, while also supporting increased levels of active travel. The policy also supports the delivery of coordinated streetscape and public realm

improvements, opportunities for new public spaces, and improved visual and physical connections between existing and newly created open spaces. These measures are likely to support the creation of more inclusive and attractive spaces where people can meet and engage in informal interactions. Therefore, minor positive effects are expected in relation to SA objectives 2: Access to services and facilities, SA objective 3: Social inclusion and equalities and SA objective 4: Health.

5.414 As part of the approach to delivering a more comfortable environment for pedestrians, the policy sets out that proposals should provide more street trees. This type of provision is likely to support habitat connectivity in the Eastern Gate area. The incorporation of street trees is also likely to support climate change resilience by supporting increased shading in this part of Greater Cambridge. Therefore, minor positive effects are expected in relation to SA objectives 5: Biodiversity and geodiversity and 11: Adaptation to climate change.

5.415 The policy is focussed on enhancing the character of the Eastern Gate area and delivering coordinated streetscape and public realm improvements to streets and junctions. It also requires an urban design led approach to inform the appropriate scale and massing of development proposals, supported by townscape analysis and a character appraisal. These requirements are likely to help ensure that development achieves well designed buildings that fit into their wider context and enhance the character and open space of the area. Given the policy's clear focus on improving the quality, legibility and character of the area including in relation to public realm, significant positive effects are expected in relation to SA objective 6: Landscape and townscape.

5.416 The policy supports the reinforcement or re-establishment of historic routes, including integrating with or supporting any proposal for the future re-modelling of Elizabeth Way Roundabout and the re-establishment of the historic route and direct visual links between Occupation Road and Abbey Road. The policy also requires townscape analysis and character appraisal to evidence how development will fit into its wider context and enhance the character of the area. These measures are likely to help support the conservation and enhancement of heritage assets and their settings in the area. Therefore, minor positive effects are expected in relation to SA objective 7: Historic environment.

5.417 The support set out in the policy for improved walking and cycling connectivity and more direct crossings, as well as the creation of a low vehicle speed environment is likely to encourage modal shift away from private car use and help create a better connected active travel network. This approach is to be undertaken in line with a movement strategy for the area that integrates development proposals with wider proposals of the Greater Cambridge Partnership or the Transport

Authority. These measures are may help to reduce reliance on private car trips and limit emissions of carbon dioxide and air pollutants within the Eastern Gate area. Therefore, minor positive effects are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

5.418 The policy is likely to support the creation of a more attractive, accessible and legible environment within Eastern Gate, with improved connections to nearby commercial and mixed-use areas including Cambridge Retail Park, the Beehive Centre and Fitzroy/Burleigh Street/Grafton Area. This is likely to help make the area more attractive, supporting local economic activity. Minor positive effects are therefore expected in relation to SA objective 14: Economy.

Policy S/PRIA/MR: Mill Road

5.419 The policy sets out the approach to the provision of public realm improvements within the Mill Road Public Realm Improvement Area. The policy does not set out specific allocations or levels of development within the area. As such the appraisal is focussed on the requirements set out in the policy.

5.420 The SA effects for Policy S/PRIA/MR: Mill Road are shown in Table 5.39 and described below the table.

Table 5.39: Policy S/PRIA/MR: Mill Road

SA Objective	Policy S/PRIA/MR
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	++
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	+

SA Objective	Policy S/PRIA/MR
14. Economy	+
15. Employment	0

5.421 Policy S/PRIA/MR is set out to ensure that development proposals within the Mill Road area support the vitality and viability of the area for retail, leisure, cultural, faith and other associated town centre activities. As a result, the policy is likely to support access to services and facilities within the Mill Road area. The support set out in the policy for the delivery of public realm improvements, place making and a more comfortable pedestrian environment is also likely to support the delivery of places where people can meet and engage in informal interactions. In addition, supporting improved access by more active and sustainable modes is likely to promote increased levels of physical activity in the plan area. The policy's focus on creating a more comfortable pedestrian environment, reducing vehicle speeds and reclaiming public realm is also likely to support wellbeing and perceptions of safety. Therefore, minor positive effects are expected in relation to SA objective 2: Access to services and facilities, SA objective 3: Social inclusion and equalities and SA objective 4: Health.

5.422 The protection and improvement of public realm within the Mill Road area is likely to benefit the townscape and existing character. The policy is clear that development proposals should create a positive, balanced and attractive environment and should deliver coordinated streetscape and public realm improvements which emphasise place making over vehicle movement. The policy also seeks to create clear gateways and entry points into existing and new residential neighbourhoods and to use an appropriate and durable palette of materials. Given the policy's focus on supporting the aesthetic quality, local distinctiveness and sense of place of the Mill Road area, significant positive effects are expected in relation to SA objective 6: Landscape and townscape.

5.423 The policy is likely to have benefits in relation to the historic environment, given its requirement for development proposals to protect and enhance Mill Road's historic distinctiveness and to preserve and enhance the Conservation Area. The requirement to use an appropriate and durable palette of materials that is appropriate in a Conservation Area setting is also likely to support the conservation and enhancement of local historic character. Therefore, significant positive effects are expected in relation to SA objective 7: Historic environment.

5.424 The policy's support for promoting and coordinating sustainable transport modes is likely to encourage modal shift away from private car use, which may help to limit carbon dioxide emissions from transport in the Mill Road area. The policy's support for public realm improvements which emphasise place making over vehicle

movement, especially at junctions, together with measures to reduce vehicle speeds and improve the pedestrian environment, could also help to support more sustainable movement patterns and contribute to more limited emissions of air pollutants.

Therefore, minor positive effects are expected in relation to SA objective 12: Climate change mitigation and SA objective 13: Air quality.

5.425 It is expected that the improvements set out in the policy will support the creation of a more attractive and accessible location in Greater Cambridge. The policy is also directly supportive of the vitality and viability of the Mill Road area for retail, leisure, cultural, faith and other associated town centre activities, and seeks to protect and enhance Mill Road's characteristic range of smaller independent retailers and traders. This is likely to support the creation of an area 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.

Policy S/PRIA/HRRS: Hills Road and Regent Street Corridor

5.426 The policy sets out the approach to the provision of public realm improvements within the Hills Road and Regent Street Corridor Public Realm Improvement Area. The policy does not set out specific allocations or levels of development within the area. As such the appraisal is focussed on the requirements set out in the policy.

5.427 The SA effects for Policy S/PRIA/HRRS: Hills Road and Regent Street Corridor are shown in Table 5.40 and described below the table.

Table 5.40: Policy S/PRIA/HRRS: Hills Road and Regent Street Corridor

SA Objective	Policy S/PRIA/HRRS
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	++
7. Historic environment	++
8. Efficient use of land	0
9. Minerals	0
10. Water	0

SA Objective	Policy S/PRIA/HRRS
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	+
15. Employment	0

5.428 Policy S/PRIA/HRRS supports coordinated streetscape and public realm improvements along the Hills Road and Regent Street Corridor. These measures are likely to improve accessibility to existing services, facilities and destinations, including the Cambridge Leisure Park District Centre, while creating more attractive and inclusive public spaces. They would also support walking and cycling, informal interaction, pedestrian activity and wellbeing, including through the provision of street trees and improvements to the quality of the public realm. Therefore, minor positive effects are expected in relation to SA objective 2: Access to services and facilities, SA objective 3: Social inclusion and equalities and SA objective 4: Health.

5.429 The policy supports coordinated public realm and streetscape improvements, with an emphasis on placemaking over vehicle movement. Measures including reallocated highway space, wider pavements, reduced clutter, improved crossings, street trees, clear gateways and durable materials are likely to improve the character, appearance and distinctiveness of the Hills Road and Regent Street Corridor and strengthen its sense of place. Significant positive effects are therefore expected in relation to SA objective 6: Landscape and townscape.

5.430 The policy requires development proposals to protect and enhance the New Town and Glisson Road Conservation Area and the Listed Buildings and Assets within the policy area, including their setting. The policy also identifies specific projects that would improve the setting of Our Lady of the English Martyrs Church at Hyde Park Corner and re-establish historic routes and gateways into existing residential neighbourhoods. Given the specific focus on protecting and enhancing heritage assets and their settings, significant positive effects are expected in relation to SA objective 7: Historic environment.

5.431 The policy supports improved conditions for walking and cycling along the corridor, including through wider pavements, improved cycle parking, more direct crossings, reduced barriers, traffic management, reallocated highway space and better connections to Cambridge Leisure Park and active travel proposals. By helping to give greater priority to walking and cycling, support modal shift away from private car use and reduce congestion, the policy may contribute to lower greenhouse gas

emissions and associated benefits for air quality. Minor positive effects are therefore expected in relation to SA objective 12: Climate change mitigation and SA objective 13: Air quality.

5.432 The policy is likely to support the creation of a more attractive, accessible and higher quality corridor, including improvements to Regent Street, Hyde Park Corner, Cambridge Leisure Park District Centre and key junctions. These improvements are likely to make the area more attractive and may support the vitality of existing commercial and leisure destinations within the corridor. Minor positive effects are therefore identified in relation to SA objective 14: Economy.

Policy S/PRIA/OPML: Old Press/Mill Lane

5.433 The policy sets out the approach to the provision of public realm improvements within the Old Press/Mill Lane Public Realm Improvement Area. The policy does not set out specific allocations or levels of development within the area. As such the appraisal is focussed on the requirements set out in the policy.

5.434 SA effects for Policy S/PRIA/OPML: Old Press/Mill Lane are shown in Table 5.41 and described below the table.

Table 5.41: Policy S/PRIA/OPML: Old Press/Mill Lane

SA Objective	Policy S/PRIA/OPML
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	Policy S/PRIA/OPML
14. Economy	+
15. Employment	0

5.435 Policy S/PRIA/OPML supports improved accessibility and permeability through the site, safer streets and priority for pedestrians and cyclists. Given the site's central location, these improvements are likely to help improve movement through the area and access to nearby services and facilities. As such, minor positive effects are expected in relation to SA objective 2: Access to services and facilities. The policy also supports the creation and enhancement of areas of public open space and public realm, potentially including a new public space fronting on to the river. This is likely to support the delivery of places where people can meet and engage in informal interactions. As such minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities.

5.436 Supporting improved access by active modes, including safer streets with priority for pedestrians and cyclists and high quality, well-designed cycle parking, is likely to promote increased levels of walking and cycling in the plan area. The creation and enhancement of public open space and public realm is also likely to support wellbeing and outdoor interaction. The policy is therefore likely to have minor positive effects in relation to SA objective 4: Health.

5.437 The policy requires development proposals to complement and enhance the wider setting of the site, including the green corridor formed by the River Cam and the surrounding Greens and Fens. The creation and enhancement of public open space and public realm may also provide opportunities for benefits in relation to the natural environment. As such minor positive effects are identified for the policy in relation to SA objective 5: Biodiversity and geodiversity.

5.438 The policy includes clear requirements for high-quality public realm, the creation and enhancement of public open space, and high-quality sustainable new buildings of innovative design which contribute positively to their surroundings. The policy also requires development proposals to complement and enhance the wider setting of the site, including the River Cam and surrounding Greens and Fens. Given the policy's focus on supporting the aesthetic quality of the site and its wider setting, significant positive effects are expected in relation to SA objective 6: Landscape and townscape.

5.439 The policy requires development proposals to preserve and enhance the special historic character and appearance of heritage assets, including the Cambridge Historic Core conservation area, Grade II listed assets and numerous

Grade II listed buildings onsite and adjoining the site and their settings. The policy also supports adaptive reuse of existing buildings where possible and requires new buildings to contribute positively to the Cambridge Historic Core conservation area and the settings of listed buildings. As such significant positive effects are expected in relation to SA objective 7: Historic environment.

5.440 Development within the Old Press/Mill Lane site is required by the policy to create opportunities for the adaptive reuse of existing buildings, where possible. The policy also supports opportunities for redevelopment to provide high-quality, sustainable new buildings. Given that the policy could help bring existing buildings back into use and support the efficient reuse of land within a central urban location, minor positive effects are expected in relation to SA objective 8: Efficient use of land.

5.441 Given the support set out in the policy for high-quality sustainable buildings, adaptive reuse of existing buildings where possible, minimising non-essential car parking, improved accessibility and permeability, safer streets with priority for pedestrians and cyclists, and high-quality cycle parking, more limited emissions of carbon dioxide may result. Therefore, minor positive effects are expected in relation to SA objective 12: Climate change mitigation. These measures may also help to limit emissions of air pollutants associated with private vehicle use. As such minor positive effects are expected in relation to SA objective 13: Air quality.

5.442 It is expected that the improvements set out in the policy, including high-quality public realm, enhanced open space, improved accessibility, innovative design and enhancement of the site's wider setting, will support the creation of a more attractive and accessible location within central Cambridge. This is likely to support the attractiveness of the area and may help support the wider local economy. Therefore, minor positive effects are identified in relation to SA objective 14: Economy.

The Edge of Cambridge

5.443 This section sets out the appraisal of site allocation policies included in section 3.2 of the Local Plan for the Edge of Cambridge, which are divided into:

- Site Allocations on the Edge of Cambridge:
 - Policy S/CE: Cambridge East
 - Policy S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital)
 - Policy S/WC: West Cambridge
 - Policy S/ED: Eddington

- Policy S/HHR: Land between Huntingdon Road and Histon Road (Darwin Green), Cambridge
- Policy S/EOC/NWO: Land North of Worts' Causeway
- Policy S/EOC/SWO: Land South of Worts' Causeway
- Policy S/EOC/BS: Bell School, Babraham Road
- Policy S/EOC/FRE: Fulbourn Road East
- Policy Areas on the Edge of Cambridge:
 - Areas of Major Change (policy references S/AMC/xxx)

Site Allocations on the Edge of Cambridge

Policy S/CE: Cambridge East

5.444 The site allocated by Policy S/CE benefits from planning permission (18/0481/OUT, S/1231/18/OL and 23/04936/FUL) and the grant of planning permission and the effects of development will have been subject to detailed scrutiny through the planning application process. Given that the permissions only cover part of the site, it has also been subject to assessment by GCSP through the HELAA (reference OS273), and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.445 The SA effects for Policy S/CE: Cambridge East are shown in Table 5.42 and described below the table.

Table 5.42: Policy S/CE: Cambridge East

SA Objective	Policy S/CE
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	Policy S/CE
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	++

5.446 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.

5.447 The site is close to existing services and facilities within Cambridge city and will provide new infrastructure, including a new mixed-use district centre, cultural, leisure, education, health, community, faith and retail uses. 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 policy sets out that the delivery of services and facilities will occur to create walkable and wheelable 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 mobility hubs and with potential future access to Cambridge East railway station. 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 objective 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.

5.448 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, green infrastructure, sports and leisure facilities, including a swimming pool, indoor sports hall and outdoor pitches. Furthermore, residents will benefit from connections to strategic green infrastructure beyond the site, including links towards the Wicken Fen Vision area. As such significant positive effects are expected in relation to SA objective 4: Health.

5.449 The provision of easily accessible services and facilities, including community, faith, cultural and leisure facilities is expected to help promote community cohesion and integration. The policy also supports an inclusive and intergenerational community, including provision for older people, those with disabilities and Gypsy and Traveller pitches. 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.

5.450 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, optimise biodiversity value, connect to existing habitats and respond to the Local Nature Recovery Strategy and Cambridge Nature Network. 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 respect heritage assets, including the rural setting of Teversham and Teversham Conservation Area, and to establish a strategy for the conservation and enjoyment of the historic environment. 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, landscape, strategic views, dynamic views and heritage assets, is also likely to benefit the character of the area. Therefore, minor positive effects are expected in relation to SA objective 6: Landscape and townscape.

5.451 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. The policy also requires development to integrate Sustainable Urban Drainage Systems and flood mitigation measures as both functional and amenity features within the design of landscapes and open spaces. 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.

5.452 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.

5.453 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, including North East Cambridge and the Cambridge Biomedical Campus. The site is required by the policy to promote low car living, restrained parking provision and to be delivered in line with an agreed trip budget, 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 traffic movements. 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)

5.454 The site allocated by Policy S/CBC benefits from planning permission (06/0795/OUT, 06/0796/OUT and various planning consents in connection with Phase 1 and Phase 2 of the Biomedical Campus) and the grant of planning permission and the effects of development will have been subject to detailed scrutiny through the planning application process. Given that the planning permissions only covers parts of the site, it has also been subject to assessment by GCSP through the HELAA (reference OS276), and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.455 The SA effects for Policy S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) are shown in Table 5.43 and described below the table.

Table 5.43: Policy S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital)

SA Objective	Policy S/CBC
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	++

5.456 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 CUH/NHS campus workers, staff, students, or related populations. Whilst the policy does not include direct requirements relating to the delivery of affordable homes or homes that would serve a wider range of user types, it does seek to maximise the potential for collaboration and ingenuity across the Campus, including residential accommodation that promotes inclusion and affordability. The scale of housing to be delivered is also expected to incorporate a range of housing tenures and types that would help meet the needs of campus and related workers. Therefore, the policy is expected to have significant positive effects against SA objective 1: Housing.

5.457 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 500,000 net square metres of additional biomedical, biotechnology

and life sciences research and development, including commercial uses and medical research institutes. 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.

5.458 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. Furthermore, the policy states that new development must maximise the potential for collaboration and ingenuity across the Campus. Proposals for shared infrastructure, including affordable lab space, innovation hubs and residential accommodation that promotes inclusion and affordability will be supported.

5.459 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 well-connected framework of accessible 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.

5.460 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 enhance 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.

5.461 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 design partly on the design of proposals for the site.

5.462 Given that the extension site includes some of the 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.

5.463 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.

5.464 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 active travel and 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 wherever practical and viable, 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.

5.465 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/WC: West Cambridge

5.466 The site allocated by Policy S/WC benefits from planning permission (16/1134/OUT) and the grant of planning permission and the effects of development will have been subject to detailed scrutiny through the planning application process. Given that the planning permissions only covers parts of the proposed allocation, it has also been subject to assessment by GCSP through the HELAA (reference OS161), and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.467 The SA effects for Policy S/WC: West Cambridge are shown in Table 5.44 and described below the table.

Table 5.44: Policy S/WC: West Cambridge

SA Objective	Policy S/WC
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	++

5.468 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 mix of housing tenures or types supported. Therefore, minor positive effects are expected for SA objective 1: Housing.

5.469 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.

5.470 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.

5.471 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.

5.472 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 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. 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. 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 the specific design and layout of proposals for the site.

5.473 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/ED: Eddington

5.474 The site allocated by Policy S/ED benefits from planning permission (11/1114/OUT) and the grant of planning permission and the effects of development will have been subject to detailed scrutiny through the planning application process. Given that the planning permissions only covers parts of the site, it has also been subject to assessment by GCSP through the HELAA (reference OS274), and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.475 The SA effects for Policy S/ED: Eddington are shown in Table 5.45 and described below the table.

Table 5.45: Policy S/ED: Eddington

SA Objective	Policy S/ED
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	++

SA Objective	Policy S/ED
15. Employment	++

5.476 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.

5.477 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.

5.478 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.

5.479 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 includes several requirements relating to the protection of the natural environment in relation to the development of Eddington, including safeguarding the setting of Travellers Rest SSSI, as well as Washpit Brook and Chalk Marl; incorporating new green corridors and open spaces linked to the landscaped area to the west of the site; and requiring 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. The development of the site is also expected to result in 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. The policy also requires the protection of the setting of Cambridge, which is likely to benefit the settings of heritage assets in the area. The policy also seeks to ensure that the development preserves the historic Ridge and Farrow field pattern currently present within part of the site. 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 the specific design and layout of proposals for 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.

5.480 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.

5.481 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/HHR: Land between Huntingdon Road and Histon Road (Darwin Green), Cambridge

5.482 The site allocated by Policy S/HHR benefits from planning permissions (07/0003/OUT and 22/02528/OUT) 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 the site has not been subject to assessment by GCSP through the HELAA and an equivalent site option has not been appraised in Chapter 4 of this report. The SA effects identified for the site allocation policy therefore focus on the specific development requirements set out in the policy text.

5.483 The SA effects for Policy S/HHR: Land between Huntingdon Road and Histon Road (Darwin Green), Cambridge are shown in Table 5.46 and described below the table.

Table 5.46: Policy S/HHR: Land between Huntingdon Road and Histon Road (Darwin Green), Cambridge

SA Objective	Policy S/HHR
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

SA Objective	Policy S/HHR
10. Water	+
11. Adaptation to climate change	+
12. Climate change mitigation	+
13. Air quality	+
14. Economy	+
15. Employment	+

5.484 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.

5.485 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.

5.486 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.

5.487 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 and the Howes Place Conservation Area.

5.488 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.

5.489 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.

5.490 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/NWO: Land North of Worts' Causeway

5.491 The site allocated by Policy S/EOC/NWO benefits from planning permissions (20/01972/OUT and 23/04191/REM) 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 the site has not been subject to assessment by GCSP through the HELAA and an equivalent site option has not been appraised in Chapter 4 of this report. The SA effects identified for the site allocation policy therefore focus on the specific development requirements set out in the policy text.

5.492 The SA effects for Policy S/EOC/NWO: Land North of Worts' Causeway are shown in Table 5.47 and described below the table.

Table 5.47: Policy S/EOC/NWO: Land North of Worts' Causeway

SA Objective	Policy S/EOC/NWO
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	0
15. Employment	+

5.493 Policy S/EOC/NWO provides for the delivery of approximately 200 new homes on the edge of Cambridge. 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.

5.494 The policy text sets out that as part of development 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. These requirements are likely to have minor positive effects in relation to 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 and 15: Employment. The site is located close to Cambridge which benefits from a range of employment opportunities and services and facilities. The location of the site 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 is likely to help strengthen existing access to services and facilities and jobs. It is also likely to help reduce reliance on travel by car and carbon emissions and air pollution associated with this mode of transport.

5.495 The policy includes several mitigation requirements in relation to biodiversity. 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. The development is also required to ensure the retention or safe relocation of existing bat roosts at Netherhall Farm. Therefore, minor positive effects are expected for the policy in relation to SA objective 5: Biodiversity and geodiversity.

5.496 The policy requires a landscape-led approach to the design of development at the site. 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. 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 minor positive effects in relation to SA objective 6: Landscape.

5.497 The policy requires development at the site to provide archaeological mitigation to ensure that archaeological remains are preserved in-situ. The policy also seeks to ensure that new development protects and enhances heritage assets and their setting, including the Grade II listed Milestone and the Netherhall Farm Building of Local Interest. 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. As such, minor positive effects are expected for the policy in relation to SA objective 7: Historic environment.

Policy S/EOC/SWO: Land South of Worts' Causeway

5.498 The site allocated by Policy S/EOC/SWO benefits from planning permissions (19/1168/OUT, 22/02646/REM and 22/02646/REM) 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 the site has not been subject to assessment by GCSP through the HELAA and an equivalent site option has not been appraised in Chapter 4 of this report. The SA effects identified for the site allocation policy therefore focus on the specific development requirements set out in the policy text.

5.499 The SA effects for Policy S/EOC/SWO: Land South of Worts' Causeway are shown in Table 5.48 and described below the table.

Table 5.48: Policy S/EOC/SWO: Land South of Worts' Causeway

SA Objective	Policy S/EOC/NWO
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	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	+
15. Employment	+

5.500 Policy S/EOC/SWO provides for the delivery of approximately 230 new homes on the edge of Cambridge. 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.

5.501 The policy text sets out that active travel will be supported by the establishment of appropriate public footpaths linking the development with the surrounding chalk farmland 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. 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 and 15: Employment. The site is located close to Cambridge which benefits from a range of employment opportunities and services and facilities. The location of the site 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 is likely to help strengthen existing access to a range of services and facilities and jobs. It is also likely to help reduce reliance on travel by car and carbon emissions and air pollution associated with this mode of transport.

5.502 Policy S/EOC/SWO seeks to provide 400 square metres gross internal area of community and commercial space, which will encourage social interaction between residents and visitors, whilst the provision of new commercial space will create new opportunities for employment and economic development. As such, minor positive effects are expected for the policy in relation to SA objective 3: Social inclusion and equalities and 14: Economy.

5.503 The policy includes several mitigation requirements in relation to biodiversity. This includes retaining mature trees, meadow grass and swales as part of the development and the assessment of the wider site for potential to create an ecological corridor between the site and the Land North of Worts' Causeway site. Therefore, minor positive effects are expected for the policy in relation to SA objective 5: Biodiversity and geodiversity.

5.504 The policy requires a landscape-led approach to the design of development at the site. 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. 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 minor positive effects in relation to SA objective 6: Landscape.

5.505 The policy requires development at the site 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, including the Grade II listed Milestone and adjoining housing in addition to identified strategic viewpoints. As such, the minor positive effects are expected for the policy in relation to SA objective 7: Historic environment.

Policy S/EOC/BS: Bell School, Babraham Road

5.506 The site allocated by Policy S/EOC/BS benefits from planning permissions (06/0795/OUT, 12/1027/S73, 13/1118/S73 and 13/1786/REM) 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 the site has not been subject to assessment by GCSP through the HELAA and an equivalent site option has not been appraised in Chapter 4 of this report. The SA effects identified for the site allocation policy therefore focus on the specific development requirements set out in the policy text.

5.507 The SA effects for Policy S/EOC/BS: Bell School, Babraham Road are shown in Table 5.49 and described below the table.

Table 5.49: Policy S/EOC/BS: Bell School, Babraham Road

SA Objective	Policy S/EOC/BS
1. Housing	+
2. Access to services and facilities	+
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	0

SA Objective	Policy S/EOC/BS
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	+

5.508 Policy S/EOC/BS will provide 100 student rooms that will be carefully integrated into the adjacent educational site to help to meet its needs. As such, the policy will provide housing to help meet the needs of students in the plan area and will supporting the functioning of an existing education facility. By integrating the development into the existing education site, there is potential for design choices to limit adverse impacts on the established character of the area. Minor positive effects are therefore expected for the policy in relation to SA objective 1: Housing and 2: Access to services and facilities and 6: Landscape and townscape. By helping to sustain the operations of the adjacent educational site, the development could also contribute to economic growth through improved educational attainment and increased local employment opportunities. As such, minor positive effects are also identified in relation to SA objectives 14: Economy and 15: Employment.

Policy S/EOC/FRE: Fulbourn Road East

5.509 The site allocated by Policy S/EOC/FRE benefits from planning permission (21/00772/OUT, amended by 23/03182/S73) 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 the site has not been subject to assessment by GCSP through the HELAA and an equivalent site option has not been appraised in Chapter 4 of this report. The SA effects identified for the site allocation policy therefore focus on the specific development requirements set out in the policy text.

5.510 The SA effects for Policy S/EOC/FRE: Fulbourn Road East are shown in Table 5.50 and described below the table.

Table 5.50: Policy S/EOC/FRE: Fulbourn Road East

SA Objective	Policy S/EOC/FRE
1. Housing	0
2. Access to services and facilities	+
3. Social inclusion and equalities	0
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	+
13. Air quality	+
14. Economy	++
15. Employment	++

5.511 Policy S/EOC/FRE sets out that active travel will be supported as part of development of the site through the provision of safe and direct walking, cycling and wheeling connections that are integrated with the local movement network. It also states that development should integrate, financially contribute towards and complement existing and planned major transport proposals in the area, however it is not specified if this relates to the provision of public transport initiatives. Regardless, these requirements are likely to have minor positive effects in relation to SA objective 4: Health by encouraging walking and cycling. Minor positive effects are also expected in relation to SA objectives 2: Access to services and facilities, 12: Climate change mitigation, and 13: Air quality and 15: Employment. This is because the site is located close to Cambridge which benefits from a range of employment opportunities and services and facilities and development at this location is likely to reduce the need for new residents to have to travel longer distances on a regular basis. The incorporation of measures relating to walking and cycling (and potentially public transport) will support improved 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.

5.512 The policy sets out a number of requirements to preserve the setting of the site and nearby heritage assets. This includes careful consideration of design principles such as materials, massing and building siting to ensure that visual impacts on the Cambridge Green Belt, the Fulbourn Hospital Conservation Area and adjacent residential areas are minimised. The policy also requires the management of building heights to reduce effects on the surrounding landscape, the provision of a landscape buffer to mitigate impacts on the openness of the Green Belt and the appropriate excavation and levelling of the site to achieve an appropriate profile and setting that responds to the character and setting of the Cambridge Green Belt and the wider agricultural landscape. As such, minor positive effects are identified for the policy in relation to SA objectives 6: Landscape and townscape and 7: Historic environment.

5.513 The policy will deliver approximately 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. Access to the new jobs creation will also be supported by sustainable transport requirements set out in the policy.

Policy S/EOC/IDH: Ida Darwin Hospital

5.514 The site allocated by Policy S/EOC/IDH benefits from planning permission (S/0670/17/OL and 20/05199/REM) 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 the site has not been subject to assessment by GCSP through the HELAA and an equivalent site option has not been appraised in Chapter 4 of this report. The SA effects identified for the site allocation policy therefore focus on the specific development requirements set out in the policy text.

5.515 SA effects for Policy S/EOC/IDH: Ida Darwin Hospital are shown in Table 5.51Error! Reference source not found. and described below the table.

Table 5.51: Policy S/EOC/IDH: Ida Darwin Hospital

SA Objective	Policy S/EOC/IDH
1. Housing	+
2. Access to services and facilities	0
3. Social inclusion and equalities	+

SA Objective	Policy S/EOC/IDH
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	0
13. Air quality	0
14. Economy	0
15. Employment	0

5.516 Policy S/EOC/IDH: Ida Darwin Hospital is expected to have minor positive effects in relation to SA objective 1: Housing. The policy supports the delivery of approximately 200 homes on the eastern part of the Ida Darwin Hospital site. This will contribute towards housing delivery in the rural area.

5.517 Minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities. The redevelopment of the existing built footprint at the Ida Darwin Hospital site is likely to support regeneration of previously developed land and the integration of new residential development within an existing developed location. The requirement for a landscape green wedge on the western part of the site will also provide enhanced public access to the countryside.

5.518 Significant positive effects are expected in relation to SA objective 4: Health. The policy requires the redevelopment of the existing built footprint of the Ida Darwin Hospital into a different configuration, comprising residential redevelopment on the eastern part of the Ida Darwin site and the transfer of part of the building footprint to the Fulbourn Hospital site for new mental health facilities. This is likely to support improved healthcare provision in the area. The requirement to create a landscape green wedge on the western part of the site, providing enhanced public access to the countryside, is also likely to support health and wellbeing by increasing opportunities for outdoor recreation. The policy also requires appropriate noise and vibration mitigation to limit the impacts of the adjoining railway line on sensitive planning uses, which will help to protect the health and wellbeing of residents.

5.519 Minor positive effects are expected in relation to SA objective 6: Landscape and townscape. The policy includes specific requirements relating to the protection and enhancement of landscape character, including the creation of a landscape green wedge on the western part of the site to provide compensatory enhancement to Green Belt openness, and a landscape-led approach to site boundary configurations, particularly along the southern boundary of the Ida Darwin Hospital area. The siting and design of buildings is also required to respond positively to local character and setting.

5.520 Minor positive effects are expected in relation to SA objective 7: Historic environment. The policy identifies that siting and design of buildings, in relation to height, scale, form and materials, must respond positively to local character and setting to ensure no unacceptable adverse impacts on the setting of nearby heritage assets, including the Fulbourn Hospital Conservation Area. The policy also identifies the potential for archaeological remains within the site and requires development proposals to be accompanied by an appropriate archaeological assessment. These requirements will help to limit adverse effects.

5.521 A minor positive effect is expected in relation to SA objective 8: Efficient use of land. The policy supports the redevelopment of the existing built footprint of the Ida Darwin Hospital site, with residential redevelopment on the eastern part of the site and the transfer of part of the building footprint to the Fulbourn Hospital site for new mental health facilities. This is likely to support the reconfiguration and efficient use of previously developed land. The western part of the site is to be maintained as a landscape green wedge rather than being built out.

Policy Areas on the Edge of Cambridge

5.522 The policy areas do not set out specific allocations or levels of development within each area. As such, the appraisal of the policy areas is focused on the respective requirements set out in the policies.

Policy S/AMC/NEC: North East Cambridge

5.523 Policy S/AMC/NEC sets out the approach for the North East Cambridge policy area. The policy does not set out a specific allocation or level of development for the area. Rather criteria are set out that development proposals at this location will be required to meet. As such an equivalent site option has not been appraised in Chapter 4 and the appraisal of the policy focusses on the criteria set out in the policy.

5.524 The SA effects for Policy S/AMC/NEC: North East Cambridge are shown in Table 5.52Error! Reference source not found. and described below the table.

Table 5.52: Policy S/AMC/NEC: North East Cambridge

SA Objective	Policy S/AMC/NEC
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	++

5.525 Policy S/AMC/NEC: North East Cambridge designates this existing area of mixed use land as an Area of Major Change, stipulating that proposals within this area should support the development of a thriving, well-connected and mixed-use innovation district. The policy provides details on the scale and scope of development to establish a flexible and coordinated framework to guide long-term redevelopment and management of change. The policy supports residential development where it complements and supports employment and other uses in the innovation district and requires it to deliver a range of types and tenures of high-quality accommodation, including Build to Rent and tenures alongside general market and affordable homes. The policy area's focus though is more on supporting new or intensified commercial and research and development uses at existing campuses, including Cambridge Science Park, St John's Innovation Park and Cambridge Business Park, resisting loss of existing industrial floorspace in certain key areas (such as the Cowley Road Industrial Estate), and supporting Cambridge Regional College's role as an important education, skills and innovation hub. Development at North East Cambridge will 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, a minor

positive effect is expected in relation to SA objective 1: Housing, and significant positive effects are expected for SA objectives 14: Economy and 15: Employment.

5.526 North East Cambridge 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. The policy states that any development proposal within a designated Minerals and Waste Consultation Area for a safeguarded use will need to demonstrate that the proposal will not prejudice the operation of the safeguarded use. Therefore, a minor positive effect is recorded in relation to SA objective 9: Minerals.

5.527 The high density of development to be achieved within North East Cambridge 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 community, cultural, retail and social uses along key streets and public spaces alongside new housing and business and industrial floorspace is likely to help achieve a degree of self-containment at the site. The policy states that new development must support the creation of a complete and inclusive innovation district by contributing to the enhancement and/or expansion of existing neighbourhood facilities, ensuring any development is accompanied by appropriate local services and everyday amenities that support the day-to-day needs of residents, workers and visitors, including shops, food and beverage provision and on-site childcare facilities. Furthermore, the policy requires that development contributes to measures that enhance and prioritise active travel and public transport connections throughout the area and into neighbouring areas, building on the strategic connectivity provided by Cambridge North Railway Station and the Cambridge Guided Busway. North East Cambridge is already well served by public transport 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.

5.528 The policy encourages more active travel choices and delivery of new services and facilities, as well as high quality open space spaces linked to the wider green infrastructure network and 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, minor 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 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.

5.529 The policy states that new development should support a coordinated, multifunctional and connected green infrastructure network that protects, enhances and links existing ecological assets, landscape features and blue-green corridors within and adjoining the site. This includes the protection and enhancement of Bramblefields Local Nature Reserve and Cowley Road hedgerow City Wildlife Site. Therefore, a minor positive effect is expected in relation to SA objective 5: Biodiversity and geodiversity.

5.530 New development within North East Cambridge is expected to regenerate the area by providing a mix of uses, which is likely to improve the existing landscape and townscape, which already comprises built development. Development is required to locate increased building heights in well-justified positions, including activity centres, transport nodes and key movement corridors, where they reinforce legibility, assist wayfinding and contribute positively to the wider townscape, responding to the setting of the city. 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, a minor positive effect is identified in relation to SA objective 7: Historic environment.

5.531 The policy requires that development results in the protection/enhancement of water bodies within the site including the First Public Drain. Therefore, a minor positive effect is identified in relation to SA objective 10. The policy also requires that Sustainable Urban Drainage Systems and flood mitigation measures are incorporated at the site. Therefore, a minor positive effect is also expected in relation to SA objective 11: Adaptation to climate change.

Policy S/AMC/FH: Fulbourn Hospital

5.532 Policy S/AMC/FH: Fulbourn Hospital sets out the approach for the Fitzroy/Burleigh Street/Grafton policy area. The policy does not set out a specific allocation or level of development for the area. Rather requirements are set out that development proposals at this location will be required to meet. As such an

equivalent site option has not been appraised in Chapter 4 and the appraisal of the policy focusses on the criteria set out in the policy.

5.533 The SA effects for Policy S/AMC/FH: Fulbourn Hospital are shown in Table 5.53 and described below the table.

Table 5.53: Policy S/AMC/FH: Fulbourn Hospital

SA Objective	Policy S/AMC/FH
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	+
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	0
15. Employment	0

5.534 Policy S/AMC/FH: Fulbourn Hospital supports development at Fulbourn Hospital for appropriate healthcare facilities, including the relocation of part of the existing built footprint to Fulbourn Hospital to accommodate new mental health facilities. The policy also supports the creation of green wedges on both the Ida Darwin and Fulbourn Hospital sites to provide enhanced public access to the countryside, supporting opportunities for physical exercise and recreation. Minor positive effects are therefore identified for the policy in relation to SA objectives 2: Access to services and facilities and 4: Health.

5.535 Redevelopment at Fulbourn Hospital is required to create a landscape green wedge on the western part of the site to provide a compensatory enhancement to the openness of the Green Belt. Therefore, minor positive effects are identified for the policy in relation to SA objective 6: Landscape and townscape.

5.536 The policy stipulates that development at Fulbourn Hospital should respond to local character and context, ensuring no unacceptable harm to nearby heritage assets, including the Fulbourn Hospital Conservation Area. In addition, due to the area's archaeological potential, development proposals must be supported by an appropriate archaeological assessment setting out the significance, extent, character and condition of any remains, and the likely impact of the development on them. Therefore, minor positive effects are identified for the policy in relation to SA objective 7: Historic environment.

5.537 The provision of new healthcare facilities at Fulbourn Hospital through this policy is likely to help reduce the need for some patients, staff, and visitors to travel longer distances to access health services. While some residents may need to travel to this area for healthcare access, the focus on maintaining and enhancing a key healthcare location is expected to support more efficient patterns of travel. As such minor positive effects are expected for the policy in relation to SA objectives 12. Climate change mitigation and 13: Air quality.

New Settlements

5.538 This section sets out the appraisal of site allocation policies included in section 3.3 of the Local Plan for the Edge of Cambridge. There are only site allocation policies in this section (no policy areas) as follows:

- Policy S/CBN: Cambourne North
- Policy S/CB: Cambourne
- Policy S/GF: Land adjacent to A11 and A1307 at Grange Farm
- Policy S/NS: Northstowe
- Policy S/WNT: Waterbeach New Town
- Policy S/BA: Bourn Airfield New Village

Policy S/CBN: Cambourne North

5.539 The site allocated by Policy S/CBN does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (site reference OS275) and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.540 The SA effects for Policy S/CBN: Cambourne North are shown in Table 5.54 and described below the table.

Table 5.54: Policy S/CBN: Cambourne North

SA Objective	Policy S/CBN
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	Policy S/CBN
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	++

5.541 Policy S/CBN: Cambourne North is allocated for the further expansion of Cambourne to deliver approximately 13,000 homes (delivering 2,550 homes within the plan period), 10% of which are to be delivered as specialist accommodation. A total of 24 permanent Gypsy and Traveller pitches will be provided within but on the edge of the development, or outside but in close proximity to 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.

5.542 Cambourne North 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 dedicated faith spaces, a health hub, local spaces available for small-scale independent retail, and education facilities including early years, primary schools, secondary schools, sixth form and for special education needs. 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.

5.543 Significant negative but 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 and County Wildlife Sites, some of which form part of a foraging network for protected barbastelle bats, as well as 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. Additionally, the policy requires the incorporation of minimum buffer zones between ecological assets and any built form and infrastructure, to help limit ecological pressures. 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. These assessments must inform a masterplan process that protects, and where possible, enhances the Grade II Listed New Inn Farmhouse and its barns on the southern edge of the site, any non-designated heritage assets and areas of non-designated archaeology that may be of national significance, and also incorporates areas of open, pastoral structured spaces close to Elsworth and Papworth Everard to preserve their historic rural setting and sense of separation from other settlements. 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.

5.544 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. The policy also promotes a mix of densities as appropriate to different areas of the site, including higher density development at the Station Quarter and Town Centre quarter as well as at neighbourhood centres. The policy also encourages measures such as shared parking and servicing arrangements, which will help to promote a more efficient use of land, reducing the amount of land required for supporting infrastructure.

5.545 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. 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.

5.546 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. The policy stipulates that the movement and connectivity network design must facilitate a low car living approach, where walking and wheeling are the first choice for most residents, workers and visitors from the outset. The policy also promotes improvements to public transport within the site during the plan period, including the integration of the new East West Rail Station with appropriate access arrangements by all mode, in particularly active travel and public transport, facilitated by a multi-modal mobility hub and high-quality active travel infrastructure connecting the station to centres, neighbourhoods and surrounding settlements. However, this scale of development will potentially lead to an increase in some cars on the road, as some trips by new residents are likely to still be made by car. 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 and behaviour of new residents.

5.547 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 identify appropriate quantum, location, types and mix of employment 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/CB: Cambourne

5.548 The site allocated by Policy S/CB benefits from planning permission (S/1394/87/O and S/2903/14/OL) and the grant of planning permission and the effects of development will have been subject to detailed scrutiny through the planning application process. Furthermore, the site is currently under construction for the planning permissions granted. While an equivalent site option has been assessed in the HELAA (OS220) and its appraisal is presented in Chapter 4 of this report, the SA effects identified for the site allocation policy focus on the specific development requirements set out in the policy text.

5.549 The SA effects for Policy S/CB: Cambourne are shown in Table 5.55 and described below the table.

Table 5.55: Policy S/CB: Cambourne

SA Objective	Policy S/CB
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	++

SA Objective	Policy S/CB
15. Employment	++

5.550 The large-scale growth to be delivered at Cambourne includes approximately 2,350 homes in Cambourne West and approximately 256 homes at Cambourne Business Park and 120 homes in the Town Centre with a total 2,720 homes allocated. 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.

5.551 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, utilising existing undeveloped plots. The policy seeks to safeguard these existing undeveloped plots for office floorspace and ensure that adjacent development proposals do not preclude this use from coming forward in the future, representing an efficient use of existing land. 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 and a minor positive effect is expected for the policy in relation to SA objective 8: Efficient use of land.

5.552 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.

5.553 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.

5.554 The inclusion of segregated walking and cycling routes and open spaces as part of development is likely to support the health and safety 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.

5.555 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 including links to the proposed station on the East West Rail route in Cambourne North, 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.

5.556 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, particularly due to the Strategic Enhancement Area which is designed to enhance biodiversity and provide open and greenspace. 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.

5.557 The policy addresses the protection of the historic environment through ensuring that proposals protect and enhance the setting of nearby heritage assets

including Caxton and Bourn Conversation Areas, Caxton Moats and Pastures Farm Scheduled Monuments and listed assets including but not exclusive to New Inn Farmhouse, The Old Court House and Great Common Farmhouse. As such, a minor positive effect is also expected in relation to SA objective 7: Historic environment.

5.558 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/GF: Land adjacent to A11 and A1307 at Grange Farm

5.559 The site allocated by Policy S/CBN does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (site reference OS280) and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.560 The SA effects for Policy S/GF: Land adjacent to A11 and A1307 at Grange Farm are shown in Table 5.56 and described below the table.

Table 5.56: Policy S/GF: Land adjacent to A11 and A1307 at Grange Farm

SA Objective	Policy S/GF
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	Policy S/GF
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	++

5.561 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 4,500 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.

5.562 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.

5.563 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.

5.564 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. The role of the Strategic Enhancement Area is to provide additional land for greening and to create a buffer around the development, providing spaces for biodiversity enhancement and redirection from recreational pressure on the SSSI. 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.

5.565 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.

5.566 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 and Barrows in the west of the site, 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.

5.567 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.

5.568 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.

5.569 The site is located within an area covered by SPZ 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.

5.570 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 support 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.

5.571 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.

5.572 The policy sets out that the development at Grange Farm will include the provision of a local last mile logistics hub/warehousing of approximately 35,000 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.

Policy S/NS: Northstowe

5.573 The site allocated by Policy S/NS benefits from planning permission (S/0388/12/OL, S/2011/14/OL 20/02171/OUT, and 20/02142/OUT) and the grant of planning permission and the effects of development will have been subject to detailed scrutiny through the planning application process. Furthermore, the site is currently under construction for the planning permissions granted. As such an equivalent site option has not been assessed in the HELAA and the SA effects identified for the site allocation policy focus on the specific development requirements set out in the policy text.

5.574 The SA effects for Policy S/NS: Northstowe are shown in Table 5.57 and described below the table.

Table 5.57: Policy S/NST: Northstowe

SA Objective	S/NST
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	+
14. Economy	++
15. Employment	++

5.575 The policy sets out that the site will be developed to deliver approximately 10,180 homes at the Northstowe site. This includes affordable housing, 1,850 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.

5.576 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.

5.577 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.

5.578 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.

5.579 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.

5.580 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.

5.581 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

5.582 The site allocated by Policy S/WNT benefits from planning permission (S/0559/17/OL, 21/02400/REM, 21/03866/REM, S/0559/17/OL and S/2075/18/OL) and the grant of planning permission and the effects of development will have been subject to detailed scrutiny through the planning application process. Furthermore, the site is currently under construction for the planning permissions granted. As such an equivalent site option has not been assessed in the HELAA and the SA effects identified for the site allocation policy focus on the specific development requirements set out in the policy text.

5.583 The SA effects for Policy S/WNT: Waterbeach New Town are shown in Table 5.58 and described below the table.

Table 5.58: Policy S/WNT: Waterbeach New Town

SA Objective	Policy S/WNT
1. Housing	++
2. Access to services and facilities	++

SA Objective	Policy S/WNT
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	++

5.584 The S/WNT: Waterbeach New Town policy sets out that the site will be developed to deliver approximately 11,000 homes (5,629 within the Plan period up to 2045). 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.

5.585 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 (primary, secondary, Special Education Needs and sixth form) 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. This includes making provision for sports and recreation as well as supporting the well-being of those living, working and visiting the town through a multifunctional Strategic

Enhancement Area to be integrated within new development. 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.

5.586 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.

5.587 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 key views is also required by the policy. Furthermore, strategic landscaping is required to be provided within and beyond the site and into the Strategic Enhancement Area to maintain the village character of Waterbeach. 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), Denny Abbey Refectory (Grade I listed building), Barn and Gate Piers (Grade II Listed Assets) and Milestone Half Mile North Of Goose Hall (Grade II listed asset) on Ely Road.. Overall minor positive effects are expected for the policy in relation to SA objective 7: Historic Environment.

5.588 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.

5.589 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.

5.590 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 and cycling routes, as well as measures for horse riding, particularly within the Strategic Enhancement Area as well as the open spaces which form part of the active travel network. 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.

5.591 In line with the policy, Waterbeach New Town will include the delivery of approximately 39,800 square metres of employment floorspace focused upon the new centres, station district and other key areas of activity. 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

5.592 The site allocated by Policy S/BA benefits from planning permission (S/3440/18/OL) 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 the site has not been subject to assessment by GCSP through the HELAA and an equivalent site option has not been appraised in Chapter 4 of this report. The SA effects identified for the site allocation policy therefore focus on the specific development requirements set out in the policy text.

5.593 The SA effects for Policy S/BA: Bourn Airfield New Village are shown in Table 5.59 and described below the table.

Table 5.59: Policy S/BA: Bourn Airfield New Village

SA Objective	Policy S/BA
1. Housing	++

SA Objective	Policy S/BA
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	+

5.594 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.

5.595 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.

5.596 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.

5.597 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.

5.598 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.

5.599 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.

5.600 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

5.601 This section sets out the appraisal of site allocation policies included in section 3.4 of the Local Plan for The Rural Southern Cluster, which are divided as follows:

- Site Allocations in the Rural Southern Cluster (policy references S/RSC/xxx)
- Policy Areas in the Rural Southern Cluster:
 - General Policy Area (policy reference S/PA/xx)
 - Areas of Major Change (policy references S/AMC/xxx)

Site Allocations in the Rural Southern Cluster

Policy S/WGC: Wellcome Genome Campus – Expansion Land, Hinxton

5.602 The site allocated by Policy S/WGC benefits from planning permission (S/4329/18/OL and 24/02106/REM) 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 the site has not been subject to assessment by GCSP through the HELAA and an equivalent site option has not been appraised

in Chapter 4 of this report. The SA effects identified for the site allocation policy therefore focus on the specific development requirements set out in the policy text.

5.603 The SA effects for Policy S/WGC: Wellcome Genome Campus – Expansion Land, Hinxton are shown in Table 5.60 and described below the table.

Table 5.60: Policy S/WGC: Wellcome Genome Campus, Expansion Land, Hinxton

SA Objective	Policy S/WGC
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	+
14. Economy	++
15. Employment	++

5.604 The policy provides additional detail and guidance for expansion at the Wellcome Genome Campus to come forward. Development at the site is set out in the policy to include 1,500 homes for campus workers as a priority. 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.

5.605 The policy is set out for the campus site to deliver new healthcare, community and leisure uses, including public open space made up of allotments and community gardens, children's play space and informal open space, outdoor sports provision, a 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.

5.606 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 orchards, 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.

5.607 The development of the site is required by the policy to incorporate designs that would support sustainable water management, including greywater recycling, rainwater harvesting and sustainable drainage systems (SuDS) informed by an Integrated Water Management Plan and Water Cycle Strategy. 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.

5.608 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. The policy also advocates for the incorporation of low-carbon energy infrastructure as part of future designs. Minor positive effects are therefore recorded in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

5.609 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

5.610 Part of the site allocated by Policy S/RSC/BRC benefits from planning permission (S/0195/99/O and 21/03607/FUL) and the grant of planning permission and the effects of development will have been subject to detailed scrutiny through the planning application process. Given that only part of the site has planning permission, it has been subject to assessment by GCSP through the HELAA (reference 51604b), and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.611 The SA effects for Policy S/RSC/BRC: Babraham Research Campus are shown in Table 5.61 and described below the table.

Table 5.61: Policy S/RSC/BRC: Babraham Research Campus

SA Objective	S/RSC/BRC
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	+/-

SA Objective	S/RSC/BRC
12. Climate change mitigation	+/-
13. Air quality	+/-
14. Economy	++
15. Employment	++

5.612 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 83 additional dwellings for campus workers. The site will deliver 50% affordable housing in line with the Golden Rules for land released from the Green Belt 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.

5.613 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 approximately 850 additional square metres of nursery space and 500 square metres of flexible amenity space.. Further to this, the policy sets out that future development proposals are required to include communal facilities and spaces within the available public realm and open spaces designed for meeting, socialising and holding events. 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 site is not located near to an existing healthcare facility, leisure centre or an area of open space and the policy does not support the provision of new healthcare facilities at the site, the provision of enhanced communal places, new amenity open space and gym will support wellbeing and help to encourage active lifestyles.

5.614 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 within the Campus, 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.

5.615 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 and landscape buffers to address views into and from the site, including views to the north from the Gog Magog Hills and Roman Road. 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.

5.616 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.

5.617 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.

5.618 The site lies within SPZ 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.

5.619 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. In relation to the potential for development contribute to the air pollution, the HELAA assessed the site as 'Green'. 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. Therefore, mixed minor positive and minor negative effects are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

5.620 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/MF: Land at Maarnford Farm, Hunts Road, Duxford

5.621 The site allocated by Policy S/RSC/MF does not have planning permission for the proposed development allocation and has been subject to assessment by GCSP through the HELAA (site reference 40558b), and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.622 The SA effects for Policy S/RSC/MF: Land at Maarnford Farm, Hunts Road, Duxford are shown in Table 5.62 and described below the table.

Table 5.62: Policy S/RSC/MF: Land at Maarnford Farm, Hunts Road, Duxford

SA Objective	Policy S/RSC/MF
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	0
10. Water	-?
11. Adaptation to climate change	-
12. Climate change mitigation	0
13. Air quality	0
14. Economy	0
15. Employment	++

5.623 Policy S/RSC/MF: Land at Maarnford Farm, Hunts Road, Duxford is expected to have minor positive effects in relation to SA objective 1: Housing. The policy

allocates a residential site of 1.56 hectares for approximately 60 homes, which would contribute towards housing delivery in a rural area. 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 support the delivery of a range of housing tenures and types to help meet local needs.

5.624 The site allocation is in a rural location and therefore not located close to a city, district, local, neighbourhood, rural or minor rural centre. However, the site is not located beyond an unacceptable distance of both a primary school and secondary school. Therefore, uncertain minor negative effects are expected in relation to SA objective 2: Access to services and facilities. In addition, minor negative effects are expected in relation to SA objective 4: Health as residents at Land at Maarnford Farm would not have particularly good access to healthcare facilities or open space/sports facilities.

5.625 Uncertain minor positive effects are expected in relation to SA objective 5: Biodiversity and geodiversity. The site is assessed as 'Green' in the HELAA in relation to potential effects on biodiversity. The policy requires the retention of existing hedgerows and the provision of a substantial landscape edge, including tree buffers to the north and west of the site. These requirements could help to retain and strengthen green infrastructure and habitat features at the site. The effects are recorded as uncertain because they will depend on the final design, scale and layout of development which is presently unknown.

5.626 Uncertain mixed minor positive and minor negative effects are expected in relation to SA objective 6: Landscape and townscape. The HELAA recorded an 'Amber' effect for the site in relation to impacts on landscape. The policy requires development proposals to be informed by a Landscape Visual Impact Assessment. It also requires development not to exceed local building heights of two storeys and requires retention of hedgerows and a substantial landscape edge. These requirements are likely to help reduce adverse landscape and visual effects and help the development respond to local character. However, the allocation would still result in built development on a greenfield site and effects will depend on the final design, scale and layout of proposals.

5.627 Uncertain mixed minor positive and minor negative effects are expected in relation to SA objective 7: Historic environment. Land at Maarnford Farm scores 'Amber' in the HELAA in relation to potential for effects relating to the historic environment. However, the policy requires development to be informed by a Heritage Impact Assessment and requires building heights, mass and materials to ensure no unacceptable adverse effects on the setting and character of the Duxford Conservation Area, Duxford Airfield Conservation Areas, Grade I Listed Parish

Church of St John, Grade I Listed Parish Church of St Peter, and Grade II Listed assets in the surrounding area. These requirements are likely to help reduce the potential for adverse effects on designated heritage assets and their settings. The effects remain uncertain because they will depend on the final design, scale and layout of development.

5.628 Significant negative effects are expected in relation to SA objective 8: Efficient use of land. The allocation comprises greenfield land which is classed as being Grade 1 or 2 agricultural quality. Development would therefore result in the loss of high-quality agricultural land. The policy does not include specific requirements that would mitigate this effect.

5.629 Uncertain minor negative effects are expected in relation to SA objective 10: Water. The site falls within a Source Protection Zone and development therefore has the potential to affect water quality. The uncertainty recorded reflects the potential for appropriate mitigation to be achieved through design measures and through the development management process. In addition, minor negative effects are expected in relation to SA objective 11: Adaptation to climate change due to the site's potential susceptibility to fluvial or surface water flooding.

5.630 Significant positive effects are expected in relation to SA objective 15: Employment. The site is located within 1.8km of an employment area, meaning there is potential that residents at this site would have reasonable access to jobs. The delivery of approximately 60 homes could therefore support access to employment opportunities for a relatively large number of new residents.

Policy S/RSC/SBR: Land South of Babraham Road, Sawston

5.631 The site allocated by Policy S/RSC/SBT benefits from planning permission (21/03955/FUL) and the grant of planning permission and the effects of development will have been subject to detailed scrutiny through the planning application process. The site has previously been subject to assessment by GCSP through the HELAA (reference OS030), and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.632 The SA effects for Policy S/RSC/SBR: Land South of Babraham Road, Sawston, Duxford are shown in Table 5.63 and described below the table.

Table 5.63: Policy S/RSC/SBR: Land South of Babraham Road, Sawston

SA Objective	Policy S/RSC/SBR
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	0
10. Water	--?
11. Adaptation to climate change	-
12. Climate change mitigation	++
13. Air quality	0
14. Economy	0
15. Employment	+

5.633 Policy S/RSC/SBR: Land South of Babraham Road, Sawston is expected to have minor positive effects in relation to SA objective 1: Housing. The policy allocates land for approximately 280 homes, which would contribute towards housing delivery in the rural area. 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 support the delivery of a range of housing tenures and types to help meet local needs.

5.634 Significant positive effects are expected in relation to SA objective 2: Access to services and facilities. The site is located at Sawston, which provides access to a range of services and facilities. Furthermore, development proposals are required by the site allocation policy to provide a financial contribution towards expanding the capacity of Icknield Primary School. The policy also requires the provision of additional cycle and pedestrian links into Sawston, which is likely to support access to services and facilities by sustainable and active modes of travel.

5.635 Mixed minor positive and minor negative effects are expected in relation to SA objective 4: Health. The development of new homes at the site could increase demand for healthcare and other community infrastructure and the site has limited

access to nearby healthcare, open space or sports facilities, and would not provide a new health centre. However, the policy requires additional cycle and pedestrian links into Sawston, which could help to encourage active travel and support healthy lifestyles.

5.636 Uncertain minor negative effects are expected in relation to SA objective 5: Biodiversity and geodiversity. The site is assessed as 'Amber' in the HELAA in relation to potential effects on biodiversity. The development of the site has potential to result in adverse effects on nearby existing habitats and ecological features. The policy requires the creation of a significant landscape buffer along the eastern and northern boundaries of the site and states that this should incorporate existing vegetation on the site boundary. This approach could help to retain and strengthen habitat features at the edge of the site, although the overall effect will depend on its design. Furthermore, the requirements of the policy may not fully address the development's potential harm to nearby biodiversity assets given that they do not identify specific assets that should be protected.

5.637 Uncertain mixed minor positive and minor negative effects are expected in relation to SA objective 6: Landscape and townscape. The development of the site would expand built development onto land at the edge of Sawston, with potential adverse effects on the rural setting and local landscape character. However, given the 'Amber' findings of the HELAA, there is potential for adverse impacts to be reduced through careful design and mitigation. The policy requirement for the incorporation of a significant landscape buffer along the eastern and northern boundary of the site where it adjoins farmland, in order to provide a soft green village edge as well the incorporation of existing boundary vegetation is likely to help reduce the visual effects of development and preserve local landscape character.

5.638 Uncertain minor negative effects are expected in relation to SA objective 7: Historic environment. As identified by the 'Amber' effect recorded in the HELAA, the site's development has potential to have some negative impacts on the historic environment, including heritage assets, their setting and/or archaeology. The HELAA effect recorded identifies that this could be manageable through appropriate mitigation, however the policy does not include any requirements relating the historic environment.

5.639 Significant negative effects are expected in relation to SA objective 8: Efficient use of land. The allocation would result in the development of a greenfield site and would therefore not support the re-use of previously developed land. It is unlikely that policy requirements could mitigate this adverse effect.

5.640 Uncertain significant negative effects are expected in relation to SA objective 10: Water. As the site falls within Source Protection Zone 1, development could

therefore significantly affect water resources in Greater Cambridge. The effects are uncertain as they will depend on development factors such as design and construction techniques. The policy does not include requirements that would help improve water quality in Greater Cambridge.

5.641 Minor negative effects are expected in relation to SA objective 11: Adaptation to climate change as the site is affected by flood risk constraints. These were identified as likely to be manageable through appropriate mitigation, however the site allocation policy does not set out any related requirements.

5.642 Significant positive effects are expected in relation to SA objective 12: Climate change mitigation as the site is well located in relation to sustainable transport links and local services, which is likely to help reduce reliance on private car travel and support more sustainable travel patterns. In addition, the policy requires vehicular access from Babraham Road only, while also requiring additional cycle and pedestrian links into Sawston along the western boundary of the site, including to The Green Road, Church Lane and Plantation Road. These requirements are likely to support modal shift away from private car use for local journeys and improve active travel connections between the site and the existing settlement.

5.643 Minor positive effects are expected in relation to SA objective 15: Employment. Although the policy does not allocate employment land, the delivery of new homes at Sawston has potential to provide residents with access to employment opportunities in the village, surrounding rural area and wider plan area. The required pedestrian and cycle links into Sawston are also likely to help support access to local jobs by active travel.

Policy S/RSC/FSS: Former Spicers Site, Sawston Business Park, Sawston

5.644 The site allocated by Policy S/RSC/FSS does not have planning permission for the proposed development allocation and has been subject to assessment by GCSP through the HELAA (site reference OS401), and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.645 The SA effects for Policy S/RSC/FSS: Former Spicers Site, Sawston Business Park, Sawston are shown in Table 5.64 and described below the table.

Table 5.64: Policy S/RSC/FSS: Former Spicers Site, Sawston Business Park, Sawston

SA Objective	Policy S/RSC/FSS
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	--?
11. Adaptation to climate change	--/+
12. Climate change mitigation	+/-
13. Air quality	+/-
14. Economy	++
15. Employment	+

5.646 The site allocation relating to Policy S/RSC/FSS: Former Spicers Site, Sawston Business Park, Sawston is in a more rural location and is not located close to a city, district, local, neighbourhood, rural or minor rural centre. The development of employment floorspace at this location could therefore result in some employees having limited access to existing services and facilities by sustainable modes. However, the policy requires development proposals to make on-site provision of employee amenities commensurate to the scale of the development, which may help to meet some day-to-day needs of future employees on site. The policy also requires financial contribution to public transport and active travel schemes, supporting improved access to services and facilities. Therefore, mixed minor positive and minor negative effects are expected in relation to SA objective 2: Access to services and facilities. The effects are uncertain as they will depend on the type and scale of employee amenities provided and the decision making of site users in relation to the use of sustainable transport.

5.647 Minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities. The allocation would support the redevelopment of the Former Spicers Site for employment uses, including research and development

floorspace. This has potential to support regeneration and investment in the rural area, as well as providing employment opportunities that may be accessible to nearby communities. In addition, the policy requires financial contribution to public transport and active travel schemes which will aid in improving accessibility to the site for employees and nearby communities, including those without access to a private car.

5.648 Mixed minor positive and minor negative effects are expected in relation to SA objective 4: Health. The site is not located close to a healthcare facility or an area of open space/sports facility. However, the policy requires financial contributions to strategic public transport and active travel schemes, including improving cycle connections locally and to the wider cycle network, as well as active travel links to Sawston and Shelford and other nearby villages. These measures could support increased walking and cycling by future employees, with associated benefits for physical activity and health. The requirement for on-site employee amenities may also support the wellbeing of future employees.

5.649 Uncertain mixed minor positive and minor negative effects are expected in relation to SA objective 5: Biodiversity and geodiversity. The site is assessed as 'Amber' in the HELAA in relation to potential harm to biodiversity. However, the policy requires development to ensure there are no adverse impacts to the River Granta or Dernford Fen SSSI, either through construction or occupation phases. It also requires trees on the site that are protected by a Tree Preservation Order are retained and incorporated into the design and layout of development proposals. These requirements are likely to help limit negative effects on biodiversity assets and existing habitats, although the effects are uncertain as they will depend on the detailed design and construction management of proposals.

5.650 Uncertain minor positive effects are expected in relation to SA objective 6: Landscape and townscape. Development of employment of a large employment site has potential to alter the character and visual amenity of the surrounding rural area. However, the site is assessed as 'Green' in the HELAA in relation to impacts on landscape character. Furthermore, the policy requires design-based mitigation informed by a Landscape Visual Impact Assessment. It also requires building heights to avoid interrupting views between Borough Hill and Wandlebury Camp to the north. These requirements are likely to help reduce visual harm and preserve the wider landscape setting. The effect is uncertain as they will be dependent on the final design of development.

5.651 Uncertain mixed minor positive and significant negative effects are expected in relation to SA objective 7: Historic environment. The site includes Borough Hill Scheduled Monument and has known significant potential for archaeological

remains, particularly to the west. It is assessed as 'Red' in the HELAA in relation to impacts on the historic environment. Development therefore has potential to result in adverse effects on designated and non-designated heritage assets and their settings. However, the policy sets out detailed requirements to avoid and mitigate effects on heritage assets. These include the requirement for no development on Borough Hill Scheduled Monument, limiting development to the area of previously developed land located north of the monument, and requiring careful consideration of the size, mass, height and design of built form in relation to the setting of this asset. The policy also requires archaeological investigation where previous works have not been undertaken, an Archaeological Management Plan, and a Conservation Management Plan to secure the future management and maintenance of the Scheduled Monument. These measures have potential to support the conservation, management and understanding of the historic environment. However, given the potential sensitivity of the Scheduled Monument and its setting, effects are uncertain and will depend on the detailed design and implementation of mitigation.

5.652 Uncertain mixed minor positive and significant negative effects are expected in relation to SA objective 8: Efficient use of land. The allocation would support employment development on areas of previously developed land, which would contribute positively to the efficient use of land. The policy also requires development to be limited to the area of previously developed land to the north of Borough Hill Scheduled Monument, which may help to reduce the extent of greenfield land take. However, there is potential for loss of greenfield land and land of higher agricultural value within the wider site should the development be extended or land be required for access. The effects are therefore uncertain depending on the final design of development.

5.653 Uncertain significant negative effects are expected in relation to SA objective 10: Water. As the site falls within Source Protection Zone 1, development could therefore significantly affect water resources in Greater Cambridge. The site also has proximity to water the River Granta, which could also be negatively affected by development. However, the policy requires development to ensure there are no adverse impacts to the River Granta or Dernford Fen SSSI through construction or occupation phases. These requirements are likely to reduce the potential for adverse effects on the water environment, but not to an extent to mitigate the likely significant negative effects to water resources. The effects are uncertain as they will depend on development factors such as design and construction techniques.

5.654 Mixed minor positive and significant negative effects are expected in relation to SA objective 11: Adaptation to climate change. The site has significant flood-related constraints that limit its suitability for further development. In addition, development could increase impermeable surfaces and runoff if not appropriately managed.

However, the policy requires development proposals to address known surface water flooding risks through a comprehensive water management plan, which is likely to help mitigate flood risk and drainage issues.

5.655 Mixed minor positive and minor negative effects are expected in relation to SA objective 12: Climate change mitigation. The site has limited access to public transport and local services, providing employment development in a relatively rural location that is separated from Sawston by the A1301. This location could result in increased private vehicle trips and associated carbon emissions. However, the policy requires financial contributions to strategic public transport and active travel schemes in the south east corridor, including improving cycle connections locally and to the wider cycle network and active travel links to Sawston and Shelford and other nearby villages. These measures are likely to support modal shift and help limit reliance on private vehicles.

5.656 Mixed minor positive and minor negative effects are also expected in relation to SA objective 13: Air quality. Development of employment floorspace at the site could increase traffic generation and associated air pollution. The policy requirements for contributions to public transport and active travel schemes are likely to help reduce reliance on private vehicles and limit the release of air pollutants associated with transport.

5.657 Significant positive effects are expected in relation to SA objective 14: Economy. The policy allocates land for approximately 40,000 square metres gross internal area of employment floorspace, including research and development floorspace. This would make a substantial contribution to meeting employment and economic needs in Greater Cambridge.

5.658 Minor positive effects are expected in relation to SA objective 15: Employment. The policy would provide new employment floorspace and support access to job opportunities for residents in the surrounding rural area and wider plan area. The requirement for contributions to strategic public transport and active travel schemes, including links to Sawston, Shelford and nearby villages, is likely to improve the accessibility of employment opportunities by sustainable modes. However, as the site is not close to a rapid public transport stop or a higher order centre, the positive effects are not expected to be significant.

Policy S/RSC/CC: Comfort Café, Fourwentways

5.659 The site allocated by Policy S/RSC/CC benefits from planning permission (25/04728/FUL) and the grant of planning permission and the effects of development will have been subject to detailed scrutiny through the planning application process.

The site has previously been subject to assessment by GCSP through the HELAA (reference 40125), and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.660 The SA effects for Policy S/RSC/CC: Comfort Café, Fourwentways are shown in Table 5.65 and described below the table.

Table 5.65: Policy S/RSC/CC: Comfort Café, Fourwentways

SA Objective	Policy S/RSC/CC
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	-?
11. Adaptation to climate change	-
12. Climate change mitigation	+
13. Air quality	+
14. Economy	+
15. Employment	++

5.661 Policy S/RSC/CC: Comfort Café, Fourwentways Little Abington would support the delivery of approximately 3,000 square metres gross internal area of research and development space for start-up and small businesses and supporting uses including office space. The site is located in a more rural location and is not within or adjacent to a city, district, local, neighbourhood, rural or minor rural centre. As such, employees and visitors may not have easy access to a wide range of services and facilities. The policy does, however, require the on-site provision of employee amenities commensurate to the scale of the development. This requirement may help meet some limited needs of employees within the site. Overall, uncertain significant

negative effects are expected in relation to SA objective 2: Access to services and facilities.

5.662 Minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities. The allocated site is on brownfield land, therefore its development has potential to help promote the achievement of regeneration in the rural area. The policy also requires employee amenities to be provided on site, which could help meet the needs of those working at the development.

5.663 Mixed minor positive and minor negative effects are expected in relation to SA objective 4: Health. The site is not located close to a range of health, open space or sports facilities. However, the policy requires development proposals to integrate with existing and planned major transport proposals in the area and to contribute financially to strategic public transport and active travel schemes in the south east corridor. These types of improvements could support increases in walking and cycling, with associated benefits for physical activity and wellbeing. The requirement for employee amenities on site may also provide some benefits for workers.

5.664 Uncertain minor positive effects are expected in relation to SA objective 5: Biodiversity and geodiversity. The site is assessed as 'Green' in the HELAA in relation to potential harm to biodiversity. The policy requires development to enhance, repair and replant the site's landscape edges and to seek to retain and enhance the existing treescape on the site. It also requires protected trees located upon the western boundary to be incorporated into the design. These requirements have potential to protect and strengthen habitat features at the site. The effects are uncertain dependent upon the detailed design and construction management of proposals.

5.665 Uncertain minor positive effects are expected in relation to SA objective 6: Landscape and townscape. The site is assessed as 'Green' in the HELAA in relation to potential impacts relating to landscape. The policy includes a number of requirements that would help to limit potential negative effects and lead to benefits in relation to landscape setting. In particular, the design of buildings, in regard to mass and materials, must respond positively to local character and setting, and heights should be limited to three storeys, lower than the surrounding treescape and local buildings. The requirement to enhance, repair and replant the site's landscape edges and retain and enhance the treescape would also help to protect the amenity of neighbouring properties and the character of the A1307 approach.

5.666 Uncertain mixed minor positive and minor negative effects are expected in relation to SA objective 7: Historic environment. The site is assessed as 'Amber' in the HELAA in relation to potential impacts on the historic environment. Development at the site has potential to affect the setting of the nearby heritage assets such as

Grade II Listed Building, the Temple Café and Restaurant. The policy also identifies known significant potential for archaeological remains in the area. However, the policy requires that development should have no unacceptable adverse impacts on the setting of the listed building. It also requires development to be supported by an appropriate archaeological assessment, including information on the significance, extent, character and condition of the archaeological resource and the likely impact of development on archaeological remains. These requirements would help to ensure that heritage issues are identified and addressed through design. 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.

5.667 Minor positive effects are expected in relation to SA objective 8: Efficient use of land. The allocation would deliver employment floorspace at the Comfort Café site, which is previously developed land. The policy would therefore support the efficient use of land resources through the reuse of brownfield land for economic development.

5.668 Uncertain minor negative effects are expected in relation to SA objective 10: Water. The site falls within Source Protection Zone 2 or 3 and therefore development at this location has potential to affect water resources in the plan area. The effects are uncertain as they will depend on development factors such as design and construction techniques.

5.669 Minor negative effects are expected in relation to SA objective 11: Adaptation to climate change as the site is affected by flood risk constraints. These were identified in the HELAA as likely to be manageable through appropriate mitigation, however, the site allocation policy does not include any requirements relating to flood risk.

5.670 Minor positive effects are expected in relation to SA objective 12: Climate change mitigation as the site has good access to public transport. In addition, the policy requires development to integrate with existing and planned major transport proposals in the area and to contribute financially to strategic public transport and active travel schemes in the south east corridor. These requirements are likely to support modal shift away from private car use and help limit transport-related carbon emissions.

5.671 Minor positive effects are also expected in relation to SA objective 13: Air quality. This is because the HELAA assessed the site as having low risk to contribute to air pollution. Furthermore, the site includes requirements for integration with major transport proposals and financial contributions to strategic public transport and active travel schemes and these are likely to help limit increases in private vehicle use and associated air pollutant emissions.

5.672 Minor positive effects are expected for the site allocation policy in relation to SA objective 14: Economy. The policy would provide approximately 3,000 square metres of research and development floorspace for start-up and small businesses, as well as supporting office uses. This would help support the growth and diversification of the rural economy and contribute to the provision of employment land for knowledge-based and small business activity.

5.673 Significant positive effects are expected in relation to SA objective 15: Employment. The allocation would provide new employment floorspace, including research and development space for start-up and small businesses, and would therefore support access to new job opportunities. The site is located close to an existing rapid public transport stop, which would help to support access to employment opportunities by sustainable modes. The policy requirements relating to public transport and active travel contributions would further support access to the site and jobs at this location for employees.

Policy Areas in the Rural Southern Cluster

5.674 The policy areas do not set out specific allocations or levels of development within each area. As such, the appraisal of the policy areas is focused on the respective requirements set out in the policies.

Policy S/PA/LN: South of A1307, Linton

5.675 Policy S/PA/LN: South of A1307, Linton sets out the approach for the South of A1307, Linton policy area. The policy does not set out a specific allocation or level of development for the area. Rather requirements are set out that development proposals at this location will be required to meet. As such an equivalent site option has not been appraised in Chapter 4 and the appraisal of the policy focusses on the criteria set out in the policy.

5.676 The SA effects for Policy S/PA/LN: South of A1307, Linton are shown in Table 5.66 and described below the table.

Table 5.66: Policy S/PA/LN: South of A1307, Linton

SA Objective	Policy S/PA/LN
1. Housing	-
2. Access to services and facilities	+
3. Social inclusion and equalities	0

SA Objective	Policy S/PA/LN
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	+
13. Air quality	+
14. Economy	0
15. Employment	0

5.677 Policy S/PA/LN: South of A1307, Linton will prevent windfall residential development in the area of Linton south of the A1307. In this area, proposals that are considered acceptable in planning terms will be limited to improvements to existing properties. As such, the policy would restrict the potential for this area to contribute to the delivery of new homes, including small-scale windfall residential development. This is expected to have a minor negative effect in relation to SA objective 1: Housing.

5.678 Preventing new windfall residential development south of the A1307 will mean new residents are not located in an area with poorer access to the services and facilities within Linton, given the severance created by the A1307. This may help to ensure that new housing is directed to more appropriate locations with better access to everyday services and facilities. This approach may also reduce the potential for new residents in this location to be reliant on the private car for journeys. In addition, it would avoid residential development in an area that would be adjacent to a dangerous A road. Therefore, minor positive effects are expected in relation to SA objectives 2: Access to services and facilities, 4: Health, 12: Climate change mitigation and 13: Air quality.

5.679 By preventing windfall development to the south of the A1307, the policy is likely to limit the potential for piecemeal development at this location that might otherwise result in adverse effects on the landscape setting of Linton and the character of land to the south of the village. Parts of Linton fall within Linton Conservation Area and there are also several Listed Buildings present. Therefore, preventing additional residential development in this location is also expected to help

protect the settings of numerous heritage assets. Therefore, minor positive effects are expected in relation to SA objectives 6: Landscape and townscape and 7: Historic environment.

Policy S/AMC/WHD: Whittlesford Parkway Station Area, Whittlesford Bridge

5.680 Policy S/AMC/WHD: Whittlesford Parkway Station Area, Whittlesford Bridge sets out the approach for the Whittlesford Parkway Station Area, Whittlesford Bridge area for major change. The policy does not set out a specific allocation or level of development for the area. Rather requirements are set out that development proposals at this location will be required to meet. As such an equivalent site option has not been appraised in Chapter 4 and the appraisal of the policy focusses on the criteria set out in the policy.

5.681 The SA effects for Policy S/AMC/WHD: Whittlesford Parkway Station Policy Area, Whittlesford Bridge are shown in Table 5.67 and described below the table.

Table 5.67: Policy S/AMC/WHD: Whittlesford Parkway Station Policy Area, Whittlesford Bridge

SA Objective	Policy S/AMC/WHD
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	+
7. Historic environment	+
8. Efficient use of land	+
9. Minerals	0
10. Water	0
11. Adaptation to climate change	+
12. Climate change mitigation	++
13. Air quality	++
14. Economy	0
15. Employment	0

5.682 Policy S/AMC/WHD: Whittlesford Parkway Station Policy Area supports the comprehensive, masterplan-led redevelopment of the Policy Area to deliver a multi-modal travel hub. It requires improvements to A505 junctions, as well as the delivery of improved station connectivity and capacity, dedicated cycle links, safe crossing points and bus interchange facilities. These requirements are likely to support substantial improvements to public transport, support modal shift away from private cars to more sustainable modes of travel and may help to reduce congestion and associated emissions in the station area. Therefore, significant positive effects are expected in relation to SA objectives 2: Access to services and facilities, 12: Climate change mitigation, and 13: Air quality.

5.683 The policy requires a transformed public realm which prioritises pedestrians near the station, supported by an integrated approach to land use, transport modes and service providers. It also requires a hierarchy of access that prioritises pedestrians and seeks to make the transport network and public realm more inclusive and comfortable. These requirements are likely to help improve the experience of people using the station area, including pedestrians and those who may be more reliant on public transport. The inclusive approach of the policy will also help ensure that those with disabilities will also be catered for. Therefore, minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities.

5.684 The policy approach of requiring improvements to walking and cycling infrastructure and prioritising pedestrians in the immediate vicinity of the station, is likely to encourage trips by active modes. Given the benefit for public health that might result, minor positive effects are expected in relation to SA objective 4: Health.

5.685 The policy requirements for a comprehensive, masterplan-led redevelopment of the Whittlesford Parkway Station, including a transformed public realm which prioritises pedestrians in the immediate vicinity of the station is likely to enhance the townscape and have minor positive effects in relation to SA objective 6: Landscape and Townscape.

5.686 The policy sets out specific requirements to protect and enhance the Scheduled Monument and Grade II* Listed Chapel of Hospital of St John the Baptist, Duxford and the Grade II Listed Red Lion Hotel heritage assets and their setting. Any redevelopment proposed in the policy area must also be supported by a Heritage Impact Assessment. These requirements are likely to help ensure that redevelopment proposals identify, avoid and mitigate potential adverse effects on heritage assets and their settings, and may provide opportunities for enhancement. Therefore, minor positive effects are expected in relation to SA objective 7: Historic environment.

5.687 As the policy supports the comprehensive redevelopment of brownfield land within the policy area, it is likely to have minor positive effects on SA objective 8: Efficient use of land.

5.688 The policy requires redevelopment to address flooding issues related to the River Cam. This requirement is likely to help ensure that flood risk is considered as part of the masterplan-led redevelopment of the station area. The policy also supports public realm improvements, which may provide opportunities to incorporate flood resilience and sustainable drainage measures through detailed design, although these are not expressly required by the policy. Therefore, minor positive effects are expected in relation to SA objective 11: Adaptation to climate change.

Policy S/AMC/GP: Granta Park

5.689 Policy S/AMC/GP: Granta Park sets out the approach for the Granta Park area for major change. The policy does not set out a specific allocation or level of development for the area. Rather requirements are set out that development proposals at this location will be required to meet. As such an equivalent site option has not been appraised in Chapter 4 and the appraisal of the policy focusses on the criteria set out in the policy.

5.690 The SA effects for Policy S/AMC/GP: Granta Park are shown in Table 5.68 and described below the table.

Table 5.68: Policy S/AMC/GP: Granta Park

SA Objective	Policy S/AMC/GP
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	+
7. Historic environment	+
8. Efficient use of land	++
9. Minerals	0
10. Water	0
11. Adaptation to climate change	0

SA Objective	Policy S/AMC/GP
12. Climate change mitigation	+
13. Air quality	+
14. Economy	++
15. Employment	++

5.691 Policy S/AMC/GP: Granta Park requires adequate provision for supporting services and facilities to support those working and visiting the site, to be considered as part of a holistic Amenity Strategy. This is likely to help ensure that future development at Granta Park is supported by appropriate on-site services and facilities for workers and visitors. The policy also requires development to contribute financially to strategic public transport and active travel schemes in the south-east corridor, appropriate to the scale and nature of the development. These requirements are likely to support improved access to the site and to facilities within it, encourage more sustainable travel choices for those working at and visiting the site, and help to support modal shift away from private car use, which may help to limit increases in traffic and associated emissions. The policy also requires development proposals to demonstrate that the reuse of existing buildings has been explored first before considering expansion and appropriate new development, which can help reduce the need for new construction and associated embodied carbon. Therefore, minor positive effects are expected in relation to SA objectives 2: Access to services and facilities, 12: Climate change mitigation and 13: Air quality.

5.692 The policy requires that existing open spaces are maintained and, wherever possible, enhanced. It also requires adequate provision for external amenity spaces and contributions to strategic public transport and active travel schemes. These requirements are likely to support opportunities for walking, cycling, access to open space and outdoor amenity for those working at and visiting the site. Therefore, minor positive effects are expected in relation to SA objective 4: Health.

5.693 The policy requires development to ensure there are no resultant adverse impacts on the nearby Alder Carr SSSI. The requirements included in the policy for existing open spaces to be maintained and enhanced, and for development to maintain and enhance connections with key landscape features, including the corridor of the River Granta are likely to help protect nearby biodiversity assets and support green infrastructure within the site. Therefore, minor positive effects are expected in relation to SA objective 5: Biodiversity and geodiversity.

5.694 Requirements set out in the policy include for the design of development, including building heights, massing and materials, to respond sensitively and

positively to the existing built form and parkland setting. Development is also required to respond positively to the treeline as well as to maintain and enhance connections with key landscape features. These requirements are likely to help conserve and enhance the landscape and townscape character of the area. Therefore, minor positive effects are expected in relation to SA objective 6: Landscape and townscape.

5.695 The policy also requires development to 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. This requirement is likely to help conserve the significance and setting of heritage assets in and around Granta Park. Therefore, minor positive effects are expected in relation to SA objective 7: Historic environment.

5.696 The policy supports the replacement, intensification and expansion of existing buildings at Granta Park, and requires proposals to demonstrate that the reuse of existing buildings has been explored first before considering expansion and appropriate new development. This approach is likely to represent a more efficient use of land resources and existing buildings in the area. Therefore, significant positive effects are expected in relation to SA objective 8: Efficient use of land.

5.697 The policy supports the continued role of Granta Park as a strategic research and development location by requiring no net loss of research and development floorspace, unless a proposal demonstrably supports the overall functioning or competitiveness of Granta Park or provides a sufficiently justified community benefit. The policy also supports the replacement, intensification and expansion of existing buildings at Granta Park and appropriate new development, while protecting research and development floorspace. This is likely to support the continued functioning and competitiveness of the site as an important employment and R&D location, and to maintain and potentially enhance employment opportunities at the site. Requirements for contributions to strategic public transport and active travel schemes may also help improve access to employment opportunities by sustainable modes. Therefore, significant positive effects are expected in relation to SA objective 14: Economy and SA objective 15: Employment.

Policy S/AMC/WGC: Wellcome Genome Campus, Hinxton

5.698 Policy S/AMC/WGC: Wellcome Genome Campus, Hinxton sets out the approach for the Wellcome Genome Campus, Hinxton area for major change. The policy does not set out a specific allocation or level of development for the area. Rather requirements are set out that development proposals at this location will be

required to meet. As such an equivalent site option has not been appraised in Chapter 4 and the appraisal of the policy focusses on the criteria set out in the policy.

5.699 The SA effects for Policy S/AMC/WGC: Wellcome Genome Campus, Hinxton are shown in Table 5.69 and described below the table.

Table 5.69: Policy S/AMC/WGC: Wellcome Genome Campus, Hinxton

SA Objective	Policy S/AMC/WGC
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	+
12. Climate change mitigation	+
13. Air quality	+
14. Economy	++
15. Employment	++

5.700 Policy S/AMC/WGC supports the replacement, intensification and expansion of existing buildings at Wellcome Genome Campus, and appropriate new development, subject to a range of criteria. The policy requires development to be masterplan-led, prioritise the reuse of existing buildings before expansion, and avoid the loss of Class E(g) research and development office and science-related workspace. The policy also provides support for residential dwellings for campus workers. As such, the policy is likely to support the continued role of the campus as a centre of skilled employment, while also delivering an element of housing. Therefore, minor positive effects are expected in relation to SA objective 1: Housing. Significant positive effects are expected in relation to SA objectives 14: Economy and 15: Employment.

5.701 The policy requires that new residential development is supported by necessary services and facilities, including retail, leisure, culture, healthcare,

education and external amenity spaces. It also requires development to connect to rapid public transit between the Campus, Whittlesford Parkway Station and the proposed South Eastern Travel Hub, with a Transport Assessment to consider local transport impacts and public transport and active travel connections. Financial contributions are also required towards strategic public transport and active travel schemes in the south-east corridor. These requirements are likely to support access to services and facilities, encourage modal shift away from private car use and limit associated emissions. Given the scale of requirements relating to the provision of both services and transport improvements, significant positive effects are expected in relation to SA objective 2: Access to services and facilities. Minor positive effects are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

5.702 The policy supports meanwhile community uses and engagement that would encourage the integration of new communities with surrounding neighbours. The provision of supporting uses, external amenity spaces and outdoor sports provision to meet identified local need is also likely to provide some opportunities for social interaction and integration between campus users and surrounding communities. Therefore, minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities.

5.703 The policy requires development to deliver a range of outdoor sports provision to meet identified local need, as well as external amenity spaces and supporting uses including healthcare, leisure and culture. Development is also required to utilise public transport and active travel connections. These requirements are likely to provide opportunities for physical activity, social interaction and access to health and wellbeing-supporting facilities. Therefore, minor positive effects are expected in relation to SA objective 4: Health.

5.704 The policy requires proposals to maintain open buffers between the built areas of the site and retained agricultural uses and other open spaces, including a landscaped buffer with the River Cam. The requirement for a site-specific flood risk assessment to consider opportunities for reducing flood risk, including through the use of nature-based solutions, may also provide opportunities for habitat enhancement and multifunctional green infrastructure. Therefore, minor positive effects are expected in relation to SA objective 5: Biodiversity and geodiversity.

5.705 Minor positive effects are expected for the policy in relation to SA objective 6: Landscape and townscape. The policy requires development to be masterplan-led and for building heights, massing and materials to respond sensitively to the existing built form and parkland setting. The policy also sets out a requirement for development landscaped buffer with the River Cam. These requirements are likely to

help mitigate potential adverse effects and may provide opportunities for enhancement.

5.706 Requirements are also set in the policy for development to maintain and enhance connections with key landscape features and avoid unacceptable impacts on the Grade II* Listed Hinxton Hall, nearby off-site heritage assets and Hinxton Conservation Area. These requirements are likely to help conserve the setting and significance of designated heritage assets and the historic character of the area. Therefore, minor positive effects are expected in relation to SA objective 7: Historic environment.

5.707 The replacement, intensification and expansion of existing buildings at Wellcome Genome Campus is supported by the policy approach. It also requires that the reuse of existing buildings has been explored before considering expansion and appropriate new development. Given the presence of existing developed areas at the campus, and the policy's requirement to prioritise reuse before expansion, the policy is likely to support the efficient use of land. Therefore, significant positive effects are expected in relation to SA objective 8: Efficient use of land.

5.708 The policy requires proposals to take a sequential approach to site layout, locating more vulnerable development outside areas at risk of surface water or fluvial flooding. A site-specific flood risk assessment is also required and this is required to consider opportunities to reduce flood risk, including through nature-based solutions. These requirements are likely to help minimise flood risk and support resilience to the effects of climate change. Therefore, minor positive effects are expected in relation to SA objective 11: Adaptation to climate change.

Policy S/AMC/IWM: Imperial War Museum, Duxford (inc. AvTech1)

5.709 Policy S/AMC/IWM: Imperial War Museum, Duxford (inc. AvTech1) sets out the approach for the Imperial War Museum, Duxford area for major change. The policy does not set out a specific allocation or level of development for the area. Rather requirements are set out that development proposals at this location will be required to meet. As such an equivalent site option has not been appraised in Chapter 4 and the appraisal of the policy focusses on the criteria set out in the policy.

5.710 The SA effects for Policy S/AMC/IWM: Imperial War Museum, Duxford (inc. AvTech1) are shown in Table 5.70Error! Reference source not found. and described below the table.

Table 5.70: Policy S/AMC/IWM: Imperial War Museum, Duxford (inc. AvTech1)

SA Objective	Policy S/AMC/IWM
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	++
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	+

5.711 Policy SA/AMC/IWM: Imperial War Museum, Duxford (inc. AvTech1) supports the retention of the Imperial War Museum as a major tourist attraction and educational facility. This is expected to have significant 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. The masterplan must be informed by a Heritage Impact Assessment. Additionally, development of the site must protect and enhance the Duxford Airfield Conservation Area, and numerous Grade II and Grade II* Listed Buildings and their setting.

5.712 The policy seeks to ensure the preservation of the site's ability to operate during event days, which helps to promote social inclusion and is expected to have a minor positive effect in relation to SA objective 3: Social inclusion and equalities.

5.713 The policy also requires projected increases in noise to accompany any outline planning application, and as the site is near to the Duxford Water Recycling Centre, an odour assessment may also be required. These requirements should help to

mitigate potential noise or odour impacts, and the policy is expected to have a minor positive effect in relation to SA objective 4: Health.

5.714 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. As such, minor positive effects are identified for the policy in relation to SA objectives 14: Economy and 15: Employment.

Rest of Rural Area

5.715 This section sets out the appraisal of site allocation policies included in section 3.5 of the Local Plan for the Rest of Rural Area, which are divided as follows:

- Site Allocations in the Rest of the Rural Area (policy references S/RRA/xxx)
- Policy Areas in the Rural Southern Cluster:
 - Areas of Major Change (policy references S/AMC/xxx)

Site Allocations in the Rest of the Rural Area

Policy S/SHF: Land at Slate Hall Farm, Bar Hill

5.716 The site allocated by Policy S/SHF does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (site reference OS277), and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.717 The SA effects for Policy S/SHF: Land at Slate Hall Farm, Bar Hill are shown in Table 5.71 and described below the table.

Table 5.71: Policy S/RRA/SHF: Land at Slate Hall Farm, Bar Hill

SA Objective	Policy S/SHF
1. Housing	0
2. Access to services and facilities	+/-
3. Social inclusion and equalities	+

SA Objective	Policy S/SHF
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	++

5.718 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 has some services and facilities including a large superstore. 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.

5.719 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.

5.720 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 site-wide Design Code for the site which is to ensure that schemes fit into their context and respond to and reduce impacts on key views and vistas. Regarding heritage, the policy includes specific requirements for proposals to mitigate the impact of the development on Slate Hall Farm a potential non-designated heritage asset, and its setting, and for appropriate archaeological assessments to be prepared. The policy also requires the preparation of a Heritage Impact Assessment to protect, and where appropriate enhance, the significance of heritage assets and their settings, including Grade II The Grange, Grade II* Parish Church of All Saints, Lolworth, and Grade II 2 and 4 The Green. 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 the specific design and layout of proposals for the site.

5.721 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.

5.722 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.

5.723 The site is located close to an existing bus stop but it is not well related to 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.

5.724 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 appropriate 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.

Policy S/RRA/ML: The Moor, Moor Lane, Melbourn

5.725 The site allocated by Policy S/RRA/ML does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (site reference 40215), and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.726 The SA effects for Policy S/RRA/ML: The Moor, Moor Lane, Melbourn are shown in Table 5.72 and described below the table.

Table 5.72: Policy S/RRA/ML: The Moor, Moor Lane, Melbourn

SA Objective	Policy S/RRA/ML
1. Housing	+

SA Objective	Policy S/RRA/ML
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	0
10. Water	-?
11. Adaptation to climate change	+/-
12. Climate change mitigation	++/-
13. Air quality	0
14. Economy	0
15. Employment	++

5.727 Policy S/RRA/ML: The Moor, Moor Lane, Melbourn is expected to have minor positive effects in relation to SA objective 1: Housing. The site is allocated for approximately 20 homes and will contribute towards housing delivery in the rural area.

5.728 The site is not close to an existing centre. However, it is relatively close to a primary school or secondary school, as identified through the HELAA. Therefore, mixed minor positive and minor negative effects are expected in relation to SA objective 2: Access to services and facilities.

5.729 The site is not located close to existing healthcare facilities or areas of open space. As such minor negative effects are expected in relation to SA objective 4: Health.

5.730 Uncertain mixed minor positive and minor negative effects are identified for SA objective 5: Biodiversity and geodiversity. The site is assessed as 'Amber' in the HELAA in relation to potential harm to biodiversity. This indicates that there is potential for adverse effects, but the effects could be mitigated through appropriate design measures. The policy states that development should retain existing trees and strengthen the existing landscape buffer to double the width of the eastern and southern boundaries, which will help to support biodiversity. The strengthening of the landscape buffer is also expected to contribute positively to local landscape

character. The site is assessed as 'Green' in relation to potential impact on landscape, meaning that development would likely have neutral impacts without any mitigation being required. Additionally, the policy requirement for the implementation of design-led mitigation measures, including the use of sympathetic building heights, form, and materials that respond appropriately to the surrounding context will help to integrate development into the landscape. Considering the policy requirements, uncertain minor positive effects are expected in relation to SA objective 6: Landscape and townscape.

5.731 The site is assessed as 'Green' in relation to potential impact on the historic environment, meaning that development is not expected to have a detrimental impact on any designated or non-designated heritage assets or archaeology. Requirements are set out in the policy for the protection of the setting of the wider setting of the Grade II listed buildings and Melbourne Conservation Area. This will be achieved through design-based mitigation, specifically through the use of appropriate materials and massing and consideration of building heights. As such uncertain minor positive effects are also recorded in relation to SA objective 7: Historic environment.

5.732 The site allocated by Policy S/RRA/ML is greenfield land and comprises areas of Grade 1 or Grade 2 agricultural land. As such, given the potential loss of higher value agricultural soils, significant negative effects are expected in relation to SA objective 8: Efficient use of land.

5.733 The site lies within an area of Source Protection Zone 2 or 3. Given that development at the site has the potential to degrade public drinking water resources, uncertain minor negative effects are identified for SA objective 10: Water.

5.734 The site contains land that coincides with areas of flood risk (a small part of the site falls within Flood Zone 2 and Flood Zone 3 and the site is adjacent to a watercourse) resulting in minor negative effects in relation to SA objective 11: Adaptation to climate change. These are expected in combination with minor positive effects, given the requirements set out in the policy for development to be informed by a Flood Risk Assessment, which will determine the necessary flood mitigation measures required.

5.735 The site is located less than 1.8km from an existing rapid public transport stop but is not close to a defined city, district, or rural centre. The policy does not include any requirements that are likely to improve access by more sustainable modes for new residents at the site. Given the likelihood for some residents to have to travel by car to access certain services and facilities and the carbon emissions associated with this mode of transport, mixed significant positive and minor negative effects are expected in relation to SA objective 12: Climate change mitigation. The HELAA assessed the site as having low risk with regard to potential impacts relating to air

quality and therefore negligible effects are expected in relation to SA objective 13: Air quality.

5.736 The development of the site will not support the delivery of new employment floorspace in the plan area and therefore negligible effects are expected in relation to SA objective 14: Economy. However, the location benefits from nearby public transport connections offered by Meldreth Railway Station, which is likely to provide residents with access to a range of employment centres. Given that the delivery of new homes at the site will support a good level of access to employment opportunities, significant positive effects are recorded for SA objective 15: Employment.

Policy S/RRA/H: Land at Highfields (Phase 2), Caldecote

5.737 The site allocated by Policy S/RRA/H benefits from planning permission (S/2510/15/OL) and the grant of planning permission and the effects of development will have been subject to detailed scrutiny through the planning application process. The site has previously been subject to assessment by GCSP through the HELAA (reference OS281), and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.738 The SA effects for Policy S/RRA/H: Land at Highfields (Phase 2), Caldecote are shown in Table 5.73 and described below the table.

Table 5.73: Policy S/RRA/H: Land at Highfields (Phase 2), Caldecote

SA Objective	Policy S/RRA/H
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	0

SA Objective	Policy S/RRA/H
10. Water	-?
11. Adaptation to climate change	-
12. Climate change mitigation	++/-
13. Air quality	+/-
14. Economy	0
15. Employment	++

5.739 Policy S/RRA/H: Land at Highfields (Phase 2), Caldecote is expected to have minor positive effects in relation to SA objective 1: Housing. The site is allocated for approximately 65 homes and will contribute towards housing delivery in the rural area.

5.740 The site is not close to an existing centre, and other services and facilities. However, the policy seeks to ensure the provision and/or enhancement of safe active travel connections to high-quality public transport stops. This is likely to support improved access to a range of services and facilities, reduce reliance on private car travel and also help to support levels of physical activity and public health. As such, mixed minor positive and minor negative effects are expected in relation to SA objective 2: Access to services and facilities and SA objective 4: Health.

5.741 The site is scored 'Amber' in the HELAA assessment in relation to potential impacts relating to biodiversity and landscape. This indicates that there is potential for adverse effects, but that the effects could be mitigated through appropriate design measures. Uncertain minor negative effects are therefore expected in relation to SA objective 5: Biodiversity and geodiversity. The policy requires the provision of a substantial landscape buffer on the eastern and southern boundaries of the site which could mitigate some adverse impacts relating to biodiversity, however, it is expected that some residual effects would still result. This element of the policy 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 mixed minor positive and minor negative effects in relation to SA objective 6: Landscape. These effects are uncertain given that they will depend partly on the specific design and layout of proposals for the site.

5.742 The site is assessed as 'Green' by the HELAA in relation to potential impacts on the historic environment, meaning development at this location is unlikely to have detrimental impact on any designated or non-designated heritage assets or archaeology. The policy stipulates that development proposals must be accompanied by an appropriate archaeological assessment, including extent, character and

condition of the archaeological resource and the likely impact of the development on the archaeological remains identifying mitigation measures where necessary.

Uncertain minor positive effects are therefore expected in relation to SA objective 7: Historic environment. Uncertainty is recorded given that the effects will depend partly on the specific design and layout of proposals for the site.

5.743 Given that the site comprises greenfield land and includes some best and most versatile (Grade 1 or Grade 2) agricultural land, significant negative effects are expected for SA objective 8: Efficient use of land.

5.744 The site lies within an area of Source Protection Zone 2 or 3. Given that development at the site has the potential to degrade public drinking water resources, uncertain minor negative effects are identified for SA objective 10: Water.

5.745 The site is assessed through the HELAA as containing areas of surface water flood risk or Flood Zones 2 and 3. As such, minor negative effects are expected in relation to SA objective 11: Adaptation to climate change.

5.746 Mixed significant positive and minor negative effects expected in relation to SA objective 12: Climate change mitigation. This reflects the site's close proximity to an existing or planned rapid public transport stop but some distance from a defined city, district or rural centre. The policy requirements for development to provide active travel connections to public transport stops is likely to strengthen the positive effect identified. This reflects the potential for the requirements to support modes of transport that are less likely to contribute to carbon emissions. The HELAA assessed the site as capable of being developed to provide healthy internal and external environments in regard to air quality after careful design and mitigation. Considering that the policy requirements relating to active transport may also help to limit air pollution as the site is occupied, a mixed minor positive and minor negative effects are expected in relation to SA objective 13: Air quality.

5.747 The development of the site will not support the delivery of new employment floorspace in the plan area and therefore negligible effects are expected in relation to SA objective 14: Economy. However, it is located close to the proposed Cambourne to Cambridge Public Transport Corridor stop. The policy also supports the provision and/or enhancement of safe active travel connections to high-quality public transport stops. This will help to provide and improve access to a range of employment centres. The delivery of new homes will therefore support improved access to employment opportunities, and as such significant positive effects are recorded for SA objective 15: Employment.

Policy S/RRA/SCS: Land to the South of Cambridge Services, A14

5.748 The site allocated by Policy S/RRA/SCS does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (site reference 45107), and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.749 The SA effects for Policy S/RRA/SCS: Land to the South of Cambridge Services, A14 are shown in Table 5.74 and described below the table.

Table 5.74: Policy S/RRA/SCS: Land to the South of Cambridge Services, A14

SA Objective	Policy S/RRA/SCS
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	+/-?
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	+

5.750 Policy S/RRA/SCS: Land to the South of Cambridge Services, A14 allocates land to the South of Cambridge Services, A14 for industrial and logistics space. The site is located over 2,000m from an existing centre, and therefore does not benefit from access to services and facilities in the plan area's designated centres. The policy requires the provision of proportionate and necessary services and facilities to support the provision of lorry parking and the 24-hour nature of this facility. As such,

there is potential for site users to benefit from a limited range of on-site services and facilities before and after working hours and during breaks. Therefore, mixed minor negative and minor positive effects are recorded in relation to SA objective 2: Access to services and facilities.

5.751 The site is not located close to existing healthcare facilities or areas of open space. Furthermore, no requirements are included in the policy that might otherwise promote the delivery of new or access to existing facilities of this nature. As such, minor negative effects are expected against SA objective 4: Health.

5.752 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 the effects could be mitigated through appropriate design measures. The policy sets out that existing balancing ponds must be re-profiled at the site, with watercourses utilised and enhanced for biodiversity gain, with further native planting within the drainage proposals. Development of the site is also required to provide landscape buffers of a minimum of 25m wide to mitigate adverse landscape impacts of built form and light pollution, as well as the provision of green spaces and tree planting through the site as part of a landscape-led masterplan. Further to this, the development is required to undertake a Landscape and Visual Impact Appraisal to fully assess landscape impacts and identify mitigation measures where necessary, including the careful arrangement, scale, bulk and massing of built form. Additionally, development of the site is expected to mitigate impacts on the rural countryside character, with the development integrated with local patterns of tree planting and hedgerows with existing hedges to be retained. Regarding heritage, the policy stipulates that development proposals must be accompanied by an appropriate archaeological assessment which includes information on the significance of the heritage asset, including the extent, character and condition of the archaeological resource, and evidence demonstrating how the proposals, including the form and extent of development, have responded appropriately to the assessment to avoid or, as necessary, mitigate likely impacts of the development on the archaeological remains. 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 the specific design and layout of proposals for the site.

5.753 The site comprises greenfield land and includes some Grade 3 agricultural soils. Given that the site may result in loss of access to good quality agricultural soils (i.e. Grade 3a) uncertain significant negative effects are expected for SA objective 8: Efficient use of land. Furthermore, the site is located within 250 metres of a minerals

allocation. Therefore, the development of the site could have adverse effects on minerals resources in the plan area. However, there may be potential for the extraction of resources before development occurs. The significant negative effects identified for the policy in relation to SA objective 9: Minerals are partly uncertain.

5.754 The site coincides with an area of Source Protection Zone 2 or 3, and development of the site, which has the potential to degrade public drinking water resources. As such, uncertain minor negative effects are identified for SA objective 10: Water. These minor negative effects are coupled with minor positive effects as the policy stipulates that development of the site must not preclude any construction of or the route alignment of the Grafham Pipeline to accommodate water infrastructure for the region. Therefore, overall mixed uncertain minor positive and minor negative effects are expected in relation to SA objective 10: Water.

5.755 The site is assessed through the HELAA as containing areas of surface water flood risk or Flood Zones 2 and 3. The policy includes requirements that are likely to help protect water quality and address flood risk in the area. Development at the site must re-profile existing balancing ponds and watercourses must be utilised to address surface water flooding. The policy also requires the provision of green infrastructure on the site, specifically the provision of open space and tree planting, 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 objective 11: Adaptation to climate change.

5.756 The site is not well related to existing public transport or to a defined centre in the plan area. It also scored 'Amber' in the HELAA in relation to potential impacts relating to air quality indicating that the site could be developed to provide healthy internal and external environments with regards to air after careful design and mitigation. The policy requires that the development of the site is supported by a Transport Assessment, Traffic Management Plan and Travel Plan. Furthermore, the development is required to deliver measures to integrate the site with active travel networks with provision of electric charging for e-HGVs to be supported at this location. These requirements may help promote travel by more sustainable and less polluting modes. However, the scale and nature of the proposed development, including lorry parking for approximately 150 spaces and associated facilities, as well as its 24-hour operation and proximity to the existing A14 services, will likely mean that substantial additional vehicle movements result in the area. This increase in vehicular traffic is likely to result in increased 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.

5.757 The policy sets out that the development at Land to the South of Cambridge Services, A14 is to be delivered as a large rural employment site in the plan area. There is capacity for approximately 90,000 metres square gross internal area of general industrial, storage and distribution uses which will support a flexible range of appropriate small and medium-scale units. There is also capacity for approximately 2.25 hectares focused on lorry parking to provide around 150 spaces. The allocation will help to meet local needs for industrial, local warehousing and logistic employment space in the area. As such significant positive effects are recorded in relation to SA objective 14: Economy. Given that the policy will support access to jobs for residents in the plan area; with good access provided via the A14; minor positive effects are recorded in relation to SA objective 15.

Policy S/RRA/BBP: Land at Buckingway Business Park, Swavesey

5.758 The site allocated by Policy S/RRA/BBP does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (site reference 40455) and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.759 The SA effects for S/RRA/BBP: Land at Buckingway Business Park, Swavesey are shown in Table 5.75 and described below the table.

Table 5.75: Policy S/RRA/BBP: Land at Buckingway Business Park, Swavesey

SA Objective	Policy S/RRA/BBP
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	+/-?
7. Historic environment	+?
8. Efficient use of land	--?
9. Minerals	0
10. Water	+/-?

SA Objective	Policy S/RRA/BBP
11. Adaptation to climate change	+/-
12. Climate change mitigation	-
13. Air quality	0
14. Economy	+
15. Employment	+

5.760 Policy S/RRA/BBP: Land at Buckingway Business Park, Swavesey allocates land at Buckingway Business Park, Swavesey for employment uses to meet the demand for local warehousing and logistic and general industrial employment floorspace adjacent to an existing employment site. The site is located over 2,000m from an existing centre, and therefore does not benefit from access to nearby services and facilities. The policy does not include requirements that might support improved access to services and facilities from the site. As such, significant negative effects are expected in relation to SA objective 2: Access to services and facilities.

5.761 The site is not located close to existing healthcare facilities or areas of open space. The policy sets out that development of the site must assess and implement necessary mitigation measures in relation to odour from the nearby Uttons Drove Water Recycling Centre. These provisions are expected to help reduce potential adverse effects on future workers. Therefore, mixed minor positive and minor negative effects are expected in relation to SA objective 4: Health.

5.762 The site is scored 'Amber' in the HELAA assessment in relation to potential impacts relating to biodiversity, and landscape. This indicates that there is potential for adverse effects, but the effects could be mitigated through appropriate design measures. The policy sets out that development must contribute to the enhancement of the landscape boundaries of the site, including the continuation of the existing vegetation buffer with additional tree planting along the northern and eastern edges. The policy also requires development proposals to be accompanied by a Landscape and Visual Impact Appraisal to fully assess landscape impacts and identify mitigation measures where necessary. Additionally, the policy stipulates that any new building must reflect the height, massing and scale of the existing Buckingway Business Park development, which is likely to help integrate any proposals for the site into its surroundings. 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, and 6: Landscape and townscape are combined with minor positive effects. The effects for these SA objectives are uncertain given that they will depend partly on the specific design and layout of proposals for the site.

5.763 The site is assessed as 'Green' by the HELAA in relation to potential impacts on the historic environment, meaning development at this location is unlikely to have detrimental impact on any designated or non-designated heritage assets or archaeology. The policy stipulates that development proposals must be accompanied by a detailed Heritage Impact Assessment to fully assess landscape impacts and identify mitigation measures where necessary. This is to include the careful arrangement and scale, bulk and massing of built form to ensure no unacceptable adverse impacts to the historic environment, including the Grade II* Listed Church of All Saints in Lolworth. The policy also sets out that development proposals must be accompanied by an archaeological assessment, which should consider the likely impact of the development on the archaeological remains and identify mitigation measures where necessary. Minor positive effects are therefore expected in relation to SA objective 7: Historic environment. These effects are uncertain given that they will depend partly on the specific design and layout of proposals for the site.

5.764 The site comprises greenfield land and includes some good to moderate quality (Grade 3) agricultural land. Given that development would result in the loss of greenfield land and could result in the loss of soils within the good to moderate range, uncertain significant negative effects are expected for SA objective 8: Efficient use of land.

5.765 The site falls within an area of Source Protection Zone 2 or 3, and its development therefore has potential to degrade public drinking water resources. As such, uncertain minor negative effects are identified for SA objective 10: Water. These minor negative effects are expected in combination with minor positive effects given that the policy stipulates that development of the site must not preclude any construction of or route alignment of the Grafham Pipeline to accommodate water infrastructure for the region.

5.766 The site is assessed through the HELAA as containing some areas of surface water flood risk or Flood Zones 2 and 3. The policy includes requirements that are likely to help address flood risk in the area. Development at the site is required to include continuation of the existing vegetation buffer with additional tree planting and sustainable drainage to address surface water drainage along the northern edge, and additional tree planting along the eastern edge. This approach is to help 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 objective 11: Adaptation to climate change.

5.767 The site is not well related to existing public transport services or centres within the plan area, which may limit opportunities for travel by sustainable modes. The policy requires the provision of suitable and safe access to the public highway via

Anderson Road, and the nature of the proposed employment uses (which is to include warehousing and logistics) is likely to generate a significant numbers of trips by private vehicle and goods vehicles, resulting in increased carbon emissions and air pollution in the area. However, the HELAA found that the site is at low risk in terms of possible contributions to increased air pollution within an AQMA. Therefore, minor negative effects are identified in relation to SA objective 12: Climate change mitigation and negligible effects are expected in relation to SA objective 13: Air quality.

5.768 The site is modest in size (2.11ha). The policy sets out that it has capacity for approximately 10,000 square metres of gross internal floorspace for local warehousing and logistic and general industrial employment floorspace, which will help to meet local needs. As such, minor positive effects are recorded in relation to SA objective 14: Economy. The site is not located close to an existing or proposed public transport stop but its development will support access to jobs for those within the locality. Therefore, minor positive effects are recorded in relation to SA objective 15: Employment.

Policy S/RRA/SNR: Land to the North of St Neots Road, Dry Drayton

5.769 The site allocated by Policy S/RRA/SNR does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (site reference 40224) and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.770 The SA effects for Policy S/RRA/SNR: Land to the North of St Neots Road, Dry Drayton are shown in Table 5.76 and described below the table.

Table 5.76: Policy S/RRA/SNR: Land to the North of St Neots Road, Dry Drayton

SA Objective	Policy S/RRA/SNR
1. Housing	0
2. Access to services and facilities	--?
3. Social inclusion and equalities	0
4. Health	+/-
5. Biodiversity and geodiversity	+/-

SA Objective	Policy S/RRA/SNR
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	++

5.771 Uncertain significant negative effects are expected in relation to SA objective 2: Access to services and facilities, and mixed minor positive and minor negative effects are expected in relation to SA objective 4: Health. The site is not located close to any defined city, district, local, neighbourhood, rural or minor rural centres and therefore is unlikely to benefit from good access to existing services and facilities. The site is also not within convenient walking distance of healthcare facilities, open space or sports facilities, and is not expected to provide a new health centre. As such new residents are unlikely to benefit from good access to healthcare and opportunities for physical activity. However, the policy requires development proposals to implement measures necessary to provide good public transport and active travel access to the site from surrounding existing and planned developments. This could support walking and cycling and therefore help promote healthier travel choices, although these measures would not fully mitigate the site's distance from defined centres.

5.772 Mixed minor positive and minor negative effects are expected in relation to SA objective 5: Biodiversity and geodiversity. The site scored 'Amber' in the HELAA assessment in relation to potential impacts on biodiversity, meaning development could have detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. However, the policy requires development proposals to enhance the existing southern hedgerow and include trees of forest scale and understorey planting. These measures are likely to help provide habitat features and support ecological connectivity at the site, although some adverse effects associated with development of the site may remain.

5.773 Mixed minor positive and minor negative effects are expected in relation to SA objective 6: Landscape and townscape. The site scored 'Amber' in the HELAA assessment in relation to potential impacts on landscape, meaning development could have detrimental impact on sensitive landscapes which could be mitigated. However, the policy requires development to enhance the existing southern hedgerow to provide visual screening. Landscape proposals are also required to take into account landscape enhancements associated with the Cambourne to Cambridge Busway and East West Rail. These requirements are likely to help mitigate adverse visual effects and support landscape integration, although minor negative effects associated with built development at the site may remain.

5.774 Mixed minor positive and minor negative effects are expected in relation to SA objective 7: Historic environment. The site scored 'Amber' in the HELAA in relation to potential impacts on the historic environment, meaning development could have detrimental impact on a designated or non-designated heritage asset, the setting of a designated or non-designated heritage asset or archaeology, but the impact could be reasonably mitigated. The policy requires development to be accompanied by an appropriate archaeological assessment, including the extent, character and condition of the archaeological resource and the likely impact of development on archaeological remains. This requirement would likely help to identify the nature of any archaeological constraints and inform appropriate mitigation.

5.775 Significant negative effects are expected in relation to SA objective 8: Efficient use of land as the site comprises greenfield land some of which is Grade 1 or Grade 2 agricultural quality. Development would therefore result in the loss of land resources and could involve the loss of higher value agricultural land.

5.776 Uncertain minor negative effects are expected in relation to SA objective 10: Water and minor negative effects are expected in relation to SA objective 11: Adaptation to climate change. The site lies within Source Protection Zone 2 or 3 and development at this location could therefore have potential to degrade public drinking water resources. The magnitude of effects would depend on the design of the development and the mitigation measures implemented. In relation to flood risk and climate change resilience, the site is mostly in an area of low flood risk, although some flood risk issues are present.

5.777 Mixed significant positive and minor negative effects are expected in relation to SA objective 12: Climate change mitigation, and minor positive effects are expected in relation to SA objective 13: Air quality. The site is close to good public transport links, which may help people travel to and from the site without relying on private cars. It has also been assessed in the HELAA as having low risk with regard to resulting potential increases in traffic and air pollution within AQMAs. The policy

requires development proposals to implement measures necessary to provide good public transport and active travel access to the site from surrounding existing and planned developments. In addition, the form of development is required to account for and safeguard land for the Cambourne to Cambridge transport scheme, and development must not prejudice the preferred East-West Rail route alignment or its delivery. These requirements would help support modal shift away from private car use, safeguard strategic public transport infrastructure and limit increases in traffic emissions by supporting more sustainable travel choices. However, the site is not close to a defined centre, so access to some local services may be more limited and some journeys may still need to be made from the site by car.

5.778 Minor positive effects are expected in relation to SA objective 14: Economy, and significant positive effects are expected in relation to SA objective 15: Employment. The site is modest in size (4.6ha) and its development in line with the policy would provide approximately 5,000 square metres of office, research and development, and light industrial floorspace. This would support the supply of employment land in the rural area, help support the expansion and diversification of businesses, including knowledge-based and research and development activities, and support job creation and access to employment opportunities. The site also has good access to a proposed rapid public transport stop, which would help make employment opportunities at the site accessible by sustainable modes of transport. The requirements of the policy for development proposals to implement measures necessary to provide good public transport and active travel access to the site from surrounding existing and planned developments is likely to further strengthen the ability of employees to access the site.

Policy S/RRA/OHD: Old Highways Depot, Twenty Pence Road, Cottenham

5.779 The site allocated by Policy S/RRA/OHD benefits from planning permission (24/01108/FUL) and the grant of planning permission and the effects of development will have been subject to detailed scrutiny through the planning application process. The site has previously been subject to assessment by GCSP through the HELAA (reference 40384), and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.780 The SA effects for Policy S/RRA/OHD: Old Highways Depot, Twenty Pence Road, Cottenham are shown in Table 5.77 and described below the table.

Table 5.77: Policy S/RR/OHD: Old Highways Depot, Twenty Pence Road, Cottenham

SA Objective	Policy S/RR/OHD
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	+/-
12. Climate change mitigation	+/-
13. Air quality	0
14. Economy	+
15. Employment	+

5.781 The site is not within close walking distance of a defined centre, which may limit access to existing services and facilities. However, it is within walking distance of either a healthcare facility or open space/sports facility, which may support access to healthcare services or opportunities for physical activity. Therefore, minor negative effects are expected in relation to SA objective 2: Access to services and facilities, and minor positive effects are expected in relation to SA objective 4: Health.

5.782 Minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities and SA objective 8: Efficient use of land. The policy would support the redevelopment of the Old Highways Depot for employment use, replacing the existing accommodation on previously developed land. This could help to support local regeneration and provide benefits for the local community through continued employment provision, while also making efficient use of land resources and avoiding the loss of greenfield land and higher quality agricultural land. The policy also specifically requires built development to be located on the previously developed land within the site, which would further support the efficient use of land.

5.783 The site scored 'Amber' in the HELAA assessment in relation to potential impacts on biodiversity, meaning development could have detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. However, the policy requires the retention and enhancement of landscape boundaries, provision of a native buffer up to 10 metres on the western boundary and landscape and ecology within the site itself. These requirements should help to mitigate some potential adverse effects therefore, mixed minor negative and positive effects are expected in relation to SA objective 5: Biodiversity and geodiversity.

5.784 Minor positive effects are expected in relation to SA objective 6: Landscape and townscape. The site is assessed as 'Green' by the HELAA in relation to potential impacts on landscape, meaning development would likely have a neutral impact in this regard. The policy requires development proposals to respond to the rural setting by locating built development on previously developed land and retaining the natural screening provided by trees along the road frontage. It also requires the site's landscape boundaries to be retained and enhanced. Furthermore, the siting and design of buildings, including height, scale and form, must respond positively to local character and reflect prevailing building heights. These requirements are likely to help ensure that development responds sensitively to the rural setting and local character.

5.785 Mixed minor positive and minor negative effects are expected in relation to SA objective 7: Historic environment. The site scored 'Amber' in the HELAA in relation to potential impacts on the historic environment, meaning development could have detrimental impact on a designated or non-designated heritage asset, the setting of a designated or non-designated heritage asset or archaeology, but the impact could be reasonably mitigated. The policy requires the siting and design of buildings, in regard to height, scale and form, to respond positively to local character and ensure no unacceptable adverse impacts on nearby heritage assets or their setting. This is to include the Grade I listed All Saints Church and the Cottenham Conservation Area. The policy also requires a design-led approach to ensure development is sited to avoid obstructing or interfering with views of the church tower from Twenty Pence Road and to reflect local prevailing building heights. These requirements are likely to help mitigate potential adverse effects on the historic environment.

5.786 Although the site has significant flood constraints, and access lies within Flood Zone 3, the policy includes a specific requirement for proposals to ensure that safe and suitable site access can be maintained at all times, recognising flood risk at the site. Therefore, mixed minor positive and minor negative effects are expected in relation to SA objective 11: Adaptation to climate change.

5.787 Mixed minor positive and minor negative effects are expected in relation to SA objective 12: Climate change mitigation. The site has good access to rapid public transport, which is likely to support opportunities for sustainable travel and reduce reliance on private car use for some journeys. However, the site is not within close proximity to a defined city, district or rural centre. Therefore, some journeys to access services and facilities are still likely to be made by private car.

5.788 Minor positive effects are expected in relation to SA objectives 14: Economy and 15: Employment. The site is modest in size (0.6ha) and its development in line with the policy would provide approximately 1,500 square metres gross internal area of employment floorspace for Class E(g)(i), E(g)(iii) and B8 uses. This would support the provision of employment land in the rural area, help to support the rural economy, and maintain and enhance access to employment opportunities.

Policy S/RRA/NW: Norman Way, Over

5.789 The site allocated by Policy S/RRA/NW does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (site reference OS057), and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.790 SA effects for Policy S/RRA/NW: Norman Way, Over are shown in Table 5.78 and described below the table.

Table 5.78: Policy S/RRA/NW: Norman Way, Over

SA Objective	Policy S/RRA/NW
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	+
7. Historic environment	+/-
8. Efficient use of land	--

SA Objective	Policy S/RRA/NW
9. Minerals	0
10. Water	0
11. Adaptation to climate change	-
12. Climate change mitigation	++/-
13. Air quality	0
14. Economy	+
15. Employment	++

5.791 The site is allocated for 6,100 square metres gross internal area of office, research and development, light industrial, general industrial and storage or distribution floorspace. The site is not well related to an existing centre or key services and facilities, and is not within convenient walking distance of healthcare facilities, open space or sports facilities. It is also not expected to provide a new health centre. Therefore, uncertain significant negative effects are expected in relation to SA objective 2: Access to services and facilities, and minor negative effects are expected in relation to SA objective 4: Health, as the location of the site may result in site users having limited access to services and opportunities that support health and wellbeing.

5.792 The site scored 'Amber' in the HELAA assessment in relation to potential impacts on biodiversity, meaning development could have detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. The policy requires development proposals to retain and enhance the treescape buffer within the southern and eastern sides of the site, which should help to mitigate some potential adverse effects, therefore, mixed minor positive and minor negative effects are expected in relation to SA objective 5: Biodiversity and geodiversity.

5.793 Uncertain minor positive effects are expected in relation to SA objective 6: Landscape and townscape. The site is assessed as 'Green' in the HELAA in relation to potential impacts on landscape, meaning development would likely have a neutral impact in this regard. The policy requires the siting, height and design of buildings to respond positively to local character and setting. The requirement for development proposals to retain and enhance the treescape buffer within the southern and eastern sides of the site could also have benefits in terms of helping to integrate development into the surrounding area and supporting local character. However, the effect is uncertain as it will depend on the final design of the site.

5.794 Mixed minor positive and minor negative effects are expected in relation to SA objective 7: Historic environment. The site scored 'Amber' in the HELAA in relation to potential impacts on the historic environment, meaning development could have detrimental impacts on a designated or non-designated heritage asset, the setting of a designated or non-designated heritage asset or archaeology, but the impact could be reasonably mitigated. The policy includes requirements for siting, height and design to avoid unacceptable adverse impacts on the wider setting of nearby heritage assets the Grade II listed Over Mill and scheduled monument Over Windmill. It also requires an appropriate archaeological assessment to accompany proposals. These requirements would help to mitigate potential adverse effects on the historic environment.

5.795 Significant negative effects are expected in relation to SA objective 8: Efficient use of land, as the site includes a substantial area of greenfield land classified as high-quality agricultural land (Grade 1 or Grade 2). As such, development of the site would likely result in the loss of valuable agricultural soils. Minor negative effects are also expected in relation to SA objective 11: Adaptation to climate change as some flood risk constraints are present at the site, although these are likely to be manageable through appropriate site design and drainage measures.

5.796 Mixed significant positive and minor negative effects are expected in relation to SA objective 12: Climate change mitigation as the site has good access to rapid public transport, supporting opportunities for sustainable travel. However, it is not close to a defined city, district, or rural centre and therefore some journeys to services and facilities are still likely to be made by private car.

5.797 Minor positive effects are expected in relation to SA objective 14: Economy. The site is modest in size (1.7ha), and the policy allocates the land for a range of employment uses, including office, research and development, light industrial, general industrial and storage or distribution floorspace, which would support the supply of employment land and the diversification of the rural economy. Significant positive effects are also expected in relation to SA objective 15: Employment. The allocation would provide 6,100 square metres gross internal area of employment floorspace and is therefore likely to support job creation and access to employment opportunities in the rural area. The site also has good access to an existing rapid public transport stop, which is likely to support access to employment opportunities by sustainable modes of transport.

Policy S/RRA/CRH: Land Adjacent to Cambridge Road (A10) and Mill Lane, Hauxton

5.798 The site allocated by Policy S/RRA/CRH does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (site reference OS254), and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.799 The SA effects for Policy S/RRA/CRH: Land Adjacent to Cambridge Road (A10) and Mill Lane, Hauxton are shown in Table 5.79 and described below the table.

Table 5.79: Policy S/RRA/CRH: Land Adjacent to Cambridge Road (A10) and Mill Lane, Hauxton

SA Objective	Policy S/RRA/CRH
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	--/+
12. Climate change mitigation	+/-
13. Air quality	0
14. Economy	+
15. Employment	+

5.800 Significant negative effects are expected in relation to SA objective 2: Access to services and facilities, and minor negative effects are expected in relation to SA objective 4: Health. The site is located some distance from defined centres, healthcare facilities and open space/sports facilities, which may limit convenient

access to existing services and facilities, including services and opportunities that support healthy lifestyles. The location of the site may also increase reliance on travel by private vehicle to meet day-to-day needs.

5.801 The site comprises brownfield land and its redevelopment for employment uses may help to support regeneration and make beneficial use of underused land within the rural area. This could help to improve the quality and function of the local area and provide new employment opportunities that may be accessible to existing and new residents, helping to support social inclusion and community wellbeing. Therefore, minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities and SA objective 8: Efficient use of land.

5.802 Uncertain minor positive effects are expected in relation to SA objective 5: Biodiversity and geodiversity. The site scored 'Green' by the HELAA assessment in relation to potential impacts on biodiversity, meaning development is unlikely to have a detrimental impact on any designated site, or those with a regional or local protection. The policy requires development proposals to deliver a planted landscape edge, including trees, along the northern and western edges of the site. This would provide opportunities to strengthen habitat features and ecological connectivity at the site, although the scale of the site means that any beneficial effects are likely to be minor.

5.803 Minor positive effects are expected in relation to SA objective 6: Landscape and townscape. The site is assessed as 'Green' in the HELAA in relation to potential impacts on landscape, meaning development would likely have a neutral impact in this regard. The policy requires development to be at a scale and grain that makes a positive contribution to local townscape character, and for the siting, height and design of buildings to respond positively to the local character and setting. It also requires development proposals to incorporate a planted landscape edge, including trees, as part of a landscape-led approach. Proposals are also required by the policy to ensure no unacceptable adverse visual impact on the openness of Cambridge's Green Belt. These requirements are likely to help conserve local character and mitigate the visual effects of development.

5.804 Minor positive effects are expected in relation to SA objective 7: Historic environment. The site is assessed as 'Green' in the HELAA in relation to potential impacts on the historic environment, meaning development at this location is unlikely to have detrimental impact on any designated or non-designated heritage assets or archaeology. The policy requires the siting, height and design of buildings to respond positively to the local character and setting, ensuring no unacceptable adverse visual impact on the wider setting of nearby heritage assets, including the Grade II listed Old Mill House, the two Grade II listed buildings associated with Hauxton Watermill,

and the Grade II listed Milestone on Hauxton Mill Bridge. The policy also requires development proposals to be accompanied by an appropriate archaeological assessment. This is required to consider the extent, character and condition of the archaeological resource and the likely impact of development on archaeological remains. These requirements are therefore likely to help avoid adverse effects on heritage assets and archaeological remains.

5.805 Minor negative effects are expected in relation to SA objective 11: Adaptation to climate change. A substantial part of the site is affected by fluvial flood risk (Flood Zone 2 or 3). The policy requires a planted landscape edge, including trees, along the northern and western edges of the site, which may provide some limited benefits in relation to green infrastructure and surface water management. Furthermore, the supporting text of the policy requires that development should avoid the north-eastern part of the site which lies within Flood Zone 2. These elements of the policy are likely to help limit the potential for site users being affected by flood risk.

5.806 Mixed minor positive and minor negative effects are expected in relation to SA objective 12: Climate change mitigation. The site has good access to bus stops, which is likely to support access to public transport and may help to reduce reliance on private car travel for some journeys to and from the site. However, it is not located near to a defined city, district or rural centre and therefore some site users are likely travel to and from the site by private vehicle.

5.807 Minor positive effects are expected in relation to SA objectives 14: Economy and 15: Employment. The site is relatively modest in size (0.4ha). The policy allocates the site for 2,000 square metres gross internal area of office, research and development and light industrial floorspace. This would provide employment land in a rural area and may help to support the local economy, opportunities for business growth and diversification, and access to employment opportunities. Given the relatively small scale of the allocation and likelihood that some users are likely to travel to and from the site by private vehicle, the positive effects are expected to be minor.

Policy S/RRA/CH: Compass House, Chivers Way, Histon and Impington

5.808 The site allocated by Policy S/RRA/CH does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (site reference 200831), and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The SA effects also reflect the specific development requirements set out in the site allocation policy.

5.809 SA effects for Policy S/RRA/CH: Compass House, Chivers Way, Histon and Impington are shown in Table 5.80 and described below the table.

Table 5.80: Policy S/RRA/CH: Compass House, Chivers Way, Histon and Impington

SA Objective	Policy S/RRA/CH
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	+/-?
7. Historic environment	+/-?
8. Efficient use of land	+
9. Minerals	0
10. Water	0
11. Adaptation to climate change	-?
12. Climate change mitigation	++
13. Air quality	0
14. Economy	+
15. Employment	++

5.810 The site is well related to existing services and facilities in Histon and Impington. In addition, the policy requires development to align with the requirements and development proposals within the mixed-use development in Histon and Impington Station Area and the adjacent Vision Park to deliver a comprehensive approach to placemaking. This approach could support connectivity between the site and these areas and services and facilities within them. Significant positive effects are therefore expected in relation to SA objective 2: Access to services and facilities.

5.811 Minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities. The policy would support the continued use and intensification of an established employment location, which may contribute to local regeneration and integration with the wider mixed-use area. The requirement for a comprehensive approach to placemaking with adjacent areas is also likely to support a more coherent relationship between the site and its surroundings.

5.812 Significant positive effects are expected in relation to SA objective 4: Health. The site benefits from good access to healthcare facilities and areas of open space. Furthermore, the policy requires development proposals to ensure an appropriate relationship with adjacent residential properties, including necessary mitigation measures relating to noise and light pollution, overlooking, daylight and sunlight through a design-led approach. These requirements are likely to help protect the amenity and wellbeing of nearby residents.

5.813 Uncertain negligible effects are expected in relation to SA objective 5: Biodiversity and geodiversity. The site scored 'Green' in the HELAA assessment in relation to potential impacts on biodiversity, meaning development is unlikely to have detrimental impact on any designated site, or those with a regional or local protection. The policy requires development proposals to retain the existing trees protected by a tree preservation order at the northeastern edge of the site. The requirements of the policy are not considered to be of a magnitude to result in benefits in relation to SA objective 5.

5.814 Uncertain mixed minor positive and minor negative effects are expected in relation to SA objective 6: Landscape and townscape. The site scored 'Amber' in the HELAA assessment in relation to potential impacts on landscape, meaning development could have detrimental impact on sensitive landscapes which could be mitigated. The policy requires design-based mitigation, primarily in the form of building height, style and materials. This requirement alongside the approach of aligning development proposals with the approach to be taken for surrounding areas to deliver a comprehensive approach to placemaking, is likely to help reduce adverse relating to landscape and townscape.

5.815 Uncertain mixed minor positive and minor negative effects are expected in relation to SA objective 7: Historic environment. The site scored 'Amber' in the HELAA in relation to potential impacts on the historic environment, meaning development could have detrimental impact on a designated or non-designated heritage asset, the setting of a designated or non-designated heritage asset or archaeology, but the impact could be reasonably mitigated. The policy sets out that design-based mitigation, primarily in the form of building height, style, and materials, will be required given the proximity of Histon Conservation Area and terrace of Grade II listed cottages immediately to the north of the site, Mill Cottage Grade II and Impington Mill Grade II* to the south of the site, and a potential non-designated heritage asset at the Bidder Building to the south of the site. The policy also requires that development proposals are supported an appropriate archaeological assessment including information on the significance, extent, character and condition of the archaeological resource and the likely impact of development. These

requirements are likely to help mitigate adverse effects relating to the historic environment.

5.816 Minor positive effects are expected in relation to SA objective 8: Efficient use of land as the site comprises brownfield land. Development at this location would therefore support the efficient use of land through the reuse and intensification of previously developed land.

5.817 Uncertain mixed minor positive and minor negative effects are expected in relation to SA objective 11: Adaptation to climate change. This partly reflects flooding constraints at the site. However, the policy requires development proposals to assess and mitigate known surface water flooding risks within the site. The retention of existing protected trees may also provide some localised benefits in relation to surface water runoff and urban cooling.

5.818 Significant positive effects are expected in relation to SA objective 12: Climate change mitigation. The site is well related to public transport links and a defined centre at Histon and Impington. Furthermore, the policy supports additional office and research and development floorspace in an established employment location. This is likely to help reduce the need to travel by private car compared to less accessible rural employment locations in the plan area.

5.819 Minor positive effects are expected in relation to SA objective 14: Economy and significant positive effects are expected in relation to SA objective 15: Employment. The policy allocates a modestly sized site (1.7ha) for additional office, research and development and associated ancillary uses, which would support the local economy and may contribute to the growth of knowledge-based and research-related employment uses in Greater Cambridge. The policy would also provide additional employment floorspace in an established employment location, supporting access to jobs in the rural area and helping to meet current and future employment needs. The site is located less than 1.8km from an existing rapid public transport stop, which is likely to support access to employment opportunities by sustainable transport modes.

Policy S/RRA/CR: Land to the west of Cambridge Road, Melbourn

5.820 The site allocated by Policy S/RRA/CR does not have planning permission for the proposed development allocation, but it has been subject to assessment by GCSP through the HELAA (site reference 40490a), and subject to SA as set out in Chapter 4 of this report. The SA effects identified for the site allocation policy take the effects identified for the relevant site option from Chapter 4 as the starting point. The

SA effects also reflect the specific development requirements set out in the site allocation policy.

5.821 SA effects for Policy S/RRA/CR: Land to the west of Cambridge Road, Melbourn are shown in Table 5.81 and described below the table.

Table 5.81: Policy S/RRA/CR: Land to the west of Cambridge Road, Melbourn

SA Objective	Policy S/RRA/CR
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	++

5.822 Policy S/RRA/CR: Land to the west of Cambridge Road, Melbourn is expected to have minor positive effects in relation to SA objective 1: Housing. The policy allocates land with capacity for approximately 125 homes, which will contribute towards housing delivery in the rural area.

5.823 Mixed minor positive and minor negative effects are expected in relation to SA objectives 2: Access to services and facilities and 4: Health. The site is not close to a defined city, district or rural centre, and has limited access to nearby healthcare facilities, open space and sports facilities, meaning future residents may have to travel further to access some services and facilities that support health and wellbeing. The site is, however, identified as being close to either a primary school or secondary school, which is likely to support access to education. The policy also requires active travel connections to the Melbourn Greenway, Melbourn Science

Park and the centre of the village, which is likely to help residents reach local services, facilities and employment opportunities by walking and cycling, while also encouraging healthier lifestyles.

5.824 Minor positive effects are expected in relation to SA objective 3: Social inclusion and equalities. The policy requires development to be delivered through a masterplan-led approach and to integrate with Melbourn's existing built form, including Melbourn Science Park. The requirement to provide active travel connections to the Melbourn Greenway, Melbourn Science Park and the centre of the village is also likely to help future residents access local services, facilities and employment opportunities without relying on a car, thereby help their integration with the existing community. This may particularly benefit groups who are less likely to drive, including younger people, older people and disabled people.

5.825 Uncertain minor negative effects are expected in relation to SA objective 5: Biodiversity and geodiversity. The site scored 'Amber' in the HELAA assessment in relation to potential impacts on biodiversity, meaning development could have detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. The policy requires the existing hedgerow within the centre of the site to be retained, and this requirement is likely to help reduce adverse effects on biodiversity, although it is unlikely to fully mitigate negative effects.

5.826 Mixed minor positive and minor negative effects are expected in relation to SA objective 6: Landscape and townscape. The site scored 'Amber' in the HELAA assessment in relation to potential impacts on landscape, meaning development could have detrimental impact on sensitive landscapes which could be mitigated. The policy requires boundaries facing the rural setting at the northeast and northwest of the site to be strengthened to mitigate unacceptable adverse impacts on the surrounding landscape. The requirement for a masterplan-led approach and for development to integrate with Melbourn's existing built form is also likely to help limit adverse effects on the surrounding landscape and townscape.

5.827 Mixed minor positive and minor negative effects are expected in relation to SA objective 7: Historic environment. The site scored 'Amber' in the HELAA in relation to potential impacts on the historic environment, meaning development could have detrimental impact on a designated or non-designated heritage asset, the setting of a designated or non-designated heritage asset or archaeology, but the impact could be reasonably mitigated. The policy sets out that development proposals should avoid unacceptable adverse impacts on the wider setting of nearby Grade II listed buildings and Melbourn Conservation Area, including through appropriate building heights, mass and materials. The policy also requires development proposals to be

accompanied by an appropriate archaeological assessment, including consideration of the extent, character and condition of the archaeological resource and the likely impact of development, identifying mitigation measures where necessary. These requirements are likely to help mitigate adverse effects on heritage assets and archaeology. However, the effects are partly uncertain as specific design-led mitigation measures will need to be identified through the planning application process.

5.828 Significant negative effects are expected in relation to SA objective 8: Efficient use of land as the allocation would result in the development of a greenfield site and the loss of land resources. Some of the soils within the site are of higher agricultural value (Grade 1 or Grade 2). In addition, minor negative effects are expected in relation to SA objectives 10: Water and 11: Adaptation to climate change. The site lies within Source Protection Zones 2 or 3, meaning that development could have implications for the protection of groundwater resources. In addition, some flood risk constraints are present at the site. The policy does not include specific requirements relating to water resources, flood risk, sustainable drainage or climate resilient design which might otherwise result in positive effects being identified in relation to SA objectives 10 and 11.

5.829 Mixed minor positive and minor negative effects are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality. The site is close to a bus stop, which is likely to help future residents travel without relying on private cars which might otherwise result in substantial increases in carbon emissions and air pollution. However, the site is not located close to a defined centre, meaning some residents may still need to travel further to reach certain services and facilities. The HELAA assessed the site as capable of being developed to provide healthy internal and external environments in regard to air quality after careful design and mitigation. The policy requires development proposals to provide active travel connections to the Melbourn Greenway, Melbourn Science Park and the centre of the village, which would support walking and cycling and help reduce reliance on private car travel for some local journeys.

5.830 Minor positive effects are expected in relation to SA objective 14: Economy, and significant positive effects are expected in relation to SA objective 15: Employment. The delivery of new homes in Melbourn is likely to support local services and the rural economy through increased local spending. The site is also well related to Melbourn Science Park, and the policy requires development to integrate with the Science Park and provide active travel connections to it. This is likely to support a positive relationship between housing growth and the local economy, as well as access to employment opportunities by sustainable modes of transport for future residents.

Policy Areas in the Rest of the Rural Area

5.831 The policy areas do not set out specific allocations or levels of development within each area. As such, the appraisal of the policy areas is focused on the respective requirements set out in the policies.

Policy S/AMC/PH: Papworth Hospital, Papworth Everard

5.832 Policy S/AMC/PH: Papworth Hospital, Papworth Everard sets out the approach for the Papworth Hospital, Papworth Everard area for major change. The policy does not set out a specific allocation or level of development for the area. Rather requirements are set out that development proposals at this location will be required to meet. As such an equivalent site option has not been appraised in Chapter 4 and the appraisal of the policy focusses on the criteria set out in the policy.

5.833 The SA effects for S/AMC/PH: Papworth Hospital, Papworth Everard are shown in Table 5.82 and described below the table.

Table 5.82: Policy S/AMC/PH: Papworth Hospital, Papworth Everard

SA Objective	Policy S/AMC/IWM
1. Housing	-
2. Access to services and facilities	+
3. Social inclusion and equalities	0
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	0
15. Employment	0

5.834 Policy S/AMC/PH: Papworth Hospital, Papworth Everard supports residential use at Papworth Hospital only in exceptional circumstances, which places a limitation on housing in this area. This may impact on rural housing need, and as such a minor negative effect is expected in relation to SA objective 1: Housing.

5.835 Development at Papworth Hospital, Papworth Everard is required by Policy S/AMC/PH to be for healthcare use unless a suitable use of this type cannot be found. This 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.

5.836 The policy requires development to preserve or enhance buildings on the site identified in the Papworth Everard Conservation Area Appraisal that contribute to the setting of the village and history of the site. This could have minor positive effects on SA objective 6: Landscape and townscape. Developments at Papworth Hospital, Papworth Everard are also 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. A Heritage Impact Assessment is also required to inform the masterplan for the development at Papworth Hospital, Papworth Everard. As such, minor positive effects are expected against SA objective 7: Historic environment.

5.837 Re-use of previously used buildings or land is supported in Policy S/AMC/PH. Therefore, minor positive effects are identified in relation to SA objective 8: Efficient use of land.

5.838 The preservation of healthcare services through this policy is likely to help reduce the need for some patients, staff, and visitors to travel longer distances to access health services. While some residents may need to travel to this area for healthcare access, the focus on maintaining and enhancing a key healthcare location is expected to support more efficient patterns of travel. As such minor positive effects are expected for the policy in relation to SA objectives 12. Climate change mitigation and 13: Air quality.

Policy S/AMC/FD: Fen Drayton Former Land Settlement Association Estate

5.839 Policy S/AMC/FD: Fen Drayton Former Land Settlement Association Estate sets out the approach for the Fen Drayton Former Land Settlement Association Estate area for major change. The policy does not set out a specific allocation or level of development for the area. Rather requirements are set out that development proposals at this location will be required to meet. As such an equivalent site option

has not been appraised in Chapter 4 and the appraisal of the policy focusses on the criteria set out in the policy.

5.840 The SA effects for S/AMC/FD: Fen Drayton Former Land Settlement Association Estate are shown in Table 5.83 and described below the table.

Table 5.83: Policy S/AMC/FD: Fen Drayton Former Land Settlement Association Estate

SA Objective	Policy S/AMC/FD
1. Housing	+
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	+
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	0
14. Economy	0
15. Employment	0

5.841 Policy S/AMC/FD: Fen Drayton Former Land Settlement Association Estate supports the redevelopment of existing buildings at Fen Drayton Former Land Settlement Association Estate for residential use where certain criteria are met. The contribution that the development at Fen Drayton would make to rural housing need means that minor positive effects are expected in relation to SA objective 1: Housing.

5.842 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.

5.843 Policy S/AMC/FD requires that development should follow key development and design principles from the Fen Drayton Former LSA SPD. This includes for development to be located having regard to their impact on the unique rural character of the LSA. The policy also supports infill development along the road frontages of Oaktree and Springhill Road, provided that any new buildings are designed to respect the architectural character, massing, scale, rhythm, and style of the existing built form. Therefore, minor positive effects are identified for the policy in relation to SA objective 6: Landscape and townscape.

5.844 Development within the former Land Settlement Association estate at Fen Drayton must protect and enhance any designated and non-designated heritage assets, including views into and out of the Fen Drayton Conservation Area. In addition, due to the area's archaeological potential, development proposals must be supported by an appropriate archaeological assessment setting out the significance, extent, character and condition of any remains, and the likely impact of the development on them. As such, minor positive effects are expected in relation to SA objective 7: Historic environment.

5.845 Re-use of previously used buildings or land is supported in Policy S/AMC/FD. Therefore, minor positive effects are identified in relation to SA objective 8: Efficient use of land.

Policy S/AMC/HIS: Mixed Use Development in Histon & Impington Station Area

5.846 Policy S/AMC/HIS: Mixed Use Development in Histon & Impington Station Area sets out the approach for the Mixed Use Development in Histon & Impington Station Area area for major change. The policy does not set out a specific allocation or level of development for the area. Rather requirements are set out that development proposals at this location will be required to meet. As such an equivalent site option has not been appraised in Chapter 4 and the appraisal of the policy focusses on the criteria set out in the policy.

5.847 The SA effects for Policy S/AMC/HIS: Mixed Use Development in Histon & Impington Station Area are shown in Table 5.84 and described below the table.

Table 5.84: Policy S/AMC/HIS: Mixed Use Development in Histon & Impington Station Area

SA Objective	Policy S/AMC/HIS
1. Housing	+
2. Access to services and facilities	+

SA Objective	Policy S/AMC/HIS
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	0
10. Water	0
11. Adaptation to climate change	0
12. Climate change mitigation	+
13. Air quality	+
14. Economy	+
15. Employment	+

5.848 Policy S/AMC/HIS: Mixed Use Development in Histon & Impington Station Area supports mixed-use development including residential uses at the Histon and Impington Station Area. The contribution that development would make to rural housing means that minor positive effects are expected in relation to SA objective 1: Housing.

5.849 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. Minor positive effects are therefore identified for the policy in relation to SA objectives 2: Access to services and facilities and 4: Health.

5.850 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.

5.851 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. Additionally, the policy stipulates that development should respect the character of Histon and Impington village centre at Histon and Impington Station Area. Therefore, minor positive effects are identified for the policy in relation to SA objective 6: Landscape and townscape.

5.852 Development at Histon and Impington Station Area is required to consider the views into and out of the Histon and Impington – Histon Village Conservation Area and protect and enhance Listed Buildings adjacent to the policy area including Grade II Listed Buildings 82-92, Station Road and Mill Cottage, and Grade II* Listed Impington Mill. Therefore, minor positive effects are expected for the policy in relation to SA objective 7: Historic environment.

5.853 Re-use of previously used buildings or land is supported in the policy. Therefore, minor positive effects are identified in relation to SA objective 8: Efficient use of land.

5.854 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.

5.855 As 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, this will have a positive contribution to the local economy and provide some employment opportunities. As such, minor positive effects are identified in relation to SA objectives 14: Economy and 15: Employment

Policy S/AMC/GT: Optimisation of Gypsy and Traveller Sites

5.856 Policy S/AMC/GT: Optimisation of Gypsy and Traveller Sites sets out the approach for the Optimisation of Gypsy and Traveller Sites area for major change. This includes at sites at Chesterton Fen Road (Milton) and Smithy Fen (Cottenham). The policy does not set out a specific allocation or level of development for the area. Rather requirements are set out that development proposals at this location will be required to meet. As such an equivalent site option has not been appraised in Chapter 4 and the appraisal of the policy focusses on the criteria set out in the policy.

5.857 The SA effects for Policy S/AMC/GT: Optimisation of Gypsy and Traveller Sites are shown in Table 5.85 and described below the table.

Table 5.85: Policy S/AMC/GT: Optimisation of Gypsy and Traveller Sites

SA Objective	Policy S/AMC/GT
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	0
13. Air quality	0
14. Economy	0
15. Employment	0

5.858 Policy S/AMC/GT seeks to optimise the use of land for Gypsy and Traveller pitches on sites of half a hectare and above including sites at Chesterton Fen Road (Milton) and Smithy Fen (Cottenham) to establish an optimal density of 12 pitches per hectare. This will help to ensure that the accommodation needs of Gypsies and Travellers are met and therefore minor positive effects are expected in relation to SA objective 1: Housing.

5.859 The policy supports development proposals that optimise the use of land for Gypsy and Traveller pitches. This is expected to consider connections to amenities. The policy stipulates that an increase in pitches must have regard to its connections to and capacity of utilities. Therefore, minor positive effects are expected against SA objective 2: Access to services and facilities.

5.860 Policy S/AMC/GT will help to meet the accommodation needs of a specific group of residents that might otherwise go unmet, it is likely to support social inclusion. Therefore, minor positive effects are recorded for the policy in relation to SA objective 3: Social inclusion and equalities.

5.861 The policy stipulates that development proposals that optimise the use of land for Gypsy and Traveller pitches will be supported where their intensification,

expansion or reconfiguration creates a positive, balanced, and attractive environment with a material improvement in health, safety, living conditions and amenities for the existing residents and neighbouring occupiers. Given the requirements set out in the policy, minor positive effects are expected in relation to SA objective 4: Health.

5.862 Policy S/AMC/GT seeks to ensure that new Gypsy and Traveller pitches provide appropriate ecological enhancement through the delivery of Biodiversity Net Gain. This is likely to benefit wildlife in the area and could help preserve existing character. The policy also seeks to ensure that the landscaping and layout of the proposed development improves the appearance and quality of the environment in the area and minimises unacceptable visual intrusion and other adverse impacts on neighbouring uses. As such, minor positive effects are expected for the policy in relation to SA objectives 5: Biodiversity and geodiversity, and 6: Landscape.

5.863 The policy stipulates that the development must conserve and where appropriate enhance nearby Conservation Areas and their setting, and as such, minor positive effects are expected against SA objective 7: Historic environment.

5.864 The policy requires proposals to be informed by a Flood Risk Assessment to determine the necessary flood mitigation measures for the development of the site. Therefore, a minor positive effect is recorded in relation to SA objective 11: Adaptation to climate change.

Topic specific development management style policies

5.865 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

5.866 This section sets out the appraisal of policies included in the Local Plan to help Greater Cambridge to address the climate challenge. The SA effects are summarised in Table 5.86 and described below the table. The policies are as follows:

- Policy CC/SD: Sustainable development and the climate emergency
- Policy CC/DC: Designing for a changing climate
- Policy CC/NZ: Net zero carbon new buildings
- Policy CC/WE: Water efficiency in new developments
- Policy CC/IW: Integrated Water Management, Sustainable Drainage and Water Quality
- Policy CC/FM: Managing flood risk
- Policy CC/RE: Renewable and Low-carbon Energy Projects and Infrastructure
- Policy CC/CE: Supporting a Circular Economy and Sustainable Resource Use
- Policy CC/CS: Supporting land-based carbon sequestration and carbon sinks
- Policy CC/SR: Sustainable retrofit

Table 5.86: Appraisal of policies relating to climate change

SA objective	Policy CC/SD	Policy CC/NZ	Policy CC/DC	Policy CC/WE	Policy CC/IW	Policy CC/FM	Policy CC/RE	Policy CC/CE	Policy CC/CS	Policy CC/SR
1. Housing	0	0	0	0	0	0	0	0	0	0
2. Access to services and facilities	0	0	0	0	0	0	0	0	0	0
3. Social inclusion and equalities	0	0	+	0	0	0	+	0	0	0
4. Health	0	0	+	0	+	0	+	0	+	+
5. Biodiversity and geodiversity	+	0	+	+	+	0	+	0	++	0
6. Landscape and townscape	0	0	+	0	0	0	+	0	0	0
7. Historic environment	0	0	0	0	0	0	+	0	0	+
8. Efficient use of land	+	0	0	0	0	0	+	+	+	+
9. Minerals	+	0	0	0	0	0	0	+	0	0
10. Water	+	0	+	++	++	++	+	0	+	0
11. Adaptation to climate change	++	+	++	+	++	++	+	0	+	+
12. Climate change mitigation	++	++	+	0	0	0	++?	++	++	++
13. Air quality	+	+	+	0	0	0	+	0	+	0
14. Economy	0	0	0	0	0	0	0	+	0	0
15. Employment	0	0	0	0	0	0	0	0	0	0

Policy CC/SD: Sustainable development and the climate emergency

5.867 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.

5.868 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. Given the requirement of the policy for development to address the natural environment, materials used onsite (which is likely to help promote the re-use of existing materials) and water resources, minor positive effects are expected in relation to SA objectives 5: Biodiversity and geodiversity, 8: Efficient use of land, 9: Minerals, and 10: Water. Furthermore, the requirement for developments to consider impacts relating to sustainable travel is likely to help promote transport by more sustainable modes, thereby limiting associated air pollution. As such minor positive effects are also expected in relation to SA objective 13: Air quality.

Policy CC/NZ: Net zero carbon new buildings

5.869 Policy CC/NZ: Net zero carbon new buildings requires that 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). Furthermore, by requiring that no new homes be connected to the gas grid (they will rely only on electricity), the policy also supports a move to renewables, as well as flexibility of energy supply. Therefore, significant positive effects are expected for the policy in relation to SA objective 12: Climate change mitigation.

5.870 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 efficient, 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.

5.871 Setting an energy use level for all new development and supporting on-site renewable energy generation is expected to minimise carbon emissions and could help minimise air pollution, associated with the combustion of fossil fuels for energy generation. 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

5.872 Policy CC/DC: Designing for a changing climate sets out measures that developments should consider in relation to adapting to climate change. This includes requirements for planning applications to demonstrate that design solutions have been appropriately integrated to positively respond to a changing climate and reduce climate risks. The policy requires measures to mitigate the urban heat island effect, including the use of green and blue infrastructure, enhanced tree canopy cover and cool materials such as cool roofs and pavements. It also requires buildings to follow the cooling hierarchy to minimise overheating and reduce demand for air conditioning systems. Therefore, significant positive effects are expected in relation to SA objective 11: Adaptation to climate change.

5.873 Reducing overheating in buildings and the public realm is likely to have beneficial effects on people's health and wellbeing, particularly during heatwaves. The use of green and blue infrastructure and tree canopy cover may also help create more comfortable and attractive places for residents to use, including for exercise, recreation and social interaction. Therefore, minor positive effects are expected in relation to SA objectives 3: Social inclusion and equalities and 4: Health.

5.874 The policy promotes nature-based design responses, including green and blue infrastructure, green roofs, soft landscaping and enhanced tree canopy cover. These measures have the potential to support habitats and ecological networks, while also contributing positively to the character and quality of the public realm. Therefore, minor positive effects are expected in relation to SA objective 5: Biodiversity and geodiversity and 6: Landscape and townscape.

5.875 The policy also requires passive design solutions to reduce excess solar gain, including consideration of building orientation, external shading, fenestration, albedo,

green roofs, cross ventilation, passive stack ventilation and night purge ventilation. These measures would help promote energy efficient design and reduce reliance on energy-intensive mechanical cooling and air conditioning. Therefore, minor positive effects are expected against SA objective 12: Climate change mitigation.

5.876 The incorporation of green and blue infrastructure at new developments is likely to support improved air and water quality in the plan area. These types of provisions are likely to support natural absorption of air pollutants and infiltration of runoff that might otherwise contaminate watercourses in the plan area. Therefore, minor positive effects are expected in relation to SA objectives 10: Water and 13: Air quality.

Policy CC/WE: Water efficiency in new developments

5.877 Policy CC/WE: Water efficiency in new developments requires all development to demonstrate highly water efficient design in order to minimise water consumption and protect water resources. The policy supports very high standards of water efficiency and water reuse, including rainwater harvesting, grey water use and closed-loop cooling systems for data centres and also requires details of water reuse and recycling systems to be provided and requires smart water meters for each dwelling. Furthermore, all new dwellings with private outdoor amenity space are required to provide a water butt for rainwater collection. These measures are likely to significantly reduce water demand and improve the sustainable management of water resources, particularly in the context of increasing water stress and climate change pressures in Greater Cambridge. Therefore, significant positive effects are expected in relation to SA objective 10: Water.

5.878 The policy is also likely to result in minor positive effects in relation to SA objective 5: Biodiversity and geodiversity. Reduced water abstraction can help to maintain river flows and aquatic habitats, whilst rainwater harvesting and water reuse measures may help to reduce surface water runoff and associated pollution risks which can adversely affect habitats and species. In addition, the requirement for water butts and the encouragement of rainwater reuse may help to reduce pressure on drainage infrastructure and contribute to more sustainable water management practices.

5.879 Minor positive effects are also expected in relation to SA objective 11: Adaptation to climate change. The policy supports measures such as rainwater harvesting, water reuse and efficient water management which are likely to improve resilience to drought conditions and increasing water scarcity associated with climate change. Measures to reduce runoff and manage water more sustainably may also help to reduce pressure on drainage systems during periods of heavy rainfall.

Policy CC/IW: Integrated water management, sustainable drainage and water quality

5.880 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 ensure that SuDS are an integral part of the integrated water management approach. 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 avoid the risk of water pollution. As such, significant positive effects are expected in relation to SA objectives 10: Water. Significant positive effects are also expected in relation to SA objective 11: Adaptation to climate change given that the policy will directly address flood risk in the plan area as well as helping to protect water resources which will likely become an increasing concern in light of the effects of climate change.

5.881 Minor positive effects are expected for the policy in relation to SA objectives 4: Health and 5: Biodiversity and geodiversity given that the policy supports nature-based solutions and natural flood management and 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 approach is likely to support the incorporation of spaces that will benefit wildlife and support space for exercise and recreation to benefit the health and wellbeing of local residents.

Policy CC/FM: Managing flood risk

5.882 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 and taking into account the effects of climate change, 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.

5.883 The policy further requires development within Flood Zone 3 and the functional floodplain to maintain flood storage capacity, flow performance and floodplain function, and, where relevant, ensure no loss of floodplain performance, strengthening the policy's role in avoiding increased flood risk and supporting flood resilience. The approach of the policy is expected to help protect water resource from

pollution associated with flood risk. This is in addition to ensuring that development is sited and designed to limit flood risk with consideration for changes as a result of climate change. Therefore, significant positive effects are expected in relation to SA objectives 10: Water and 11: Adaptation to climate change.

Policy CC/RE: Renewable energy projects and infrastructure

5.884 Policy CC/RE: Renewable energy projects and infrastructure promotes renewable energy generation and associated infrastructure, including battery storage. 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, as a result of reduced reliance on energy from the burning of fossil fuels. However, improvements in air quality may not be close to the site of development. As such the minor positive effects recorded in relation to SA objective 13: Air quality are uncertain.

5.885 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. The policy also requires commercially led renewable energy schemes over 10MW to provide an option for a community benefit fund or community ownership of a proportion of the scheme, subject to viability, which could further support local benefit-sharing. Furthermore, the policy is supportive of connections to district heating within the 2025 Heat Network Priority Area 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 as the policy approach 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.

5.886 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, 10: Water, and 11: Adaptation to climate change. 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 and proposals will only be supported where they do not cause unacceptable impacts to these..

Policy CC/CE: Supporting a circular economy and sustainable resource use

5.887 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. More substantial development proposals are required by the policy to submit a standalone Circular Economy Statement. Given the policy requirements which are expected to support the recycling and reuse of materials and minimise emissions associated with waste handling and the production of new materials significant positive effects are expected in relation to SA objective 12: Climate change mitigation.

5.888 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. The requirements relating to Pre-Demolition Audits and the re-use of excavated materials under the CL:AIRE Definition of Waste: Development Industry Code of Practice framework will further support the recovery, reuse and repurposing of construction materials and soils, helping to reduce reliance on raw minerals and disposal to landfill. Therefore, minor positive effects are expected in relation to SA objective 9: Minerals. 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.

5.889 The policy is also expected to have minor positive effects in relation to SA objective 14: Economy given that the promotion of the circular economy in the plan area is likely to support longer term and more sustainable economic opportunities for residents. The strengthened emphasis on material recovery, reuse and recycling may also support innovation and growth in circular economy sectors, including construction material reclamation and waste management industries.

Policy CC/CS: Supporting land-based carbon sequestration and carbon sinks

5.890 Policy CC/CS: Supporting land-based carbon sequestration seeks to maximise opportunities for carbon sequestration through the protection of existing carbon sinks such as peat soil and the delivery of new carbon sequestration at major developments. The policy requires that any harm to peat soils should be reduced to the minimum possible level, that any exceptional peat removal to be undertaken under specialist supervision, and for soils to be stored and reused in a way that limits carbon emissions. The provision of green infrastructure and creation of habitats as part of the approach to carbon sequestration at major developments is expected to result in significant positive effects in relation to SA objective 5: Biodiversity and geodiversity.

5.891 It is also likely to benefit water quality, flood resilience and air quality by preventing the run off of pollution and surface water and allowing for absorption of air pollution. Therefore, minor positive effects are recorded in relation to SA objectives 10: Water, 11: Adaption to climate change and 13: Air quality. 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.

5.892 The presence of carbon sinks will directly help to absorb carbon in the plan area. Therefore, significant positive effects are likely in relation to SA objective 12: Climate change mitigation.

Policy CC/SR: Sustainable retrofit

5.893 Policy CC/SR: Sustainable Retrofit supports proposals involving the retrofit of existing buildings where they follow the energy hierarchy. This includes improving the fabric efficiency of buildings, implementing energy efficiency measures, utilising low and zero carbon heat sources, and delivering and maximising onsite renewable energy generation. The policy also supports the use of retrofit standards and will therefore be likely to support improvements to the energy performance of existing buildings, reduce operational carbon emissions and encourage renewable energy generation. Therefore, significant positive effects are expected in relation to SA objective 12: Climate change mitigation.

5.894 The policy requires proposals to include measures to enhance the climate resilience of buildings, including the use of external shading to reduce overheating risk and the reinstatement of historic features such as external shutters and box

blinds. This would help existing buildings respond to the effects of climate change, particularly increased risk of overheating during heatwaves. Therefore, minor positive effects are expected in relation to SA objective 11: Adaptation to climate change. These measures may also help to safeguard human health and wellbeing by reducing overheating risk within buildings, and therefore minor positive effects are expected in relation to SA objective 4: Health.

5.895 The policy supports retrofit of existing buildings and, in the case of extensions, encourages a whole-building approach to upgrading the energy efficiency and energy generation of the existing building as well as the extension. This would support the continued use and improvement of existing building stock and may help to reduce the need for replacement development or additional construction. Therefore, minor positive effects are expected in relation to SA objective 8: Efficient use of land.

5.896 The policy states that the retrofit of heritage assets should consider the requirements of Policy GP/CC (adapting heritage assets to climate change), and specifically identifies the reinstatement of historic features such as external shutters and box blinds as a means of improving climate resilience. This may support sensitive retrofit that responds to the character and fabric of heritage assets. Therefore, uncertain minor positive effects are expected in relation to SA objective 7: Historic environment.

Biodiversity and green spaces

5.897 This section sets out the appraisal of policies included in the Local Plan to protect and enhance biodiversity and improve the network of green spaces in Greater Cambridge. The SA effects are summarised in Table 5.87 and described below the table. The policies are as follows:

- Policy BG/BG: Biodiversity and geodiversity
- Policy BG/GI: Green infrastructure
- Policy BG/UGF: Urban Greening Factor
- Policy BG/TC: Improving tree canopy cover and the tree population
- Policy BG/RC: River corridors
- Policy BG/PO: Protecting open spaces
- Policy BG/EO: Providing and enhancing open spaces

Table 5.87: Appraisal of policies relating to biodiversity and green spaces

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

Policy BG/BG: Biodiversity and geodiversity

5.898 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 and enhancement of designated and other habitats through the use of conservation covenants as well as planning conditions and / or obligations will further help to strengthen these benefits. Additionally, the policy stipulates that for proposals within the Natural England Impact Risk Zone for the Eversden and Wimpole Woods SAC, or on sites with moderate or high suitability for Barbastelle bats, bat surveys and mitigation measures will be required. This will help protect sensitive species and internationally important habitats from adverse effects associated with development.

5.899 The creation, enhancement, and long-term management of habitats as required by this policy could have minor positive but uncertain effects in relation to SA objective 2: Access to services and facilities. This benefit is likely to be achieved where biodiversity net gain delivery includes accessible green spaces near communities, although the extent of public access will depend on site-specific design and the type of biodiversity net gain achieved.

5.900 Uncertain minor positive effects are also likely in relation to SA objective 4: Health. Improved access to nature and provision of green spaces is likely to benefit physical and mental wellbeing of residents in Greater Cambridge. The effect is uncertain given that it will vary depending on location and type of green space provision.

5.901 The policy's approach to the protection and enhancement of natural habitats is likely to provide benefits in relation to local distinctiveness and green infrastructure networks. As such the policy is likely to have minor positive effects for SA objective 6: Landscape and townscape. The effect is uncertain given that benefits will depend on design choices that are made as new green infrastructure is delivered.

5.902 By safeguarding and enhancing habitats which are likely to include wetlands, watercourses, and riparian zones, the policy will have minor positive effects in relation to SA objective 10: Water. The protection of areas of this type as well as permeable green spaces where water can safely infiltrate is likely to benefit water resources in Greater Cambridge.

5.903 The protection and enhancement of habitats such as woodlands, wetlands, and green infrastructure is likely to limit the potential for overheating, provide shade

and shelter and improve flood resilience in the plan area. Therefore, minor positive effects are also expected in relation to SA objective 11 Adaptation to climate change.

5.904 The policy approach could also help sequester carbon and benefit air quality in Greater Cambridge. This is particularly likely to be the case where tree planting and new green infrastructure is delivered. Therefore, minor positive effects are expected for the policy in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

Policy BG/GI: Green infrastructure

5.905 Policy BG/GI: Green 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. Planning applications for major development must submit a Green Infrastructure Plan, and at the outline planning stage must also provide a Green Infrastructure (GI) Statement, that demonstrates how green infrastructure has been integrated into the design approach at an early stage. The protection and enhancement of green infrastructure will support net gains in biodiversity by increasing ecological connectivity. Therefore, significant positive effects are expected in relation to SA objective 5: Biodiversity and geodiversity.

5.906 The policy sets out that planning applications for major development must be supported by a Green Infrastructure Plan and Green Infrastructure Statement. This approach is required to demonstrate how green infrastructure has been considered and embedded from the outset of the design process. Green infrastructure provided should be sensitively incorporated to reflect and enhance a sense of place, while being considerate to the context and character of the local environment and priorities of its people and wildlife. 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.

5.907 Significant positive effects are also expected in relation to SA objective 11: Adaptation to climate change and 12: Climate change mitigation. These benefits reflect the requirement of the policy for green infrastructure provided to be resilient and to respond to the climate emergency in a positive, contributory way. The provision of green 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.

5.908 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 through the 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 promote social tolerance and inclusion between different groups within the community.

5.909 Minor positive effects are expected in relation to SA objective 10: Water because the promotion of green infrastructure will help to indirectly protect and enhance the water environment by reducing surface water runoff and filtering pollutants. The policy also stipulates that a number of strategic green infrastructure initiatives have been identified as priorities for enhancing strategic green infrastructure, including revitalising the chalk stream network and the River Cam Corridor. This will help to support improvements to water quality in Greater Cambridge and across the wider area.

Policy BG/UGF: Urban Greening Factor

5.910 Policy BG/UGF: Urban Greening Factor requires major developments to use the latest version of Natural England's Urban Greening Factor User Guide and User Guide Spreadsheet to ensure a minimum level of green infrastructure is built into new schemes. All major development will be required to achieve an Urban Greening Score, the score is dependent on the type and location of development: 0.3 for predominately commercial sites, 0.4 for residential sites within Cambridge Defined Development Extents, and 0.5 for residential sites outside Cambridge Defined Development Extents (unless over half the site is already accessible green space). Significant positive effects are expected in relation to SA objective 5: Biodiversity and geodiversity as the policy guarantees a measurable amount of green infrastructure in every major development. By requiring higher greening standards, especially in residential and edge-of-settlement sites, the policy will help to increase habitat creation, support urban wildlife corridors, improve ecosystem connectivity, and enhance opportunities for native planting. In addition, the policy requirement for early

delivery of green infrastructure will help ensure that habitats are established sooner within development phases.

5.911 Minor positive effects are also likely in relation to SA objective 4: Health as the increased provision of green infrastructure within developments will provide opportunities for recreation, outdoor activity, and access to natural environments. This approach is likely to support improved physical and mental wellbeing for residents and users of new development. By supporting the incorporation of spaces where different groups from the community can gather and interact, the policy is also expected to have minor positive effects in relation to SA objective 3: Social inclusion and equalities.

5.912 The incorporation of urban greening as a fundamental element of site and building design in relation to new major development, including measures such as trees, planting, green roofs, green walls, and other nature-based features, can support both climate change mitigation and adaptation. Urban greening can help to reduce surface water runoff and flooding, provide shading, and provide carbon sequestration. As such, minor positive effects are expected against SA objectives 11: Adaptation to climate change and 12: Climate change mitigation. Minor positive effects are also likely in relation to SA objective 10: Water given that the incorporation of green infrastructure at new developments is likely to support the safe infiltration of surface water and help intercept pollutants before they enter watercourses.

Policy BG/TC: Tree cover and the tree population

5.913 Policy BG/TC: Tree 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 all applications for development where there are trees on, or immediately adjacent to the development site, should be accompanied by an Arboricultural Impact Assessment and a tree protection plan and/or a Hedgerow Survey, which demonstrates how the proposal evaluates, preserves, protects and enhances existing trees on site and ensures that there is sufficient space is available for existing and new trees and hedgerows to mature. The policy outlines that where new trees are provided, trees species should be diverse, appropriate to the site, and resilient to climate change, and that new developments should maintain at least a 15m buffer zone to ancient woodland and ancient trees and hedgerows. Where felling is necessary and approved as part of a planning application, appropriate replacement planting must be provided for that achieves a position of no net loss of tree and/or hedgerow cover. As such, the policy is expected to have significant positive effects in relation to SA objective 5: Biodiversity and geodiversity.

5.914 Minor positive effects are expected in relation to SA objectives 4: Health and 11: Adaptation to climate change 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. Trees can also have beneficial effects on people's physical and mental health and wellbeing, partly as a result of encouraging walking by providing shaded and more welcome environments. Furthermore, the policy outlines that tree species should be considered in terms of their appropriateness for the conditions of the site, including in relation to climate change. Certain tree species may also help address issues relating to drainage and soil, by slowing surface water runoff, therefore contributing to the minor positive effects against SA objective 11: Adaptation to climate change.

5.915 Minor positive effects are also expected for the policy in relation to SA objective 12: Climate change mitigation because the policy promotes the planting of trees, which support the sequestration of carbon and act as carbon sinks. The planting of trees will also help filter pollutants out of the air. Therefore, minor positive effects with relation to SA objective 13: Air quality.

5.916 The policy supports the preservation, protection and enhancement of existing trees and hedgerows, and encourages provision of new features of this type. These features are important components in defining the local landscape character. In addition, hedgerows are also important cultural features and can have historic importance. The policy also stipulates that where the felling of trees or hedgerows is approved, appropriate replacement planting must be agreed with the Local Planning Authority that achieves a position of no net loss of tree and/or hedgerow cover, unless ecological, historical, landscape or operational reasons justify not doing so. This will help to provide further protection to the landscape and historic environment from tree replanting which is detrimental to their character and/or designation. Therefore, minor positive effects are expected in relation to SA objective 6: Landscape and townscape and 7: Historic environment.

Policy BG/RC: River corridors

5.917 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 rivers and their processes, restoring natural floodplains and the integration of nature-based solutions to reduce flood risk, and the establishment of riparian habitats. As part of the protection and enhancement of river corridors the policy requires that reference is made to the Local Nature Recovery Strategy. 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.

5.918 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 in these locations. Therefore, significant positive effects are expected in relation to SA objective 6: Landscape and townscape.

5.919 The policy's requirement for buffer zones of at least 15 metres from development proposal to 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. Additionally, the policy supports development in riparian buffer zones where the primary aim is to restore river function and support habitats. Therefore, significant positive effects are expected in relation to SA objective 10: Water.

5.920 Provisions set out in the policy for the enhancement of 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. As such minor positive effects are expected 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.

5.921 The policy requires development to protect and enhance the historic significance of river corridors and connected locations. Given the role river corridors play in the wider historic environment of Greater Cambridge, minor positive effects are therefore also expected in relation to SA objective 7: Historic environment. Furthermore, measures to restore floodplains and integrate nature-based solutions will help manage flood risk and increase climate resilience in the plan area. Therefore, minor positive effects are recorded in relation to SA objective 11: Adaptation to climate change. 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: Protecting open spaces

5.922 Policy BG/PO: Protecting open spaces is set out to help 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 size and proximity criteria 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.

5.923 Minor positive effects are also expected for the policy in relation to SA objective 5: Biodiversity and geodiversity given that open green spaces can provide and connect habitats and contribute to biodiversity enhancement.

5.924 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.

5.925 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.

5.926 Minor positive effects are also expected in relation to for SA objective 11: Adaptation to climate change. This reflects 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. Therefore, minor positive effects are also expected in relation to SA objective 12. Given that open spaces are likely to contain trees and other types of vegetation that support the absorption of air pollutants, minor positive effects are expected in relation in SA objective 13: Air quality.

Policy BG/EO: Providing and enhancing open spaces

5.927 Policy BG/EO: Providing and enhancing open spaces is expected have minor positive effects in relation to SA objective 2: Access to services and facilities, as it sets out standards for different types of open space including accessible greenspace, play and youth space, and food growing space. The policy requires new development to address the open space needs it generates, through on-site provision and/or financial contributions for off-site provision, enhancement and management. These standards will help to ensure that new development contributes directly to a high-quality and accessible network of open spaces across Greater Cambridge. By applying requirements to both residential-led major development and larger commercial development, the policy helps to ensure that these types of services and facilities are available for a wide range of users and communities.

5.928 The policy is also expected to have significant positive effects in relation to SA objective 3: Social inclusion and equalities. This is because it requires green and open spaces to be designed to be welcoming and accessible, meeting the needs of all users. The policy also requires the provision of play and youth space, food growing space, and accessible greenspace, which will likely help meet the needs of different social groups, including children, young people, residents, workers and wider communities. This will encourage interaction between residents and support equality of opportunity in both urban and rural areas. The emphasis on inclusive, high-quality spaces that are integrated into the wider green infrastructure network also helps promote inclusion by ensuring that facilities benefit both existing and new communities.

5.929 Significant positive effects are expected in relation to SA objective 4: Health because the policy encourages physical activity through provision of accessible greenspace, recreation, play, youth space and outdoor open space. It also supports mental wellbeing by requiring green spaces are of a high-quality and are welcoming and accessible. The requirement for the provision of food growing space is likely to contribute to healthier lifestyles and local food growing, while multifunctional open spaces provide opportunities for recreation, relaxation and social interaction. Overall, these provisions are likely to support healthy lifestyles and will help reduce health inequalities in Greater Cambridge.

5.930 Policy BG/EO will also likely have minor positive effects in relation to SA objective 5: Biodiversity and geodiversity. By requiring accessible greenspace and ensuring that habitats and infrastructure are provided to be appropriate to local character and typology of greenspace, the policy creates opportunities for appropriate habitat creation and ecological connectivity. The requirement for off-site contributions to support green infrastructure schemes and the Green Infrastructure

Strategic Initiatives will also help support biodiversity across Greater Cambridge. The policy also recognises the need for development within zones of potential risk for sensitive SSSIs to be informed by Natural England guidance, helping to reduce recreational pressure on potentially sensitive biodiversity assets.

5.931 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 policy requires open space design to have regard to local character and the typology of greenspace, as well as best practice guidance defined by the Green Flag Award criteria. This will help ensure that these spaces enhance both the public realm and wider landscape character.

5.932 The policy is also 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 accessible greenspace, together with the support for wider green infrastructure initiatives and long-term management plans, is likely to contribute to resilience against climate risks.

5.933 Minor positive effects are also expected in relation to 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. Supporting a reduced need for vehicular traffic in the plan area is likely to benefit air quality. Therefore, minor positive effects are recorded in relation to SA objective 13: Air quality.

Wellbeing and social inclusion

5.934 This section sets out the appraisal of policies included in the Local Plan to secure good growth and support delivery of healthy and inclusive communities where needs can be met locally. The SA effects are summarised in Table 5.88 and described below the table. The policies are as follows:

- Policy WS/HD: Creating healthy new developments
- Policy WS/NC: Meeting the needs of new and growing communities
- Policy WS/CF: Community, sports, and leisure facilities
- Policy WS/CH: Cultural and creative hubs
- Policy WS/MU: Meanwhile uses

- Policy WS/IO: Creating inclusive employment and business opportunities through new developments
- Policy WS/HS: Pollution, health and safety
- Policy WS/PH: Protection of public houses

Table 5.88: Appraisal of policies relating to wellbeing and social inclusion

SA objective	Policy WS/HD	Policy WS/NC	Policy WS/CF	Policy WS/CH	Policy WS/MU	Policy WS/IO	Policy WS/HS	Policy WS/PH
1. Housing	0	0	0	0	0	0	0	0
2. Access to services and facilities	+	++	++	++	++?	+	0	+
3. Social inclusion and equalities	++	++	++	++	++	+	+	+
4. Health	++	++	++	0	+	0	++	0
5. Biodiversity and geodiversity	+	0	0	0	0	0	0	0
6. Landscape and townscape	0	0	0	0	0	0	0	+
7. Historic environment	0	0	0	0	0	0	0	+
8. Efficient use of land	0	+	0	0	++	0	+	0
9. Minerals	0	0	0	0	0	0	0	0
10. Water	+	0	0	0	0	0	0	0
11. Adaptation to climate change	+	0	0	0	0	0	0	0
12. Climate change mitigation	+	+	+	0	0	0	0	0
13. Air quality	+	+	+	0	0	0	++	0
14. Economy	0	0	0	++	+	++	0	+
15. Employment	+	0	0	+	0	++	0	+

Policy WS/HD: Creating healthy new developments

5.935 Policy WS/HD: Creating healthy new developments sets out 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 spaces, biodiversity and nature, and open space for sport and recreation. The policy also supports development that is designed to facilitate, encourage and prioritise walking, wheeling, cycling. Healthy diets are promoted through the policy approach by providing stringent conditions to control the establishment of new hot food takeaways and fast food outlets. The policy also seeks to manage the location and concentration of betting shops and amusement arcades. These requirements are likely to help avoid clustering of gambling-related uses and support healthier, more balanced retail environments. Additionally, the policy requires developments of a certain scale or with significant health impacts to be supported by 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. Given the range of benefits identified with regards to healthy living, the policy is likely to have a significant positive effect in relation to SA objective 4: Health. It is also likely to support 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.

5.936 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 all communities and protected characteristics and have sufficient space for residents both inside and outside. The controls set out in the policy in relation to betting shops and amusement arcades are also likely to help support more inclusive centres by managing the concentration of uses that may have disproportionate effects on some potentially vulnerable groups. Significant positive effects are therefore expected in relation to SA objective 3: Social inclusion.

5.937 The policy requires new developments to protect and enhance green spaces, as well as biodiversity and nature, and open space for sport and recreation, which will help to support human and natural life. It is also likely to contribute to tackling air pollution through the protection of trees and vegetation that can absorb air pollutants. By protecting open space and limiting the proliferation of impermeable surface in the plan area, the policy is also likely to help support the safe infiltration of surface water which will benefit water quality and help to reduce flood risk. Furthermore, the policy requires new homes to support health and wellbeing by minimising impacts of pollution from development. Therefore, minor positive effects are expected for the

policy in relation to SA objectives 5: Biodiversity, 10: Water, 11: Climate change adaptation and 13: Air quality. 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.

5.938 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 given the potential to limit carbon emissions associated with private vehicles.

5.939 The policy seeks to ensure that new developments are connected to the walking and cycling network and public transport system to support 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/NC: Meeting the needs of new and growing communities

5.940 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, leisure routes 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 requirements for residential development to contribute towards indoor and outdoor sports facilities, and for new development to provide leisure routes suitable for people of all ages and abilities, would further support access to opportunities for physical activity, outdoor exercise, access to nature and the wider countryside. The EqlA 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. Furthermore, the requirement for leisure routes to be suitable for people of all ages and abilities would strengthen this by helping to ensure that outdoor recreation and active travel opportunities are accessible to a wide range of users. 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.

5.941 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. Furthermore, the requirement for leisure routes, including contributions towards Public Rights of Way Improvement Plans or other improved leisure routes, would also support walking, cycling and other forms of active recreation, with potential benefits for access to the countryside and reduced reliance on private car journeys for some leisure trips. Therefore, minor positive effects are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

Policy WS/CF: Community, sports, and leisure facilities

5.942 Policy WS/CF: Community, sports, and leisure facilities sets out the approach to proposals for new community, sports and leisure facilities as well as in relation to the protection for existing facilities. The policy supports the development of new facilities in accessible locations where there is a local need. New and enhanced facilities should also 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 in relation to SA objectives 2: Access to services and facilities and 3: Social inclusion and equalities. In addition, by maintaining, creating and enhancing recreation and sports facilities the policy is likely to have significant positive effects in relation to SA objective 4: Health.

5.943 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. The co-location of services at a single site is likely to reduce the need for additional land take in the plan area and therefore minor positive effects are also recorded relation to SA objective 8: Efficient use of land.

Policy WS/CH: Cultural and creative hubs

5.944 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 is likely to contribute to the range of services and facilities provided in designated centres in Greater Cambridge. 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.

5.945 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, the policy notes that proposals should avoid competing or adversely impacting existing cultural and creative hubs. Therefore, this policy is also 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/MU: Meanwhile uses

5.946 Policy WS/MU: Meanwhile uses sets out how new developments can support healthy lifestyles and promote the health and wellbeing of residents by 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.

5.947 In addition, the policy will contribute to an efficient use of land in Greater Cambridge by maximising development on vacant sites or within underused buildings. As such, significant positive effects are expected against SA objective 8: Efficient use of land.

5.948 By encouraging appropriate meanwhile uses in relation to phased development of major development sites and within vacant or 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.

Policy WS/IO: Creating inclusive employment and business opportunities through new developments

5.949 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 for local residents and businesses through the implementation of Employment and Skills Plan. New developments of 10+ dwellings or 1,000+ square metres 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, which will be agreed on a site-by-site basis. 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 that 20% of all jobs created by the construction phase of 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 to benefit from 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. The potential to support employment opportunities for local people who might otherwise be disadvantaged in this regard, means that 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

5.950 Policy WS/HS: Pollution, health and safety sets out how development should take account of 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 in relation to SA objective 4: Health.

5.951 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.

5.952 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. The policy also requires that light pollution should be considered in relation to any impact on wildlife. Therefore minor positive effects are expected in relation to SA objective 5: Biodiversity and geodiversity.

5.953 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 in relation to SA objective 13: Air quality.

5.954 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 are therefore also expected in relation to SA objective 8: Efficient use of land.

Policy WS/PH: Protection of public houses

5.955 Policy WS/PH: Protection of public houses supports proposals for new or enhanced public houses, wine bars and other drinking establishments where food is secondary, where there is a local need for the facility, the facility is of a scale and nature appropriate to its location, and it would improve the range, quality and accessibility of facilities. The policy also safeguards existing public houses, only allowing for their loss where it has been demonstrated that reasonable efforts have been made to preserve or re-provide the public house use, that there is no market demand, and that there is no longer a need for the public house or its curtilage. Public houses play important roles in neighbourhood, street and village life, providing a focal point for meeting and recreational activities and helping to promote social cohesion and inclusion. The EqIA 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.

5.956 The policy supports diversification of public houses where the public house would remain the primary use and where this would support its ongoing financial viability. Development proposals affecting public houses must also preserve the building's architectural importance, ensuring that alterations do not detract from the building's original design, character or historic value. Therefore minor positive uncertain effects are identified in relation to SA objective 6: Landscape and townscape and 7: Historic environment. These effects depend on the exact pub that would be affected.

5.957 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. The policy also supports diversification where this would support the ongoing financial viability of the public house. Therefore, minor positive effects are identified in relation to SA objectives 14: Economy and 15: Employment. Furthermore, the support set out in the policy for diversification of these types of premises is made where development would allow for the ongoing financial viability of the public house, which is likely to benefit the retention of jobs associated with the existing use.

Great places

5.958 This section sets out the appraisal of policies included in the Local Plan which policies to deliver high quality and well-designed places. The SA effects are summarised in Table 5.89 and described below the table. The policies are as follows:

- Policy GP/PP: People and place responsive design
- Policy GP/QD: Achieving high quality development
- Policy GP/HD: Housing density
- Policy GP/ST: Skyline and tall buildings
- Policy GP/QP: Establishing high quality landscape and public realm
- Policy GP/LC: Protection, conservation and enhancement of landscape character
- Policy GP/HE: Historic environment
- Policy GP/HA: Designated heritage assets

- Policy GP/ND: Non-designated heritage assets
- Policy GP/CC: Adapting heritage assets to climate change
- Policy GP/AR: Archaeology
- Policy GP/SF: Shopfront

Table 5.89: Appraisal of policies relating to Great Places

SA objective	Policy GP/PP	Policy GP/QD	Policy GP/HD	Policy GP/ST	Policy GP/QP	Policy GP/LC	Policy GP/HE	Policy GP/HA	Policy GP/ND	Policy GP/CC	Policy GP/AR	Policy GP/SF
1. Housing	0	0	++	0	0	0	0	0	0	0	0	0
2. Access to services and facilities	0	+	+	+	+	0	0	0	0	0	0	0
3. Social inclusion and equalities	++	+	+	+	+	0	+	+	0	0	+	+
4. Health	++	+	+	+	+	+	0	0	0	0	0	+
5. Biodiversity and geodiversity	+	+	0	+	+	+	0	0	0	0	0	0
6. Landscape and townscape	++	++	+	++	++	++	++	++	+	0	+	++
7. Historic environment	+	++	+	+	++	+	++	++	++	++	++	++
8. Efficient use of land	0	+	+	0	0	0	+	+	+	0	0	0
9. Minerals	0	0	0	0	0	0	0	0	0	0	0	0
10. Water	0	0	0	0	0	0	0	0	0	0	0	0
11. Adaptation to climate change	+	0	0	+	+	0	0	0	0	+	0	0
12. Climate change mitigation	++	+	+	+	+	0	+	+	+	+	0	0

SA objective	Policy GP/PP	Policy GP/QD	Policy GP/HD	Policy GP/ST	Policy GP/QP	Policy GP/LC	Policy GP/HE	Policy GP/HA	Policy GP/ND	Policy GP/CC	Policy GP/AR	Policy GP/SF
13. Air quality	+	+	+	+	+	0	0	0	0	0	0	0
14. Economy	+	+	+	+	0	0	+	+	+	0	+	+
15. Employment	0	0	+	0	0	0	0	0	0	0	0	0

Policy GP/PP: People and place responsive design

5.959 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.

5.960 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.

5.961 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 in relation to 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.

5.962 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/QD: Achieving high quality development

5.963 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.

5.964 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.

5.965 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.

5.966 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.

5.967 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.

5.968 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

5.969 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 in sustainable locations within walking and cycling distance of centres and are served by public and active transport,. As this policy supports the delivery of homes of a range of types and sizes, it is expected to have significant positive effects with relation to SA objective 1: Housing.

5.970 The support for a mix of housing densities, and notably higher housing densities, is likely to support more efficient use of land in the plan area. Therefore, minor positive effects are expected in relation to SA objective 8: Efficient use of land. The support for higher density housing developments in sustainable locations is expected to have minor positive effects in relation to SA objective 2: Access to

services and facilities The centre locations already provide good access to services and facilities residents would benefit from access to the new services delivered.

5.971 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.

5.972 Minor positive effects are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality as the policy requires that car parking is provided at or below adopted standards which seeks to discourage private vehicle use and help reduce vehicle derived greenhouse gas emissions and air pollution. In combination, 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 or new services and facilities within the Higher Residential Density Area will further reduce reliance on private vehicles. This would have positive effects in relation to greenhouse gas emissions and air quality.

5.973 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.

5.974 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. Furthermore, the policy requires that proposals within or adjacent to the open countryside should provide an appropriate transition between the character and openness of the wider landscape and the proposed built form. This will encourage densities and designs that 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

5.975 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. The inclusion of active ground floor frontages that generate activity and contribute to human scale at street level will encourage natural surveillance, along with designs that incorporate access to daylight and internal and external amenities, and therefore minor positive effects are likely in relation to SA objective 3: Social inclusion and equalities.

5.976 Associated minor positive effects are recorded in relation to SA objective 12: Climate change mitigation and SA objective 13: Air quality. 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 also 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.

5.977 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 and finishes which shall respond positively to building settings and avoid excessive glare or highly reflective surfaces that could adversely affect visual amenity, heritage assets, biodiversity or local microclimate. 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. It is also expected to help limit the potential for adverse impacts on ecological assets and will support the delivery of tall buildings that are less likely to result in overheating in the area. As such minor positive effects are expected in relation to SA objectives 5: Biodiversity and geodiversity and 11: Adaptation to climate change.

5.978 The policy approach of requiring developments to be well-proportioned and to incorporate high quality materials is expected to limit the impact on the setting of heritage assets in Greater Cambridge. Furthermore, the policy requires that proposals should demonstrate and quantify the potential harm to the significance of heritage assets. Given the support set out in the policy for the protection of heritage assets and the plan area's historic environment, minor positive effects are also expected in relation to SA objective 7: Historic environment.

5.979 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

5.980 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. This includes for people 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.

5.981 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. The policy also sets out that developments should enhance biodiversity through the planting of species native to the area and those that are capable of adapting to the changing climate.

5.982 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. 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.

5.983 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/LC: Protection, conservation and enhancement of landscape character

5.984 Policy GP/LC: Protection, conservation 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 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.

5.985 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 along with the requirement to identify opportunities to introduce new and appropriate landscape features to compensate for any loss or degradation. 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. Where loss or degradation of the landscape would result from development, the policy requires that opportunities to introduce new and appropriate landscape features should be identified. 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.

Policy GP/HE: Historic environment

5.986 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 benefits for quality of life, economic, and

environmental benefits of preserving and enhancing 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 and cultural identity and place-making 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.

5.987 The policy sets out the requirement for developments that could impact heritage assets or their setting to be supported by a Heritage Statement. 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.

5.988 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

5.989 Policy GP/HA: Designated 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.

5.990 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. The policy also sets out that harm to the significance of a designated heritage asset or its setting will be weighed against public benefits. 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.

5.991 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 could also limit the need for construction in certain circumstances. This approach could 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 12: 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

5.992 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.

5.993 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

5.994 Policy GP/CC: Adapting heritage assets to climate change sets out the approach for 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.

5.995 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 that 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.

5.996 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

5.997 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.

5.998 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 and that Archaeological Assessments should therefore inform planning proposals through masterplanning. 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.

5.999 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

5.1000 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.

5.1001 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.

5.1002 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.

5.1003 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

5.1004 This section sets out the appraisal of policies included in the Local Plan to guide employment development proposals. The SA effects are summarised in Table 5.90 and described below the table. The policies are as follows:

- Policy J/NE: New employment development proposals
- Policy J/RE: Supporting the rural economy
- Policy J/AL: Protecting the best agricultural land
- Policy J/PB: Protecting existing business space
- Policy J/AW: Affordable workspace and creative industries
- Policy J/EP: Supporting a range of facilities in employment parks
- Policy: J/MS: Markets and street trading
- Policy J/RC: Retail and other complementary town centre uses
- Policy J/SA: Cambridge City's Primary Shopping Area
- Policy J/VA: Visitor accommodation, attractions and facilities
- Policy J/FD: Faculty development and specialist/language schools

Table 5.90: Appraisal of policies relating to jobs

	Policy J/NE	Policy J/RE	Policy J/AL	Policy J/PB	Policy J/AW	Policy J/EP	Policy: J/MS	Policy J/RC	Policy J/SA	Policy J/VA	Policy J/FD
1. Housing	0	0	0	0	0	0	0	+	-	+	+
2. Access to services and facilities	0	0	0	+	0	++	++	++	++	0	+
3. Social inclusion and equalities	+	0	0	+	+	+	+	+	+	+	+
4. Health	0	+	0	+	0	+	+	+	+	0	+
5. Biodiversity and geodiversity	0	0	+	+	0	+	0	0	0	0	0
6. Landscape and townscape	+	+	+	+	0	+	+	+	0	+	+
7. Historic environment	0	+	+	0	0	0	+	+	0	+/-	0
8. Efficient use of land	+	+	++	+	0	+	0	+	0	+	+
9. Minerals	0	0	0	0	0	0	0	0	0	0	0
10. Water	0	0	0	+	0	0	0	0	0	0	0
11. Adaptation to climate change	0	0	0	+	0	0	0	0	0	0	0
12. Climate change mitigation	+	+	+	+	0	+	0	+	+	++/-	+
13. Air quality	+	+	0	+	0	+	0	+	+	++/-	+
14. Economy	++	++	+	++/-	++	+	++	++	++	+	+
15. Employment	++	+	0	++/-	++	0	+	0	+	+	+

Policy J/NE: New employment development proposals

5.1005 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.

5.1006 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.

5.1007 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.

5.1008 The policy sets out several requirements that proposals for employment development on sites on the edges of South Cambridgeshire's towns and villages must meet. 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 in the plan area. Minor positive effects are therefore expected in relation to SA objective 8: Efficient use of land.

5.1009 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.

5.1010 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. Significant positive effects are therefore also recorded for the policy in relation to SA objective 15: Employment.

Policy J/RE: Supporting the rural economy

5.1011 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.

5.1012 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.

5.1013 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.

Policy J/AL: Protecting the best agricultural land

5.1014 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.

5.1015 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.

5.1016 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.

5.1017 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.

5.1018 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

5.1019 Policy J/PB: Protecting existing business space seeks to protect business space on and outside of Strategic Industrial Estates from losses to other uses that would result in the loss of employment land unless it is justified. As such, the policy will help to ensure that an adequate supply of land is available 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.

5.1020 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 6: Landscape and townscape and 8: Efficient use of land. 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.

5.1021 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 result in the use of more energy efficient technologies and materials, helping to reduce to the carbon footprint of the buildings. It is also likely to support the delivery of buildings that are better adapted to the changing climate. 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.

5.1022 Loss of employment floorspace may be permitted where the overall benefit to the community from the new proposal outweighs the loss of employment opportunities and premises. Furthermore, meanwhile uses that provide community benefits are also supported by the policy on vacant land within Strategic Industrial Estates. 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.

5.1023 Loss of employment land may be permitted where the existing use causes noise, pollution or unacceptable levels of traffic. By promoting a shift away from uses that result in adverse effects on the environment as a result of 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

5.1024 Policy J/AW: Affordable workspace and creative industries is set out to help address the availability of affordable workspace within Greater Cambridge. It requires a proportion of new office, R&D, industrial and storage developments over specified thresholds to provide affordable workspace at rents maintained below the market rate. The type and specification of affordable workspace must address an identified local need, and may include affordable artist studios, office, research and development, light industrial, general industrial workspace and maker spaces. As such, the policy will help ensure an adequate variety of employment floorspace to meet the economic and employment needs of Greater Cambridge and support opportunities for the expansion and diversification of businesses, including business start-ups. Significant positive effects are therefore expected in relation to SA objectives 14: Economy and 15: Employment.

5.1025 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.

Policy J/EP: Supporting a range of facilities in employment parks

5.1026 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 (only the supporting text). 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.

5.1027 As the policy 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.

5.1028 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.

5.1029 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/MS: Markets and street trading

5.1030 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.

5.1031 The policy also stipulates that proposals for new markets and street trading operators within Designated Centres will be supported where they do not give rise to a detrimental effect, individually or cumulatively, on the character or amenity of the

area through smell, litter, noise or traffic problems. This 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/RC: Retail and other complementary town centre uses

5.1032 The primary purpose of Policy J/RC: Retail and other complementary town centre uses is to set 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.

5.1033 The policy 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 help housing needs in the plan area. Minor positive effects are therefore recorded in relation to SA objective 1: Housing.

5.1034 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.

5.1035 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.

5.1036 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

5.1037 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.

5.1038 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.

5.1039 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.

5.1040 The policy states that proposals for residential development within the PSA will be resisted. Therefore, a minor negative effect is expected in relation to SA objective 1: Housing.

Policy J/VA: Visitor accommodation, attractions and facilities

5.1041 Policy J/VA: Visitor accommodation, attraction and facilities sets out how development for visitor accommodation will be managed in the plan area.

Development that involves the conversion of dwellings to visitor accommodation 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.

5.1042 Outside the Defined Development Extent of Cambridge, 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.

5.1043 The policy promotes the development of visitor accommodation within the Defined Development Extent of 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.

5.1044 Support for the visitor economy in Greater Cambridge is included in the policy through support for new visitor attractions and 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

5.1045 Policy J/FD: Faculty development and specialist/language schools is expected to support the development of 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. Furthermore, the policy sets requirements for development to incorporate controls to avoid any adverse effects on local residents' amenity, which is likely to help limit conflict with existing local residents. Therefore, minor positive effects are expected in relation to SA objectives 2: Access to services and facilities and 3: Social inclusion and equalities.

5.1046 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.

5.1047 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.

5.1048 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

5.1049 This section sets out the appraisal of policies included in the Local Plan that would be applied when considering new residential development planning applications. The SA effects are summarised in Table 5.91 and described below the table. The policies are as follows:

- Policy H/AH: Affordable housing
- Policy H/ES: Exception sites for affordable housing
- Policy H/HM: Housing mix
- Policy H/GL: Garden land and subdivision of existing plots
- Policy H/SS: Residential space standards and accessible homes
- Policy H/SH: Specialist housing
- Policy H/CB: Self and Custom Build homes
- Policy H/BR: Build to Rent homes
- Policy H/CO: Co-living
- Policy H/MO: Houses in Multiple Occupation (HMOs)
- Policy H/SA: Student accommodation
- Policy H/DC: Dwellings in the countryside
- Policy H/RM: Residential moorings
- Policy H/GT: Gypsy and Traveller and Travelling Showpeople plots

Table 5.91: Appraisal of policies relating to homes

SA objective	Policy H/AH	Policy H/ES	Policy H/HM	Policy H/GL	Policy H/SS	Policy H/SH	Policy H/CB	Policy H/BR	Policy H/CO	Policy H/MO	Policy H/SA	Policy H/DC	Policy H/RM	Policy H/GT
1. Housing	++	++	++	+	++	++	+	+	+	+	+	+	+	+
2. Access to services and facilities	0	+/-	0	0	0	+	0	0	+	0	+	0	+	+
3. Social inclusion and equalities	++	++	+	0	++	++	0	+	++	++	+	0	+	++
4. Health	0	+/-	0	+	++	+	0	+	+	++	+	0	+	+
5. Biodiversity and geodiversity	0	0	0	+	0	0	0	0	0	0	0	0	+	+?
6. Landscape and townscape	0	0	+	+	0	0	+	+	0	0	0	+	+	+?
7. Historic environment	0	0	0	+	0	0	0	0	0	0	0	0	+	+?
8. Efficient use of land	0	+/-	+	+	0	+	0	0	0	0	0	+	0	+
9. Minerals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10. Water	0	0	0	+	0	0	0	0	0	0	0	0	+	+
11. Adaptation to climate change	0	-?	0	+	0	0	0	0	0	0	0	0	+	0

SA objective	Policy H/AH	Policy H/ES	Policy H/HM	Policy H/GL	Policy H/SS	Policy H/SH	Policy H/CB	Policy H/BR	Policy H/CO	Policy H/MO	Policy H/SA	Policy H/DC	Policy H/RM	Policy H/GT
12. Climate change mitigation	0	+/-	0	0	0	+	0	0	+	+	+	0	+	0
13. Air quality	0	+/-	0	0	0	+	0	0	+	+	+	0	+	0
14. Economy	0	0	0	0	0	0	0	0	0	0	0	+	0	0
15. Employment	0	0	0	0	0	0	0	0	+	0	+	0	0	0

Policy H/AH: Affordable housing

5.1050 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 at least 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. Exceptions will be applied where a different requirement is set out within the allocation policy for sites allocated in the plan. For self-contained student accommodation a financial contribution will be sought unless the Council(s) and the universities agree that this is appropriate for onsite delivery to occur.

5.1051 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 supporting information for 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 EqlA, 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.

Policy H/ES: Exception sites for affordable housing

5.1052 Policy H/ES: Exception sites for affordable housing will support rural exception sites for residential development in appropriate locations including community-led housing where it meets an identified need for affordable housing and also market housing where it can be demonstrated to be necessary on viability or deliverability grounds. The policy also supports First Homes Exception Sites to meet local housing needs in South Cambridgeshire. The EqlA 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.

5.1053 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 be unlikely to make use of previously developed land. Where greenfield land is developed within the Green Belt there is also potential for increased 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. 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, mixed minor positive and minor negative effects are 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.

Policy H/HM: Housing mix

5.1054 Policy H/HM: Housing mix sets out the mix of housing sizes that developments within Cambridge and South Cambridgeshire should incorporate. 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.

5.1055 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.

5.1056 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

5.1057 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.

5.1058 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.

5.1059 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.

5.1060 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.

5.1061 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

5.1062 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, to ensure the needs of different types of residents 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.

5.1063 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 new developments that include 20 or more new build dwellings, that 10% of the affordable units and 5% of the market units must 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.

5.1064 In relation to appropriate private external amenity space, the policy sets out that development must take a design led approach considering 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.

Policy H/SH: Specialist housing

5.1065 Policy H/SH: Specialist housing sets out criteria for considering proposals for new specialist housing. The criteria are set out to ensure that new specialist housing

is provided where there is an identified need and in suitably accessible locations. Furthermore, development should not result in an over concentration of this type of 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.

5.1066 The policy also 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

5.1067 Policy H/CB: Self and Custom Build homes sets out that all development proposals including 20 or more dwellings must provide at least 5% of new homes as serviced plots for custom and self-build homes and/or serviced custom-build flats. 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. Therefore, a minor positive effect is expected for the policy in relation to SA objective 1: Housing.

5.1068 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.

Policy H/BR: Build to Rent homes

5.1069 Policy H/BR: Build to Rent homes sets out criteria for how proposals for Build to Rent housing 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, but that local authorities can set a different requirement if justified. For Greater Cambridge, the overall requirement for 40% affordable private rent in Build to Rent schemes remains applicable. Given that the policy will support the delivery of homes for rent, to groups who may not otherwise be able to access housing in the area, minor positive effects are expected against SA objectives 1: Housing and 3: Social inclusion and equalities.

5.1070 The policy requires Build to Rent housing to be of good quality, well-designed and contribute towards mixed and inclusive neighbourhoods, which promotes pride of place and social interaction. In addition to helping to promote social cohesion, this element of the policy is likely to improve mental health and wellbeing, and therefore minor positive effects are expected against SA objective 4: Health. Well-designed developments that do not result in harmful concentration of this type of development within the local area could also protect the local character. The policy is therefore expected to have minor positive effects in relation to SA objective 6: Landscape and townscape.

Policy H/CO: Co-living

5.1071 Policy H/CO: Co-living sets out the criteria to be used when considering proposals for co-living developments. The policy supports proposals for co-living developments where these are supported by evidence of need and are of a moderate scale of between 50 and 200 units, although larger schemes may be considered where this can be clearly justified. This will increase the housing supply in specialist co-living tenures in the plan area. Therefore, the policy will contribute towards ensuring the provision of such housing to meet local needs, resulting in a minor positive effect against SA objective 1: Housing. This will aid in ensuring that everyone has the opportunity to live in a decent, well-designed, sustainably constructed and affordable home, including by delivering a range of types and tenures to meet local needs. The positive effect is further enhanced as the policy requires private units to

support liveability through comfortable and functional living space and layouts, and requires 5% of private units to be accessible and usable by a resident with a wheelchair or limited mobility.

5.1072 The support included in the policy for 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. Furthermore, the concept of co-living will encourage social interaction and engagement and could help create a sense of community.

5.1073 The requirement for development to be in sustainable, highly accessible areas will ensure local services, facilities, and employment opportunities are located close by. Furthermore, developments will be required to provide communal facilities and external communal space to meet the requirements of the intended number of residents. This is expected to have minor positive effects in relation to SA objective 2: Access to services and facilities. Whilst increased numbers of residents may put pressure on local services and facilities, the policy sets out that schemes will not be supported where they would place undue pressure on local infrastructure. Minor positive effects are also expected for SA objective 15: Employment, as the policy could encourage development in proximity to employment areas.

5.1074 in addition to supporting development in accessible locations, the policy also requires the provision of active travel facilities, minimal car parking, and innovative travel planning and transport strategies that make everyday living without a car easy. This is likely to help reduce reliance on the private car and 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.

5.1075 The promotion of active travel, provision of external communal space, and requirement for communal spaces to support wellbeing, socialising, safety and security 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)

5.1076 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, including the

needs of younger adults and students, resulting in minor positive effects against SA objective 1: Housing.

5.1077 The policy supports HMOs where they would not create an over-concentration of this type of use in a given area. Furthermore, the policy requires HMOs to not cause harm to the residential amenity of occupants of the HMO, neighbouring properties or the surrounding area, and requires provision to be made for appropriate communal space and appropriate management arrangements to monitor and minimise antisocial behaviour and adverse impacts on local residents. The policy would therefore help to meet the housing needs of specific groups of people, while also helping to protect residential amenity, community cohesion and wellbeing for future occupiers and existing residents in the surrounding area. Therefore, significant positive effects are expected against SA objectives 3: Social inclusion and equalities and 4: Health. Limiting over-concentrations of HMOs is also likely to help preserve the existing character of the plan area and therefore minor positive effects are recorded in relation to SA objective 6: Landscape and townscape.

5.1078 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.

Policy H/SA: Student accommodation

5.1079 Policy H/SA: Student accommodation sets out criteria for the type and location of development that will be permitted to support the expected growth of the student population. 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. 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.

5.1080 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.

5.1081 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

5.1082 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 there is demonstrated need, resulting in minor positive effects in relation to SA objective 1: Housing.

5.1083 The policy only supports new dwellings, replacement dwellings and the extension of existing dwellings where they are in keeping with the 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.

5.1084 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 in relation to SA objective 14: Economy.

Policy H/RM: Residential moorings

5.1085 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 contribute to the local housing need, specifically helping to meet the needs of people who wish to live in residential boats. It will also help to ensure that the required infrastructure is provided to support this type of development. As such, minor positive effects are expected in relation to SA objective 1: Housing. Minor positive effects are also expected in relation SA objective 3: Social inclusion and equalities because the policy makes provision for non-conventional housing needs.

5.1086 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. The effect is partly uncertain given that the policy approach may allow for less than significant impacts on visual character to result.

5.1087 Minor positive effects are also expected in relation to SA objectives 5: Biodiversity and geodiversity, 7: Historic environment and 10: Water . This is because the policy states that proposals must not have significant negative effects on factors such as visual character and water quality, as well as the historic and ecological value of the river or nearby land. Furthermore, the development should have a design that is appropriate for its intended use and elements such as flood risk and manoeuvrability should be considered. The effects recorded in relation to SA objectives 5, 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.

5.1088 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 pitches and Travelling Showpeople plots

5.1089 Policy H/GT: Gypsy and Traveller pitches and Travelling Showpeople plots 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

5.1090 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 and the provision of essential utilities. Sites should also 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 in relation to SA objectives 2: Access to services and facilities and 4: Health.

5.1091 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.

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

5.1092 This section sets out the appraisal of policies included in the Local Plan which require infrastructure to support development proposals, delivered when it is required. The SA effects are summarised in Table 5.92 and described below the table. The policies are as follows:

- Policy I/ST: Sustainable transport and connectivity
- Policy I/MH: Mobility Hub facilities
- Policy I/CV: Cycle and Vehicle Parking
- Policy I/SD: Servicing and last-mile deliveries
- Policy I/SI: Safeguarding important infrastructure
- Policy I/AD: Aviation development
- Policy I/EI: Energy infrastructure masterplanning
- Policy I/ID: Infrastructure and delivery
- Policy I/DT: Digital and telecommunications infrastructure
- Policy I/CM: Construction management

Table 5.92: Appraisal of policies relating to infrastructure

SA objective	Policy I/ST	Policy I/MH	Policy I/CV	Policy I/SD	Policy I/SI	Policy I/AD	Policy I/EI	Policy I/ID	Policy I/DT	Policy I/CM
1. Housing	+	0	0	0	0	0	0	+	0	0
2. Access to services and facilities	++	++	+	+	+	0	0	++	++	+
3. Social inclusion and equalities	+	+	+	+	0	0	0	+	+	+
4. Health	++	+	+	+	+	+	+	+	+	++
5. Biodiversity and geodiversity	0	+/-?	0	0	-?	0	0	0	0	+
6. Landscape and townscape	+	+/-?	+	+/-?	0	0	+/-?	0	+/-	+
7. Historic environment	0	+/-?	0	0	0	0	0	0	+/-	+
8. Efficient use of land	0	+/-?	+	0	0	0	+	+	0	+
9. Minerals	0	0	0	0	0	0	0	0	0	0
10. Water	0	0	0	0	0	0	0	+	0	+
11. Adaptation to climate change	0	0	0	0	0	0	0	+	0	+
12. Climate change mitigation	++	++	++/-	+	+	-?	++	+	+	+
13. Air quality	++	++	++/-	+	+	-?	+	+	+	++
14. Economy	+	+	+	++	+	+	+	++	++	+

SA objective	Policy I/ST	Policy I/MH	Policy I/CV	Policy I/SD	Policy I/SI	Policy I/AD	Policy I/EI	Policy I/ID	Policy I/DT	Policy I/CM
15. Employment	+	+	+	+	0	0	0	+	+	0

Policy I/ST: Sustainable transport and connectivity

5.1093 Policy I/ST 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.

5.1094 The policy prioritises the design of developments that promote sustainable and active travel patterns from the first occupation of development, and provides users with a genuine choice of modes appropriate to the location 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, allowing communities to adopt sustainable travel habits. 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 connected, attractive and well-designed public transport 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.

5.1095 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. The social inclusion benefits of encouraging pedestrian, wheeling 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 EqlA, 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, through improving existing walking, wheeling, cycle and equestrian routes and ensuring they are comfortable for all users

5.1096 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.

5.1097 By ensuring high quality public transport is embedded into major developments, securing connections within reasonable walking distance of new homes and centres of employment along with providing new mobility hubs, 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/MH: Mobility Hub facilities

5.1098 Policy I/MH supports the development of new mobility hubs and the enhancement of existing mobility hubs. 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 mobility 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. Significant positive effects are also expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality. This reflects the potential for the policy to substantially support modal shift away from private vehicles to modes that will emit less carbon dioxide and other air pollutants.

5.1099 Minor positive effects are expected in relation to SA objective 4: Health, due to support for more active and less car-dependent travel. Furthermore, the policy also supports the delivery of infrastructure at mobility hubs that contributes to the safety of the site. Minor positive effects are also expected for SA objective 3: Social inclusion and equalities as improved and safer mobility 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.

5.1100 Uncertain mixed minor positive and minor negative 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/CV: Cycle and Vehicle Parking

5.1101 Policy I/CV will likely deliver significant positive effects for climate change mitigation and air quality due to its requirement for the provision of appropriate electric vehicle charging infrastructure across developments, which supports a transition to low-emission vehicles. The requirements included in relation to cycle parking provision across various uses and the emphasis on inclusive provision for non-standard cycles and mobility scooters will also help encourage modal shift to active travel, further reducing emissions. However, because the policy also continues to make provision for car parking (though justified through a holistic design-led approach which considers opportunities to reduce levels of car parking and the potential adverse effects arising from parking off-site), 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 in relation to SA objectives 12: Climate change mitigation and 13: Air quality.

5.1102 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 in relation to 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, incorporation of accessible storage, and clear provision for residents, students, staff and visitors will help address barriers faced by people with disabilities and other protected characteristics. Therefore, minor positive effects are also expected in relation to SA objective 3: Social inclusion and equalities. The promotion of travel by active travel modes through the incorporation of secure, convenient and well-designed cycle parking at new developments will also encourage healthier travel habits and lifestyles, resulting in minor positive effects in relation to SA objective 4: Health.

5.1103 Requiring extensive cycle parking for different land uses and encouraging applicants to consider opportunities for reducing levels of car parking (and therefore land take) through shared or pooled car parking and car clubs may also encourage efficient land use by prioritising active modes or shared travel options over more extensive car parking provision. However, the policy does not set strict limits on car parking numbers, so more space could still be used for vehicles in some developments. Therefore, uncertain minor positive effects are expected in relation to SA objective 8: Efficient use of land. The policy requires that cycle parking must be designed to be sympathetically integrated with the streetscene. Similarly, car park must be designed so that it does not dominate the street environment. This approach is expected to help protect the character of the plan area and therefore minor positive effects are expected in relation to SA objective 6: Landscape and townscape.

5.1104 By supporting sustainable access to workplaces, community facilities and services, the policy will help to sustain economic activity and local employment opportunities. Therefore, minor positive effects are also likely in relation to SA objectives 14: Economy and 15: Employment.

Policy I/SD: Servicing and last-mile deliveries

5.1105 Policy I/SD: Servicing and last-mile deliveries sets out the policy approach in relation to supporting appropriate and safe delivery and servicing arrangements, alongside encouraging more sustainable and emerging technologies. It also promotes the provision of new micro-consolidation centres to serve local areas. This approach is expected to help 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.

5.1106 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.

5.1107 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.

5.1108 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.

5.1109 Minor positive effects are also expected for SA objective 4: Health given that the policy promotes active travel based delivery methods such as cargo bikes. It will also support a reduction in freight-related traffic and emissions, which would improve public health outcomes. Additionally, reducing noise and air pollution from delivery vehicles will likely help to improve mental and physical wellbeing.

5.1110 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.

5.1111 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.

5.1112 Minor positive effects are expected for the policy in relation to 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

5.1113 Policy I/SI: Safeguarding important infrastructure is likely to help ensure residents have good access to services and facilities in the plan area and surroundings by safeguarding areas of land necessary for the delivery of or related to important elements of transport infrastructure. Therefore, minor positive effects are expected in relation to SA objective 2: Access to services and facilities.

5.1114 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.

5.1115 The policy continues to safeguard rail freight facilities at Duxford and Foxton. 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.

5.1116 The policy safeguards and restricts development that would prejudice the construction or effective operation of 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 and proposals in these areas will be subject to consultation. 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 plan area, and therefore minor positive effects are identified in relation to SA objective 14: Economy.

5.1117 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

5.1118 Policy I/AD sets out robust criteria for controlling and assessing aviation development, including requirements related to noise, safety, and amenity. It also permits temporary permissions in exceptional circumstances 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.

5.1119 Minor negative but uncertain effects are expected in relation to SA objectives 12: Climate change mitigation and 13: Air quality. This is because 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.

5.1120 The policy sets out that proposals for the creation, expansion or intensification of use at Cambridge Airport and other airfields will be supported where there are significant economic employment emergency services advantages. 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.

Policy I/EI: Energy infrastructure masterplanning

5.1121 Policy I/EI: Energy infrastructure masterplanning is expected to have minor positive effects in relation to 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.

5.1122 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 impacts on the visual amenity of the plan area. However, the policy does not specify designs or technologies, and encourages a joined approach to infrastructure provision, 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 are uncertain given that they are dependent on specific locations and designs that come forward.

5.1123 Significant positive effects are expected in relation to SA objective 12: Climate change mitigation, as the requirement for Energy Masterplans to support major developments and data centres 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.

Policy I/ID: Infrastructure and delivery

5.1124 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 physical and social 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. While the policy does not specifically address the ability of residents to access employment areas, it is expected that the delivery of appropriate levels of infrastructure in the plan area will not only support increased numbers of jobs locally but also access to them by public and private transport. As such minor positive effects are expected in relation to SA objective 15: Employment.

5.1125 Minor positive effects are also expected in relation to several other SA objectives. For SA objective 1: Housing, the policy indirectly supports the timely delivery of new housing given that it states that infrastructure must be co-ordinated, phased and secured in tandem with or, where appropriate, in advance of the build-out and occupation of the development. This approach is expected to help avoid delays or constraints that might otherwise impact new schemes. The policy supports SA objective 3: Social inclusion and equalities by requiring 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.

5.1126 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, is likely to contribute to physical and mental wellbeing. SA objectives 10: Water and 11: Adaptation to climate change are expected to have minor positive effects given the policy requirements for a Utilities Statement covering electricity, potable water and

foul and surface water drainage infrastructure. These will help mitigate the risk of overloading existing infrastructure and support climate resilience through proper siting and provision of services.

5.1127 The policy also will result in minor positive effects in relation to 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 required to be planned alongside development which will help reduce car dependency and associated emissions in new communities from their initial occupation.

Policy I/DT: Digital and telecommunications infrastructure

5.1128 Policy I/DI: Digital and telecommunications infrastructure 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.

5.1129 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.

5.1130 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 to demonstrate there is no detrimental impact on the visual amenity of the area and 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.

Policy I/CM: Construction management

5.1131 Policy I/CM: Construction management is expected to result in 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.

5.1132 Minor positive effects are expected in relation to several other SA objectives. In relation to SA objective 2: Access to services and facilities, requirements to manage traffic, minimise disruption, and control construction vehicle routes will help to help ensure existing communities remain 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.

5.1133 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 expected to have minor positive effects. This reflects the inclusion in the policy of requirements that will help to limit the visual, ecological, and pollution-related impacts of development. The requirement in the policy text for soil management plans and controls on runoff and pollution mean that minor positive effects are also expected for the policy in relation to SA objectives 8: Efficient use of land and 11: Adaptation to climate change.

5.1134 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 the 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 impacts on productivity during construction periods. Furthermore, the support included in the policy for recycling and local reuse of materials may help to stimulate local supply chains. As such minor positive effects are also recorded for SA objective 14.

Chapter 6

Cumulative effects

6.1 It is a requirement of the SEA Regulations to consider cumulative effects. As such, the sustainability effects of the Greater Cambridge Local Plan as a whole are presented in this chapter.

6.2 The cumulative effects assessment considers the total effects of the policies and site allocations in the Proposed Submission Local Plan taken as a whole in relation to each of the SA objectives. A summary of the likely sustainability effects of these are presented in Table 6.1 below.

6.3 Following the presentation of the total effects of the Proposed Submission Local Plan, this chapter also considers the cumulative effects of the Local Plan together with plan documents for surrounding local authorities as well as with relevant major projects.

Table 6.1: Cumulative effects of the policies and site allocations in the Greater Cambridge Local Plan

Policy	SA objective														
	SA1: Housing	SA2: Access to services and facilities	SA3: Social inclusion and equalities	SA4: Health	SA5: Biodiversity and geodiversity	SA6: Landscape and townscape	SA7: Historic environment	SA8: Efficient use of land	SA9: Minerals	SA10: Water	SA11: Adaptation to climate change	SA12: Climate change mitigation	SA13: Air Quality	SA14: Economy	SA15: Employment
Vision	++	0	+	+	++	+	+	0	0	0	0	++	+	++	++
Strategic priorities	++	+	++	++	++	+	+	0	0	+	++	++	+	++	++
Development Strategy Principles	0	++	+	+	++	+	+	++	0	0	0	+	+	++	++
Development Strategy															
S/JH: New jobs and homes	++	+/-?	+	+/-?	--/+?	--/+?	--?	+/-?	-?	--?	-?	--/+?	--/+?	++	++
S/DS: Development strategy	++?	++/-?	+/-	+/-	--/+?	++/--?	-?	--/+?	--?	--/+?	+/-?	--/+?	--/+?	++/-	++/-
S/SH: Settlement hierarchy	++	++	0	0	+/-?	+/-?	-?	--/+?	-?	-?	-?	+/-	+/-	+	+
S/DE: Defined development extents	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
S/GB: The Cambridge Green Belt	-?	+/-	+/-	+/-	+/-	++	+	+/-	0	0	0	+/-	+/-	-?	+/-
S/MO: Monitoring	++	++	+	+	0	0	0	+	0	0	0	+	+	++	++
Cambridge Urban Area															
S/C/LCR: Land at Clifton Road (including Cambridge Junction and Cambridge Leisure)	+	++	++	+	+/-	+/-	+/-	++	0	0	+	+	+	++	++/-
S/C/SMS: Garages at St Matthews Street and Norfolk Street	+	++	+	+	0?	+/-?	+	+	0	0	-	++	-	0	++
S/C/HTR: 137 – 143 Histon Road	+	++	+	++	+/-?	+/-?	+/-?	+	0	0	-	++	-	0	++
S/C/HGH: Henry Giles House, 73 – 79 Chesterton Road	+	++	+	++	+/-?	+	+/-?	+	0	0	-	+	-	0	++
S/C/HRC: Horizon Resource Centre, 285 Coldham’s Lane	+	-?	+	++	-?	0?	+/-?	+	0	0	+/-	-	-	0	++
S/C/PDC: Cambridge Professional Development Centre, Foster Road	+	+/-	+	++?	-?	+/-?	+/-?	+	0	0	-	++/-	+/-	0	-?
S/C/PPS: Police Station, Parkside	+	++	+	++	0?	+	+/-?	+	0	0	-	+	-	0	++
S/C/NCA: North Cambridge Academy, 108, Arbury Road	+	++?	++	++/-?	0?	+/-?	+/-?	+	0	0	-	++	-	+	+

Policy	SA objective														
	SA1: Housing	SA2: Access to services and facilities	SA3: Social inclusion and equalities	SA4: Health	SA5: Biodiversity and geodiversity	SA6: Landscape and townscape	SA7: Historic environment	SA8: Efficient use of land	SA9: Minerals	SA10: Water	SA11: Adaptation to climate change	SA12: Climate change mitigation	SA13: Air Quality	SA14: Economy	SA15: Employment
S/C/ER: 1-99 Ekin Road and 1-8 Ekin Walk	+	-?	+	+	0?	+/-?	+/-?	+	0	0	-	+/-	-	0	-?
S/C/DR: 2-28 Davy Road and Garage Blocks	+	++	+	++	0?	+/-?	+/-?	+	0	0	-	++	-	0	++
S/C/HPC: 1-78 Hanover Court, 1-49 Princess Court and Garage at Newton Garages	+	++?	+	+	0?	+/-?	+/-?	+	0	0	-	++	-	0	++
S/C/GER: Former Garage Block, East Road	+	++	+	++	+?	+	-?	+	0	0	0	++	+/-	0	++
S/C/SH: 1-33 Stanton House, Christchurch Street	+	++	+	+	0?	-?	-?	+	0	0	0	++	-	0	++
S/C/MRG: Milton Road Garages	+	+	+	-	0	+	-?	+	0	0	+	++/-	+/-	+	++
S/C/BRN: Land at Barnwell Road and Newmarket Road	+	+/-?	++	++/-?	0?	+	-?	+	0	0	-	+/-?	-	+	++
S/C/SCL: Land South of Coldham’s Lane, Cambridge	0	++?	+	++	++/-?	+/-?	+/-?	--/+	0	0	+/-?	+	+/-	++	+
S/C/TRP: Travis Perkins, Devonshire Road	+	++/-	+	+	+	+/-	+/-	+	0	0	+/-	++	+/-	+	++?
S/C/OPK: Parcel Com4, Orchard Park	0	+	0	+	0	+	0	+	0	0	0	0	+	++	++
S/C/BFS: Brookfields	0	++	+	++	+/-	+/-	+/-	+	0	0	-	++	-	0	++
S/C/SRW: Station Road West	0	+	+	+	0	+	+	+	0	0	0	+	+	++	++
S/C/BJH: Betjeman House	0	+	0	0	0	+	+	0	0	0	0	+/-	+/-	++	+
S/C/OPM: Old Press/Mill Lane	+	++?	+	++	0?	+	+/-?	+	0	+/-?	+/-?	++	-	+	++
S/C/NMD: New Museums, Downing Street	0?	++?	+	++	0?	+	+/-?	+	0	0	-	++	+/-	+	++
S/PA/CC: City Centre	0	++	++	+	0	+	+	+	0	0	0	+	+	+	+
S/CAMC: Cambridge Areas of Major Change	0	+	++	+	+	+	+	++	0	+	+	++	++	+	+
S/AMC/BC: Beehive Centre	0	+	+	+	0	+	+	++	+	+	+	+	+	++	+
S/AMC/EB: East Barnwell	+	+	+	+	0	+	0	++	0	0	0	+	+	+	+
S/AMC/FBG: Fitzroy/Burleigh Street/Grafton Area of Major Change	0	+	+	+	0	+	+	++	0	0	0	+	+	++	+
S/AMC/SCL: South of Coldham’s Lane	0	+	+	++	++	+	+	+	0	+	+	+	+	++	+
S/AMC/AS: Abbey Stadium	0	+	+	+	+	+	+	+	0	+	+	+	+	+	+
S/PRIA: Public Realm Improvement Areas	0	+	+	+	0	++	+	+	+	0	0	+	+	+	0

Policy	SA objective														
	SA1: Housing	SA2: Access to services and facilities	SA3: Social inclusion and equalities	SA4: Health	SA5: Biodiversity and geodiversity	SA6: Landscape and townscape	SA7: Historic environment	SA8: Efficient use of land	SA9: Minerals	SA10: Water	SA11: Adaptation to climate change	SA12: Climate change mitigation	SA13: Air Quality	SA14: Economy	SA15: Employment
S/PRIA/CRP: Cambridge Retail Park	0	+	+	+	0	++	+	+	0	0	0	+	+	+	0
S/PRIA/MC: Mitcham’s Corner	0	+	+	+	0	++	++	0	0	0	0	+	+	+	0
S/PRIA/EG: Eastern Gate	0	+	+	+	+	++	+	0	0	0	+	+	+	+	0
S/PRIA/MR: Mill Road	0	+	+	+	0	++	++	0	0	0	0	+	+	+	0
S/PRIA/HRRS: Hills Road and Regent Street Corridor	0	+	+	+	0	++	++	0	0	0	0	+	+	+	0
S/PRIA/OPML: Old Press/Mill Lane	0	+	+	+	+	++	++	+	0	0	0	+	+	+	0
The Edge of Cambridge															
S/CE: Cambridge East	++	++	+	++	+/-?	+	+/-?	+	--?	0	+/-	++/-	++/-	++	++
S/CBC: Cambridge Biomedical Campus	++	++	+	++	+/-?	--/+?	+/-?	--/+	--?	+	+	++	++/-	++	++
S/WC: West Cambridge	+	++	+	+	+/-?	+/-?	+/-?	0	0	0	+	+	+	++	++
S/ED: Eddington	++	++	+	++	+/-?	+/-?	+/-?	0	0	0	+	+	+	++	++
S/HHR: Land between Huntingdon Road and Histon Road	++	++	+	+	++	++	+	0	0	+	+	+	+	+	+
S/EOC/NWO: Land North of Worts’ Causeway	++	+	0	+	+	+	+	0	0	0	0	+	+	0	+
S/EOC/SWO: Land South of Worts’ Causeway	++	+	+	+	+	+	+	0	0	0	0	+	+	+	+
S/EOC/BS: Bell School, Babraham Road	+	+	0	0	0	+	0	0	0	0	0	0	0	+	+
S/EOC/FRE: Fulbourn Road East	0	+	0	+	0	+	+	0	0	0	0	+	+	++	++
S/AMC/NEC: North East Cambridge	++	++	+	++	+/-?	+	+/-?	++	--/+?	+/-?	+/-	++/-	++/-	++	++
S/AMC/FH: Fulbourn Hospital	0	+	0	+	+	+	+	0	0	0	0	+	+	0	0
S/EOC/IDH: Ida Darwin Hospital	+	0	+	++	0	+	+	+	0	0	0	0	0	0	0
New Settlements															
S/CBN: Cambourne North	++	++	+	++	++/--?	--/+?	--/+?	--/+	0	+/-	+/-	++/-?	++/-?	++	++
S/CB: Cambourne	++	++	+	+	+	+	+	0	0	+	+	+	+	++	++
S/GF: Land adjacent to A11 and A1307 at Grange Farm	++	++	+	++	+/-?	+/-?	+/-?	--/+	-?	+/-	+/-	++/-	++/-	++	++

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	SA1: Housing	SA2: Access to services and facilities	SA3: Social inclusion and equalities	SA4: Health	SA5: Biodiversity and geodiversity	SA6: Landscape and townscape	SA7: Historic environment	SA8: Efficient use of land	SA9: Minerals	SA10: Water	SA11: Adaptation to climate change	SA12: Climate change mitigation	SA13: Air Quality	SA14: Economy	SA15: Employment
S/NS: Northstowe	++	++	+	++	++	+	+	0	0	+	+	+	+	++	++
S/WNT: Waterbeach New Town	++	++	+	++	+	+	+	+	0	+	+	++	++	++	++
S/BA: Bourn Airfield New Village	++	+	+	++	+	+	+	0	0	+	+	++	+	+	+
The Rural Southern Cluster															
S/WGC: Wellcome Genome Campus, Expansion Land, Hinxton	++	++	+	++	+	+	+	0	0	+	+	++	+	++	++
S/RSC/BRC: Babraham Research Campus	++	++	+	+	+/-?	+/-?	+/-?	--/+	0	--/+	+/-	+/-	+/-	++	++
S/RSC/MF: Land at Maarnford Farm	+	-?	0	-	+	+/-?	+/-?	--	0	-?	-	0	0	0	++
S/RSC/SBR: Land South of Babraham Road	+	++	0	+/-	+/-?	+/-?	-?	--	0	--?	-	++	0	0	+
S/RSC/FSS: Former Spicers Site, Sawston Business Park, Sawston	0	+/-?	+	+/-	+/-?	+	--/+?	--/+?	0	--?	--/+	+/-	+/-	++	+
S/RSC/CC: Comfort Café, Fourwentways	0	--?	+	+/-	+	+/-?	+/-?	+	0	-?	-	+	+	+	++
S/PA/LN: South of A1307, Linton	-	+	0	+	0	+	+	0	0	0	0	+	+	0	0
S/AMC/WHD: Whittlesford Parkway Station Policy Area, Whittlesford Bridge	0	++	+	+	0	+	+	+	0	0	+	++	++	0	0
S/AMC/GP: Granta Park	0	+	0	+	+	+	+	++	0	0	0	+	+	++	++
S/AMC/WGC: Wellcome Genome Campus, Hinxton	+	+	+	+	+	+	+	++	0	0	+	+	+	++	++
S/AMC/IWM: Imperial War Museum, Duxford	0	0	+	+	0	0	++	0	0	0	0	0	0	+	+
Rest of Rural Area															
S/SHF: Land at Slate Hall Farm	0	+/-	+	+/-	+/-?	+/-?	+/-?	--/+	0	+/-	+/-	+/-	+/-	++	++
S/RRA/ML: The Moor, Moor Lane, Melbourn	+	+/-	0	-	+/-?	+	+	--	0	-?	+/-	++/-	0	0	++
S/RRA/H: Land at Highfields (Phase 2)	+	+/-	0	+/-	-?	+/-?	+	--	0	-?	-	++/-	+/-	0	++
S/RRA/SCS: Land to the South of Cambridge Services, A14	0	+/-	0	-	+/-?	+/-?	+/-?	--?	-?	+/-?	+/-	+/-	+/-	++	+
S/RRA/BBP: Land at Buckingway Business Park, Swavesey	0	--	0	+/-	+/-?	+/-?	+	--?	0	+/-?	+/-	-	0	+	+

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	SA1: Housing	SA2: Access to services and facilities	SA3: Social inclusion and equalities	SA4: Health	SA5: Biodiversity and geodiversity	SA6: Landscape and townscape	SA7: Historic environment	SA8: Efficient use of land	SA9: Minerals	SA10: Water	SA11: Adaptation to climate change	SA12: Climate change mitigation	SA13: Air Quality	SA14: Economy	SA15: Employment
S/RRA/SNR: Land to the North of St Neots Road, Dry Drayton	0	--?	0	+/-	+/-	+/-	+/-	--	0	-	-	++/-	+	+	++
S/RRA/OHD: Old Highways Depot, Twenty Pence Road, Cottenham	0	-	+	+	+/-?	+	+/-	+	0	0	+/-	+/-	0	+	+
S/RRA/NW: Norman Way, Over	0	--?	0	-	+/-?	+?	+/-	--	0	0	-	++/-	0	+	++
S/RRA/CRH: Land Adjacent to Cambridge Road (A10) and Mill Lane, Hauxton	0	--	+	-	+?	+	+	+	0	0	--/+	+/-	0	+	+
S/RRA/CH: Compass House, Chivers Way, Histon and Impington	0	++	+	++	0?	+/-?	+/-?	+?	0	0	-?	++	0	+	++
S/RRA/CR: Land to the west of Cambridge Road, Melbourn	+	+/-	+	+/-	-?	+/-	+/-?	--	0	-	-	+/-	+/-	+	++
S/AMC/PH: Papworth Hospital, Papworth Everard	-	+	0	+	0	+	+	+	0	0	0	+	+	0	0
S/AMC/FD: Fen Drayton Former Land Settlement Association Estate	+	0	0	+	0	+	+	+	0	0	0	0	0	0	0
S/AMC/HIS: Mixed Use Development in Histon & Impington Station Area	+	+	0	+	+	+	+	+	0	0	0	+	+	+	+
S/AMC/GT: Optimisation of Gypsy and Traveller Sites	+	+	+	+	+	+	+	0	0	0	+	0	0	0	0
Climate change															
CC/SD: Sustainable development and the climate emergency	0	0	0	0	+	0	0	+	+	+	++	++	+	0	0
CC/NZ: Net zero carbon new buildings	0	0	0	0	0	0	0	0	0	0	+	++	+	0	0
CC/DC: Designing for a changing climate	0	0	+	+	+	+	0	0	0	+	++	+	+	0	0
CC/WE: Water efficiency in new developments	0	0	0	0	+	0	0	0	0	++	+	0	0	0	0
CC/IW: Integrated water management, sustainable drainage and water quality	0	0	0	+	+	0	0	0	0	++	++	0	0	0	0
CC/FM: Managing flood risk	0	0	0	0	0	0	0	0	0	++	++	0	0	0	0

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CC/RE: Renewable energy projects and infrastructure	0	0	+	+	+	+	+	+	0	+	+	++?	+?	0	0
CC/CE: Supporting a circular economy and sustainable resource use	0	0	0	0	0	0	0	+	+	0	0	++	0	+	0
CC/CS: Supporting land-based carbon sequestration and carbon sinks	0	0	0	+	++	0	0	+	0	+	+	++	+	0	0
CC/SR: Sustainable retrofit	0	0	0	+	0	0	+?	+	0	0	+	++	0	0	0
Biodiversity and green spaces															
BG/BG: Biodiversity and geodiversity	0	+?	0	+?	++	+?	0	0	0	+	+	+	+	0	0
BG/GI: Green infrastructure	0	+	+	+	++	++	0	0	0	+	++	++	+	0	0
BG/UGF: Urban greening factor	0	0	+	+	++	+	0	0	0	+	+	+	+	0	0
BG/TC Tree cover and the tree population	0	0	0	+	++	+	+	0	0	0	+	+	+	0	0
BG/RC: River corridors	0	0	+	+	++	++	+	0	0	++	+	0	0	+	0
BG/PO: Protecting open spaces	0	+	+	+	+	+	+	0	0	0	+	+	+	0	0
BG/EO: Providing and enhancing open spaces	0	+	++	++	+	+	0	0	0	0	+	+	+	0	0
Wellbeing and social inclusion															
WS/HD: Creating healthy new developments	0	+	++	++	+	0	0	0	0	+	+	+	+	0	+
WS/NC: Meeting the needs of new and growing communities	0	++	++	++	0	0	0	+	0	0	0	+	+	0	0
WS/CF: Community, sports and leisure facilities	0	++	++	++	0	0	0	0	0	0	0	+	+	0	0
WS/CH: Cultural and creative hubs	0	++	++	0	0	0	0	0	0	0	0	0	0	++	+
WS/MU: Meanwhile uses	0	++?	++	+	0	0	0	++	0	0	0	0	0	+	0
WS/IO: Creating inclusive employment and business opportunities through new developments	0	+	+	0	0	0	0	0	0	0	0	0	0	++	++
WS/HS: Pollution, health and safety	0	0	+	++	0	0	0	+	0	0	0	0	++	0	0
WS/PH: Protection of public houses	0	+	+	0	0	+	+	0	0	0	0	0	0	+	+
Great places															

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	SA1: Housing	SA2: Access to services and facilities	SA3: Social inclusion and equalities	SA4: Health	SA5: Biodiversity and geodiversity	SA6: Landscape and townscape	SA7: Historic environment	SA8: Efficient use of land	SA9: Minerals	SA10: Water	SA11: Adaptation to climate change	SA12: Climate change mitigation	SA13: Air Quality	SA14: Economy	SA15: Employment
GP/PP: People and place responsive design	0	0	++	++	+	++	+	0	0	0	+	++	+	+	0
GP/QD: Achieving high quality development	0	+	+	+	+	++	++	+	0	0	0	+	+	+	0
GP/HD: Housing density	++	+	+	+	0	+	+	+	0	0	0	+	+	+	+
GP/ST: Skyline and tall buildings	0	+	+	+	+	++	++	0	0	0	+	+	+	+	0
GP/QP: Establishing high quality landscape and public realm	0	+	+	+	+	++	++	0	0	0	+	+	+	0	0
GP/LC: Protection and enhancement of landscape character	0	0	0	+	+	++	+	0	0	0	0	0	0	0	0
GP/HE: Historic environment	0	0	+	0	0	++	++	+	0	0	0	+	0	+	0
GP/HA: Designated heritage assets	0	0	+	0	0	++	++	+	0	0	0	+	0	+	0
GP/ND: Non-designated heritage assets	0	0	0	0	0	+	++	+	0	0	0	+	0	+	0
GP/CC: Adapting heritage assets to climate change	0	0	0	0	0	0	++	0	0	0	+	+	0	0	0
GP/AR: Archaeology	0	0	+	0	0	+	++	0	0	0	0	0	0	+	0
GP/SF: Shopfronts	0	0	+	+	0	++	++	0	0	0	0	0	0	+	0
Jobs															
J/NE: New employment development proposals	0	0	+	0	0	+	0	+	0	0	0	+	+	++	+
J/RE: Supporting the rural economy	0	0	0	+	0	+	+	+	0	0	0	+	+	++	+
J/AL: Protecting the best agricultural land	0	0	0	0	+	+	+	++	0	0	0	+	0	+	0
J/PB: Protecting existing business space	0	+?	+?	+?	+?	+?	0	+	0	+?	+?	+?	+?	++/-	++/-
J/AW: Affordable workspace and creative industries	0	0	+	0	0	0	0	0	0	0	0	0	0	++	++
J/EP: Supporting a range of facilities in employment parks	0	++	+	+	+	+	0	+	0	0	0	+	+	+	0
J/MS: Markets and street trading	0	++	+	+	0	+	+	0	0	0	0	0	0	++	0
J/RC: Retail and other complementary town centre uses	+	++	+	+	0	+	+	+	0	0	0	+	+	++	0

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J/SA: Cambridge City’s primary shopping area	-	++	+	+	0	0	0	0	0	0	0	+	+	++	+
J/VA: Visitor accommodation, attractions and facilities	+	0	+	0	0	+	+/-	+	0	0	0	++/-	++/-	+	+
J/FD: Faculty development and specialist/language schools	+	+	+	+	0	+	0	+	0	0	0	+	+	+	+
Homes															
H/AH: Affordable housing	++	0	++	0	0	0	0	0	0	0	0	0	0	0	0
H/ES: Exception sites for affordable housing	++	+/-	++	+/-	0	0	0	+/-	0	0	-?	+/-	+/-	0	0
H/HM: Housing mix	++	0	+	0	0	+	0	+	0	0	0	0	0	0	0
H/GL: Garden land and subdivision of existing plots	+	0	0	+	+	+	+	+	0	+	0	0	0	0	0
H/SS: Residential space standards and accessible homes	++	0	++	++	0	0	0	0	0	0	0	0	0	0	0
H/SH: Specialist housing	++	+	++	+	0	0	0	+	0	0	0	+	+	0	0
H/CB: Self and custom build homes	++	0	0	0	0	+	0	0	0	0	0	0	0	0	0
H/BR: Build to rent homes	+	0	+	+	0	+	0	0	0	0	0	0	0	0	0
H/CO: Co-living	++	+	++	+	0	0	0	0	0	0	0	+	+	0	+
H/MO: Houses in multiple occupation (HMOs)	+	0	++	++	0	0	0	0	0	0	0	+	+	0	0
H/SA: Student accommodation	+	+	+	+	0	0	0	0	0	0	0	+	+	0	+
H/DC: Dwellings in the countryside	+	0	0	0	0	+	0	+	0	0	0	0	0	+	0
H/RM: Residential moorings	+	+	+	+	+	+	+	0	0	+	+	+	+	0	0
H/GT: Gypsy and traveller and travelling showpeople plots	+	+	++	+	+?	+?	+?	+	0	+	0	0	0	0	0
Infrastructure															
I/ST: Sustainable transport and connectivity	+	++	+	++	0	+?	0	0	0	0	0	++	++	+	+
I/MH: Mobility hub facilities	0	++	+	+	+/-?	+/-?	+/-?	+/-?	0	0	0	++	++	+	+
I/CV: Cycle and vehicle parking	0	+	+	+	0	+	0	+?	0	0	0	++/-	++/-	+	+

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I/SD: Servicing and last-mile deliveries	0	+	+?	+	0	+/-?	0	0	0	0	0	+	+	++	+
I/SI: Safeguarding important infrastructure	0	+	0	+	-?	0	0	0	0	0	0	+?	+?	+	0
I/AD: Aviation development	0	0	0	+?	0	0	0	0	0	0	0	-?	-?	+	0
I/EI: Energy infrastructure masterplanning	0	0	0	+	0	+/-?	0	+	0	0	0	++	+	+	0
I/ID: Infrastructure and delivery	+	++	+	+	0	0	0	+	0	+	+	+	+	++	+
I/DT: Digital and telecommunications infrastructure	0	++	+	+	+	+	+	+	0	0	0	+	+	++	+
I/CM: Construction management	0	+	+	++	+	+	+	+	0	+	+	+	++	+	0

Combined effects of the Draft Local Plan

Table 6.2: Cumulative effects of the Greater Cambridge Local Plan

SA objective	Cumulative effect
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	++

SA objective 1: To ensure that everyone has the opportunity to live in a decent, well-designed, sustainably constructed and affordable home.

6.4 The Local Plan Policy S/DS: Development strategy supports housing needs in Greater Cambridge through the allocation of residential sites, with Policy S/JH: New jobs and homes requiring a mix of housing tenures to be delivered on all sites.

6.5 Policies under the 'Homes' chapter require the provision of affordable housing for a range of different communities and in a variety of locations within Greater Cambridge. The policies are generally inclusive, specifically addressing

the needs of gypsies and travellers and travelling showpeople (Policy H/GT), those requiring specialist accommodation (Policy H/SH) and students (Policy H/SA). A variety of locations are considered such as within and on the edge of Cambridge urban area, new settlements and those in the rural southern cluster, as well as the rest of the rural areas. The broad spectrum of housing provision ensures better access to accommodation and many of these policies were rated as having significant positive effects with regards to SA objective 1. The Local Plan policies will therefore continue to help meet housing needs in the district.

6.6 Overall, a cumulative significant positive effect (++) is expected in relation to SA objective 1.

SA objective 2: To maintain and improve access to centres of services and facilities including health centres and education.

6.7 Local Plan Policy S/DS: Development strategy states that the need for new jobs and homes will be met as far as possible in the following order of preference, having regard to the purposes of the Cambridge Green Belt: firstly within the Cambridge urban area; secondly on the edge of Cambridge; thirdly at an expanded Cambourne; fourthly at other new settlements; and finally within the rural southern cluster and wider rural area at Rural Centres and Minor Rural Centres. The strategy prioritises the concentration of development around more sustainable locations in Greater Cambridge, which are well-connected to public transport and active travel links and have good access to existing services, such as local schools, primary healthcare facilities and community facilities, as well as open space. The strategy also directs growth to new and expanded settlements, including Cambourne, Northstowe and Land adjacent to the A11 and A1307 at Grange Farm, which will be supported by new infrastructure, local centres, schools, community facilities and sustainable transport links. The Cambridge urban area benefits from access to the widest range of services in the area, as well as existing rail links and bus services. Concentrating the majority of development in well-connected urban locations will help to support sustainable travel and ensures good access to essential services and facilities. There is also potential to support new infrastructure given the scale of development to be provided. The concentrated nature of development at these

locations may, however, result in some overburdening of existing services and facilities. Furthermore, the small amount of development provided in the rural southern cluster and wider rural area at Rural Centres and Minor Rural Centres would have access to a more limited number of services and facilities and residents may have to travel by car to access these.

6.8 Although population growth resulting from the residential development proposed in the Local Plan could put pressure on existing services and facilities, the Local Plan makes provision for the delivery of new services, facilities and infrastructure. 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, including schools, health facilities, libraries, leisure routes indoor and outdoor sports facilities, childcare nurseries and local shops. Policy WS/CF: Community, Sports, and Leisure Facilities further sets out the approach to support for new community, sports and leisure facilities as well as in relation to the protection for existing facilities. This is likely to make an area a more attractive place to live by enhancing the vitality of that settlement. These policies are likely to continue the positive effects associated with services in Greater Cambridge in relation to access, by redeveloping and enhancing existing facilities and allocating areas to deliver improved facilities.

6.9 Overall, a cumulative mixed significant positive and uncertain minor negative effect (++) is expected for SA objective 2.

SA objective 3: 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

6.10 The Local Plan strategy supports the distribution of development in Greater Cambridge in a priority order where much of the development will be located close to existing services and facilities at or close to existing or new settlements. While this may put some existing services and facilities under pressure if not expanded or added to, the Local Plan makes provision through several of the more strategic site allocations for new services and facilities

which will benefit new and existing residents in the area. In this way, the plan is likely to support social inclusion, as 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 Local Plan provides for an element of development at some of the more substantial rural villages, which may support vitality and community cohesion in those villages, but may mean some residents will be less connected to existing services and facilities in the urban areas. The development and expansion of new settlements will also result in some residents being less well related to existing services and facilities in the short term, until new infrastructure and facilities are provided. Policy I/ID requires that the provision of infrastructure must be co-ordinated, phased and secured in tandem with build-out and occupation of the development.

6.11 There are a number of policies, particularly those in the 'Wellbeing and social inclusion', 'Great places' and 'Housing' sections of the Local Plan, which will support equality of opportunity, community cohesion and social inclusion. Policy WS/HD: Creating healthy new developments supports new development that provides for the needs of all communities and protected characteristics and has sufficient space for residents both inside and outside. Policy WS/IO seeks to create inclusive employment and business opportunities through new development. Policy WS/CF sets out the approach to support for new community, sports and leisure facilities as well as in relation to the protection for existing facilities, thereby ensuring the provision of sufficient local facilities to benefit local residents and encourage community cohesion. Similarly, Policy WS/NC: Meeting the needs of new and growing communities requires new development to provide leisure routes suitable for people of all ages and abilities, and should help to ensure that outdoor recreation and active travel opportunities are accessible to a wide range of users. The provision of green infrastructure and accessible green space through Policies BG/GI and BG/OS can provide space for community activities and events, and may help to encourage social interaction and promote social tolerance and inclusion between different groups within the community. It also supports equality in access to green space, which is particularly important given the role of open space in addressing disparities in health.

6.12 Overall, a cumulative minor positive effect (+) is expected for SA objective 3.

SA objective 4: To improve public health, safety and wellbeing and reduce health inequalities.

6.13 Healthcare facilities such as GP surgeries in Greater Cambridge are primarily concentrated within the Cambridge urban area. The proposed distribution of development towards the Cambridge urban area in the first instance (in line with Policy S/DS: Development strategy) will help to ensure that most new residents benefit from good levels of access to services such as healthcare. Residents at these locations may be encouraged to use active travel to access local services and facilities, given their close proximity. The Local Plan also supports new and expanded settlements, including Cambridge East on the edge of Cambridge, an expanded Cambourne, Northstowe and Land adjacent to the A11 and A1307 at Grange Farm. These settlements will be supported by new infrastructure, including healthcare facilities, community facilities and sustainable transport links. Many of the allocated sites in the Local Plan, particularly those located in the existing urban areas and on the edge of Cambridge, are close to areas of open space and active travel routes which is likely to further benefit the health and wellbeing of residents. However, the smaller-scale growth proposed within the Rural Southern Cluster and the Rest of the Rural Area has comparatively poorer access to healthcare facilities and other services.

6.14 The policies contained within the 'Wellbeing and social inclusion' section of the Local Plan seek to create and support sustainable, vibrant and healthy communities by promoting and facilitating healthy living and lifestyle choices. In particular, Policies WS/HD: Creating healthy new developments and WS/NC: Meeting the needs of new and growing communities require development proposals to contribute to healthy and active lifestyles and to tackle health inequality, for example through the protection and enhancement of green spaces, biodiversity and nature, and open space for sport and recreation. Policy BG/EO: Providing and enhancing open spaces sets out standards for different types of open space including accessible greenspace, play and youth space, and food growing space, which will help to encourage physical activity. The policy supports mental wellbeing by requiring green spaces that are of a high-quality and are welcoming and accessible. Other Local Plan policies will

address health and wellbeing indirectly, in particular those that seek to increase levels of walking and cycling. In addition to increasing levels of physical activity, this will likely reduce car use and the associated pollutants which can be damaging to human health. Various cross-cutting policies address active travel, in particular Policy I/ST: Sustainable transport and connectivity which encourages increased levels of walking and cycling through connected, attractive and well-designed public transport infrastructure

6.15 Overall, a cumulative mixed significant positive and minor negative effect (++/-) is expected in relation to SA objective 4.

SA objective 5: To conserve, enhance, restore and connect wildlife, habitats, species and/or sites of biodiversity or geological interest

6.16 The Greater Cambridge plan area contains or is close to a number of designated and non-designated biodiversity and geodiversity assets. There is one internationally important wildlife site within Greater Cambridge, the Eversden and Wimpole Woods SAC, in addition to 41 SSSIs, two of which are within Cambridge City. In South Cambridgeshire there are currently 28 designated Local Nature Reserves distributed relatively evenly across the District. In Cambridge City, there are also numerous designated Local Nature Reserves, County Wildlife Sites, and City Wildlife Sites. Finally, there are two adjacent RSPB Reserves at Fen Drayton Lakes and Ouse Fen on the northern border with Huntingdonshire, and a further (smaller) RSPB Reserve at Fowlmere in the south.

6.17 The overall scale of growth proposed through the Local Plan could result in adverse impacts on biodiversity and geodiversity, including habitat loss, fragmentation and disturbance, as well as the displacement of species as a result of construction and human activities once development is occupied. This is particularly the case for site allocations that are in proximity to an international, national or local designated nature conservation site, and those outside of the Cambridge urban area that are generally on greenfield sites, which have a greater potential for adverse effects on biodiversity.

6.18 However, various policies in the Local Plan, particularly those contained in the 'Biodiversity and green spaces' section of the Local Plan specifically aim to conserve and enhance biodiversity. This is particularly important as a number of the site allocations are close to internationally or nationally designated biodiversity sites, geodiversity sites or ancient woodland, or contain a locally

designated site, priority habitat or ancient woodland. Policy BG/BG: Biodiversity and geodiversity supports 10% biodiversity net gain requirements, as well as the protection and enhancement of designated and other habitats. Policy BG/UGF: Urban Greening Factor requires all major development to achieve an Urban Greening Score, thereby guaranteeing a measurable amount of green infrastructure in every major development. By requiring higher greening standards, especially in residential and edge-of-settlement sites, the policy will help to increase habitat creation, support urban wildlife corridors, improve ecosystem connectivity, and enhance opportunities for native planting. Trees are specially protected through Policy BG/TC: Tree cover and the tree population due to their contribution to local character and the benefit they have on the landscape.

6.19 Overall, a cumulative mixed minor positive and minor negative effect (+/-) is expected for SA objective 5.

SA objective 6: To conserve and enhance the character and distinctiveness of Greater Cambridge's landscapes and townscapes, maintaining and strengthening local distinctiveness and sense of place

6.20 Greater Cambridge is characterised by nine landscape area types: The Fens, Fen Edge Claylands, Lowland Farmlands, Wooded Claylands, Wooded Greensand Ridge, Fen Edge Chalklands, Chalk Hills, Lowland Chalklands, and River Valleys. Additionally, parts of five different National Character Areas (NCAs) lie within the plan area: Bedfordshire and Cambridgeshire Claylands; East Anglian Chalk; South Suffolk and North Essex Claylands, The Fens, and Bedfordshire and Greensand Ridge. The large-scale housing and employment development proposed in the Local Plan could have adverse effects on the character and quality of Greater Cambridge's landscapes and townscapes; however, it also offers opportunities to achieve enhancements through high quality and appropriately located new development which may benefit the townscape.

6.21 The Local Plan prioritises development within the Cambridge urban area, which includes the re-use of previously developed land. However, it also supports growth on the edge of Cambridge, at an expanded Cambourne, at other new settlements, and within the Rural Southern Cluster and wider rural area. As a result, a proportion of development will be directed to greenfield sites, particularly as part of strategic urban extensions and new settlements. This means that some development would be directed to greenfield sites and

areas identified as having 'medium' or 'high' landscape sensitivity to new development in the HELAA, which will have a greater potential for adverse effects.

6.22 Policy GP/LC: Protection, conservation and enhancement of landscape character supports the protection and enhancement of local landscape character and the overall setting of Cambridge, with reference made to the Greater Cambridge Landscape Character Assessment along with the requirement to identify opportunities to introduce new and appropriate landscape features to compensate for any loss or degradation. Policies relating to the provision of green infrastructure in the 'Biodiversity and green spaces' chapter will benefit the overall character and appearance of Greater Cambridge and the setting of built development, while policies requiring high quality design and high quality landscape and public realm in the 'Great Places' chapter will also provide mitigation. Given the rural nature of much of the plan area, the policies in the Local Plan relating to the protection and enhancement of the natural environment will be particularly important in mitigating the potential negative effects of new development on this objective.

6.23 Overall, a cumulative mixed minor positive and minor negative uncertain effect (+/-?) is expected in relation to SA objective 6. The effect is uncertain as appropriate mitigation may avoid adverse effects.

SA objective 7: To conserve and/or enhance the qualities, fabric, setting and accessibility of Greater Cambridge's historic environment

6.24 There are numerous listed buildings, Scheduled Monuments and Registered Parks and Gardens and Conservation Areas in Greater Cambridge, with 17 Conservation Areas designated in Cambridge, representing 23.7% of the city's area.

6.25 Policy S/DS: Development strategy largely focuses development within the Cambridge urban area and on the edge of Cambridge, where there is a particularly high concentration of designated and non-designated heritage assets. Policy S/SH: Settlement hierarchy also supports larger residential development and redevelopment schemes at larger settlements, including at Cambridge, Northstowe and Waterbeach. As a result, there is potential for development to affect the significance and setting of heritage assets, including listed buildings, Conservation Areas, Scheduled Monuments and Historic Parks

and Gardens, particularly where proposals involve intensification, regeneration or large-scale urban extensions. Additionally, strategic allocations such as Cambridge East, Cambridge Biomedical Campus and Eddington have the potential to introduce change within or adjacent to sensitive historic environments. Similarly, development at new and expanded settlements, including Cambourne, Northstowe and Land adjacent to the A11 and A1307 at Grange Farm, may affect the setting of nearby heritage assets and the historic character of surrounding rural landscapes.

6.26 However, a number of Local Plan policies address the protection and enhancement of the historic environment and so should help to mitigate the potential negative effects of the overall scale of new development on cultural heritage. In particular, policies GP/HE: Historic environment, GP/HA: Designated heritage assets, GP/ND: Non-designated heritage assets, and GP/AR: Archaeology seek to conserve and enhance designated and non-designated heritage assets and their settings, as well as archaeological assets, respectively. Other policies that address high quality design more generally should also provide mitigation for the potential impacts of new development on cultural heritage features in and around Greater Cambridge.

6.27 Overall, the Local Plan is expected to have a cumulative mixed minor positive and minor negative uncertain effect (+/-?) in relation to SA objective 7. The effect is uncertain as it depends on factors such as the design of new development.

SA objective 8: To make efficient use of Greater Cambridge's land resources through the re-use of previously developed land and conserve its soils

6.28 Based on the Agricultural Land Classification (ALC) system, the majority of land in Greater Cambridge is Grades 1 (i.e. excellent quality agricultural land), 2 (i.e. very good quality agricultural land), and 3 (i.e. good to moderate agricultural quality land), with some areas designated as urban and non-agricultural, including almost entirely the City of Cambridge. The Local Plan supports development within the Cambridge urban area, specifically the redevelopment and intensification of strategic brownfield land, which will help to mitigate pressures on land and soil by minimising development on best and most versatile agricultural land. Policy S/SH: Settlement hierarchy supports housing growth within the higher tiers of the settlement hierarchy (Cambridge, Northstowe, Waterbeach, Cambourne, Great Shelford and Stapleford, Histon and Impington, and Sawston), which is also likely to promote the reuse of

previously developed land. However, some development will need to come forward on greenfield land to meet Greater Cambridge's housing target. This is enabled through Policy S/DS: Development strategy, which supports development on greenfield sites, including on the edge of Cambridge, at an expanded Cambourne, at other new settlements and in the rural southern cluster and wider rural area at Rural Centres and Minor Rural Centres. Policy J/AL Protecting the best agricultural land 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.

6.29 There are some policies within the Local Plan that offer protection of soils, including Policy CC/SD: Sustainable development and the climate emergency, which requires development to address materials used onsite, which is likely to promote the re-use of existing materials and Policy CC/CS which requires that peat and other soils must be appropriately stored during construction and used in a way that would limit carbon emissions. Additionally, Policy CC/CE: Supporting a circular economy and sustainable resource use supports the repair, refurbishment, and reuse of buildings, which will help to reduce the need for new construction on undeveloped land, particularly greenfield land.

6.30 Overall, a cumulative mixed minor positive and minor negative effect (+/-) is expected in relation to SA objective 8.

SA objective 9: To conserve mineral resources in Greater Cambridge

6.31 Much of the plan area lies within Mineral Safeguarding Areas, and some sites lie close to minerals allocations. The Local Plan, through Policy S/DS: Development strategy and some of the site allocation policies, has the potential to contribute to the sterilisation of mineral resources, particularly at the edge of Cambridge and the proposed new settlement at Grange Farm. In contrast, Cambourne is relatively unconstrained by mineral safeguarding considerations.

6.32 Policies contained in the 'Climate change' section of the Local Plan will help to reduce waste generation at new developments. Specifically, Policy CC/SD: Sustainable development and the climate emergency requires development to address materials used onsite, while Policy CC/CE: Supporting a circular economy and sustainable resource use promotes the sustainable use

of materials, including the reuse and recycling of materials which will minimise the need for primary mineral extraction. Policy CC/CE also provides additional requirements relating to Pre-Demolition Audits and the re-use of excavated materials under the CL:AIRE Definition of Waste: Development Industry Code of Practice framework will further support the recovery, reuse and repurposing of construction materials and soils, helping to reduce reliance on raw minerals and disposal to landfill.

6.33 Overall, a cumulative mixed minor positive and minor negative effect (+/-) is expected in relation to SA objective 9.

SA objective 10: To achieve sustainable water resource management and promote the quality of Greater Cambridge's waters

6.34 Greater Cambridge is within an area of known water stress and growth will continue to put pressure on already strained water resources. There are also a number of Source Protection Zones (SPZs) in the area and some of the water bodies which flow through Greater Cambridge have been identified by the Environment Agency as having 'bad' or 'poor' ecological status. Development which occurs within Source Protection Zones presents the risk of contamination from any activities that might cause pollution in the area, and additional homes and workplaces will produce more wastewater that needs treatment.

Wastewater discharges to water bodies can add nutrients and adversely affect water quality if the infrastructure does not have sufficient capacity to deal with the increased volumes.

6.35 Through Policy S/DS: Development strategy, the Local Plan directs growth in order of preference towards the Cambridge urban area, followed by the edge of Cambridge and an expanded Cambourne. This could therefore 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.

6.36 However, the Local Plan includes policies such as Policy CC/WE: Water efficiency in new developments, which requires all development to demonstrate highly water efficient design in order to minimise water consumption and protect water resources. Further to this, 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 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 avoid the risk of water pollution. Additionally, Policy BG/RC: River corridors provides a requirement for buffer zones of at least 15 metres from development proposal to watercourse bank tops (10 metres from ditch bank tops) which will help to protect water quality and aquatic habitats.

6.37 Overall, a cumulative mixed minor positive and minor negative effect (+/-) is expected in relation to SA objective 10.

SA objective 11: To adapt to climate change, including minimising flood risk

6.38 There are a number of areas within Greater Cambridge at risk of fluvial flooding, particularly around the River Cam and the risk of surface water flooding is widespread. The delivery of a high level of development within Greater Cambridge will result in an increase in the extent of impermeable surfaces as greenfield land is used for development. Additionally, climate change could exacerbate the risk of flooding in the future and increase the land area at risk due to increased rainfall intensity from storms and wetter winters. The Local Plan, particularly through the development strategy (Policy S/DS) could result in development within Flood Zones 2 and 3, particularly the larger areas associated with the River Cam within the city of Cambridge, which runs from north east to south west through Cambridge.

6.39 However, Policy CC/FM: Managing flood risk directly addresses flood risk in the plan area. The policy seeks to direct development away from areas at risk of flooding and requires potential flood risk to be fully addressed. The policy also 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 and a sequential approach has been followed in identifying sites for development. 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 also requires new development to ensure that SuDS are an integral part of the integrated water management approach. Additionally, Policy BG/GI: Green infrastructure requires the provision of green infrastructure which is resilient and responds to the climate change emergency in a positive, contributory way. Finally, the layout of new developments can be designed to ensure that more

sensitive land uses are located outside of the high risk flood zone areas, and many of the site allocation policies require SuDS along with other flood mitigation measures.

6.40 Overall, a cumulative mixed minor positive and minor negative effect (+/-) is expected in relation to SA objective 11.

SA objective 12: To minimise Greater Cambridge's contribution to climate change

6.41 The scale of development proposed in the Local Plan, including the provision of residential and employment land, is substantial and expected to result in an increase in cars on the road, leading to associated greenhouse gas emissions. The strategy prioritises development within the Cambridge urban area, followed by the edge of Cambridge, reflecting the greater accessibility of these locations to existing jobs, services and facilities by sustainable transport modes. The strategy also supports growth to new and expanded settlements, including Cambridge East and Eddington on the edge of Cambridge, and the expansion of Cambourne, which will be supported by new infrastructure, local centres, schools, community facilities and sustainable transport links. This will help to reduce car dependency by ensuring that new communities are supported by the services that they need which will minimise the need for longer-distance travel. However, development in the wider rural area at Rural Centres and Minor Rural Centres would have access to a more limited number of services and facilities and may have to travel for many provisions.

6.42 Emissions from buildings, including from heating and energy use, also contribute to overall carbon dioxide levels, though to a lesser extent than traffic emissions. While the overall scale of new development proposed through the emerging Local Plan will inevitably lead to an increase in carbon dioxide, there are regulations in place that seek to reduce emissions, namely the amended Building Regulations 2010 and Future Building Standard that require carbon dioxide emissions from new build homes and other buildings, including offices and shops, to be 30% lower than current standards. Alongside this, the Local Plan includes a number of policies which relate to mitigating climate change including in relation to buildings, particularly in the 'Climate change' section of the Local Plan. Policies such as Policy CC/NZ: Net zero carbon new buildings requires 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. Policy CC/SR: Sustainable retrofit supports proposals involving the

retrofit of existing buildings where they follow the energy hierarchy. This includes improving the fabric efficiency of buildings, implementing energy efficiency measures, utilising low and zero carbon heat sources, and delivering and maximising onsite renewable energy generation. Additionally, policies in the 'Biodiversity and green spaces' section of the Local Plan, including policies BG/BG: Biodiversity and geodiversity and BG/GI: Green infrastructure support the protection and provision of green infrastructure, which could help to increase the landscape's carbon sequestration capabilities.

6.43 Overall, a cumulative mixed minor positive and minor negative effect (+/-) is expected in relation to SA objective 12.

SA objective 13: To limit air pollution in Greater Cambridge and ensure lasting improvements in air quality

6.44 The scale of development proposed in the Local Plan, including the provision of residential and employment land, is substantial and expected to contribute to increased air pollution in the plan area. Emissions are likely from car travel and as homes and businesses are occupied and require heat and power. The potential to reduce travel by private vehicle is likely to be highest where development is delivered in locations which have good access to existing and planned services and facilities and good public transport links, and Policy S/DS: Development strategy prioritises development within the Cambridge urban area, followed by the edge of Cambridge. Such locations provide better access to services, facilities, and jobs as well as public transport links. The new and expanded settlements including at Cambourne and land adjacent to A11 and A1307 at Grange Farm in the Rural Southern Cluster will also be supported by new services and facilities, which could help to reduce car dependency. However, some development will occur in the wider rural area which is more likely to lead to increased travel to access services, facilities and jobs, with most of this by private car.

6.45 There are currently no AQMAs in Greater Cambridge. However, prioritising much of the growth within the Cambridge urban area could result in the intensification of existing air pollution, particularly given that the employment, education and tourist centre of Cambridge, and the prevalence of long-distance freight on the A14 east-west corridor contribute to excessive transport-related pollution within the sub-region. The trend towards less polluting and electric

vehicles, combined with the Government's commitment to banning the sale of all new petrol and diesel cars by 2030, is likely to help to mitigate these types of effects. Local Plan Policy I/ST: Sustainable transport and connectivity prioritises the design of developments that promote sustainable and active travel patterns from the first occupation of development. The policy supports sustainable transport measures, such as mobility hubs and public transport links, which is expected to help minimise transport emissions and help to mitigate the negative effects of the overall scale of growth proposed in the Local Plan, including in the short-term. Policy WS/HS: Pollution, health and safety also requires that proposals are appropriate for the air quality in the area and that they address impacts on air quality. Furthermore, Policy I/CM: Construction management requires comprehensive Construction Environmental Management Plans and Demolition Management Plans that help to address a wide range of impacts from construction activities, including dust, noise, odour, artificial light, and vibration. The policy is therefore expected to help improve local air quality by reducing emissions and particulates from demolition and construction.

6.46 Overall, a cumulative mixed minor positive and minor negative effect (+/-) is expected in relation to SA objective 13.

SA objective 14: To facilitate a sustainable and growing economy

6.47 The Local Plan supports the development of employment land specifically through Policy S/DS: Development strategy, which will fully meet the need for jobs growth for the plan area until the end of the plan period. Additionally, 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. The strategy also provides for strategic employment sites to meet needs beyond strategic mixed-use allocations.

6.48 Policy S/JH: New jobs and homes promotes the growth of knowledge-intensive sectors in Greater Cambridge across the plan period. The policy stipulates that development will meet the objectively assessed needs in Greater Cambridge over the period 2024-2045 for 73,300 additional jobs to support the knowledge intensive sectors and also provide a diverse range of local jobs. Additionally, the policies in the 'Jobs' section of the Local Plan will help to guide employment development proposals. Policy J/NE: New employment development proposals 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. Additionally, policies J/RC: Retail and other complementary town centre uses, and J/SA: Cambridge City's Primary Shopping Area 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. 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. These policies ensure the potential for economic growth exists in many areas and is not just concentrated in the urban settlements.

6.49 Overall, a cumulative significant positive effect (++) is expected in relation to SA objective 14.

SA objective 15: To deliver, maintain and enhance access to diverse employment opportunities, to meet both current and future needs in Greater Cambridge

6.50 The Local Plan supports the development of employment land, which will create new job opportunities for existing and new residents. The amount of residential development proposed in the Local Plan will also support this by providing accommodation for workers. Policy S/DS: Development 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 business to the area. Additionally, 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. 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 development strategy. The range of job opportunities accessible from these locations are unlikely to be as extensive as those accessible from more urban locations.

6.51 Local Plan Policy J/AW: Affordable workspace and creative industries aims to help address the availability of affordable workspace within Greater Cambridge. It requires a proportion of new office, research and development, industrial and storage developments over specified thresholds to provide affordable workspace at rents maintained below the market rate. This will help to ensure an adequate variety of employment floorspace to meet the economic and employment needs of Greater Cambridge and support opportunities for the

expansion and diversification of businesses, including business start-ups. A number of other policies contained within the 'Jobs' section of the Local Plan are expected to support employment opportunities in Greater Cambridge, including Policy J/NE: New employment development proposals, which 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, therefore helping to ensure good access to jobs for residents from a range of locations in the plan area.

Overall, a cumulative significant positive effect (++) is expected in relation to SA objective 15.

Potential for cumulative effects with neighbouring authorities' plans and Local Transport Plan

East Cambridgeshire

6.52 The East Cambridgeshire Local Plan was adopted in 2015, with some small changes to it adopted in 2023. The Local Plan seeks to deliver 5,400 dwellings in the period 2022 to 2031, which is equivalent to an average of 600 dwellings per year. Additionally, it seeks to deliver 179ha of employment land. The majority of development will be focused on the market towns of Ely, Soham and Littleport.

6.53 The Local Plan does not allocate any significant sites close to the boundary of Greater Cambridge. As such, cumulative effects relating to both the East Cambridgeshire Local Plan and Greater Cambridge Local Plan are limited.

West Suffolk

6.54 The West Suffolk Local Plan 2024-2041 was adopted in 2025. The Local Plan seeks to deliver 13,005 new homes in the period 2024 to 2041, which is equivalent to an average of 765 new homes per year. The provision of new homes is directed towards the more sustainable settlements in the settlement hierarchy including the towns of Brandon, Bury St Edmunds and Haverhill and key service centres. Additionally, it seeks to deliver 86ha of employment land, with new strategic employment provision directed to the towns of Bury St

Edmunds, Mildenhall and Newmarket with further provision in the key service centre of Red Lodge and at Shepherds Grove near Stanton.

6.55 The Local Plan identifies two mixed-use site allocations in close proximity to the Greater Cambridge boundary, both of which are expected to deliver a substantial number of new homes. Site AP13, located to the north-west of Haverhill, extends to approximately 47.4 hectares and is expected to deliver around 980 dwellings alongside supporting uses. Site AP14, located to the north-east of Haverhill and covering approximately 175 hectares, is a larger mixed-use allocation anticipated to provide around 2,500 dwellings, as well as associated infrastructure and services.

6.56 Given their scale and proximity to the boundary, these allocations have the potential to contribute to cross-boundary and cumulative effects, particularly in combination with new growth proposed in the Greater Cambridge Local Plan. These effects may relate to transport, infrastructure provision, and wider housing and employment interactions. However, as strategically planned mixed-use developments, they are expected to incorporate appropriate infrastructure and mitigation measures.

Braintree

6.57 The Braintree District Local Plan 2033 was adopted in 2022. The Local Plan seeks to deliver 14,320 homes in the period 2013 to 2033, which is equivalent to an average of 716 new homes per year. The provision of new homes will be located primarily in the Main Towns and Key Service Villages, as well as in strategic growth locations such as East of Great Notley (in Black Notley Parish) and Land East of Broad Road, Braintree, which will deliver 1,750 and 1,000 new homes respectively. Additionally, the Local Plan seeks to deliver between 20.9 and 43.3ha of new employment land. The majority of this is located at three large industrial areas, one each in Braintree, Witham and Halstead.

6.58 The Local Plan does not allocate any sites close to the boundary of Greater Cambridge and Braintree. As such, cumulative effects relating to both the Braintree District Local Plan 2033 and Greater Cambridge Local Plan are limited.

Uttlesford

6.59 The Uttlesford Local Plan 2021 – 2041 was adopted in March 2026. The Local Plan seeks to deliver 13,500 homes in the period 2021 to 2041, which is equivalent to an average of 675 new homes per year. Additionally, the Local Plan seeks to deliver around 74ha of employment land. There is a presumption in favour of sustainable development within the existing built area of Key Settlements, Local Rural Centres and Larger Villages.

6.60 The Local Plan identifies the expansion of Chesterford Research Park as a strategic employment allocation. Located in the north of the District, roughly 3km from the Greater Cambridge border, the Research Park is Uttlesford's principal R&D asset. It already benefits from planning permission for further expansion and contributes 13.5 hectares of available development land.

6.61 Given its scale, function, and proximity to the Greater Cambridge boundary, the expansion has the potential to contribute to cross-boundary and cumulative effects, particularly in combination with new growth proposed in the Greater Cambridge Local Plan. These effects are likely to relate primarily to transport, employment interactions and demand for supporting infrastructure. However, the development is also expected to support the wider knowledge-based economy and may reinforce existing economic linkages with Cambridge.

North Hertfordshire

6.62 The North Hertfordshire Local Plan 2011-2031 was adopted in 2022. The Local Plan seeks to deliver 13,550 homes in the period 2011 to 2031, which is equivalent to an average of around 678 homes per year. Additionally, the Local Plan allocates employment land through two main allocations, one east of Baldock (19.6ha) and one west of Royston (10.9ha). Approximately 80% of the District's housing development and the substantial majority of new employment, retail and other development will be located within the adjusted settlement boundaries of the district's towns and 13% will be delivered to the district's villages. The remaining development will be dispersed across the district.

6.63 Four housing allocations are identified in the vicinity of Royston, which borders the boundary with Greater Cambridge. These sites are relatively modest in scale and are closely integrated with the existing built form of the settlement, rather than representing large-scale urban extensions. As such, they are unlikely to have significant cross-boundary impacts in relation to Greater Cambridge. Given their location within or adjacent to an established

town, it is reasonable to assume that the sites will be supported by existing infrastructure and services.

6.64 In addition, an employment allocation (Site RY9) is proposed to the west of Royston, comprising approximately 10.9 hectares. This represents a more substantial allocation in the area and is one of only two employment allocations identified in the Local Plan. As such, it has greater potential to have cross-boundary effects. However, the site's location adjacent to an existing settlement should mean it can be integrated into the urban area, with access to existing services and infrastructure. Its proximity to the Greater Cambridge area may also present positive economic linkages.

Central Bedfordshire

6.65 The Central Bedfordshire Local Plan 2015 to 2035 was adopted in 2021. The Local Plan seeks to deliver a minimum of 39,350 homes in the period 2015 to 2035. Additionally, to meet the Plan's target of approximately 24,000 jobs, it is considered 470,075 sqm of floorspace is required across 118ha of land within the plan period. This includes 64ha of employment land through strategic mixed-use allocations. In order to accommodate the growth required up to 2035, the Local Plan seeks to distribute development across four component areas according to their main spatial, settlement, environmental and infrastructure features.

6.66 One of the most significant allocations within the Local Plan is the land east of Baden Powell Way, located in close proximity to the Greater Cambridge boundary. As identified on the Policies Map, this site is proposed for a new, standalone mixed-use Garden Village, with a capacity of approximately 1,500 dwellings across a site area of around 134.45 hectares, alongside supporting infrastructure, services and community uses. Given its scale and strategic nature, the Garden Village has the potential to generate cross-boundary effects, particularly in relation to transport, service provision and wider housing market dynamics. Its proximity to Greater Cambridge means that there may be interactions with planned growth in the Greater Cambridge Local Plan, including cumulative impacts on the strategic road network and demand for employment, education and healthcare infrastructure. However, as a planned new settlement, it is anticipated that infrastructure requirements will be addressed in a coordinated manner, with an emphasis on sustainable transport, self-containment and place-making principles. This should help to minimise cumulative cross-boundary effects.

6.67 Additionally, Holme Farm, Biggleswade is allocated as a new strategic employment site. The allocation comprises approximately 78 hectares of land, including around 15 hectares dedicated to landscaping, environmental enhancements and sustainable access. The site is intended to deliver new employment floorspace and represents a key component of the Local Plan's economic strategy. Although this allocation is located slightly further from the Greater Cambridge boundary, its scale means that some contribution to wider cumulative effects cannot be ruled out, particularly when considered alongside other planned growth. However, the provision of significant employment land may help to balance employment need across the area.

Huntingdonshire

6.68 Huntingdonshire's adopted Local Plan was adopted in 2019. However, in January 2023, Huntingdonshire District Council's Cabinet agreed to the preparation of a full update to the adopted Local Plan to set out a plan for how the district will grow over future decades. The Preferred Options Draft Local Plan to 2046 is the first full draft of the Local Plan and was consulted on in December 2025. The Local Plan review seeks to deliver 32,200 new homes in the period 2021 to 2046, which is equivalent to an average of around 1,288 new homes per year. Additionally, the Plan seeks to make provision for 14,400 additional jobs. The Local Plan promotes a sustainable pattern of development that focuses growth primarily in and around the district's market towns, new communities and service centres which are the most sustainable places. It also supports limited growth within villages to help maintain the sustainability of their communities.

6.69 A key proposed allocation in proximity to the Greater Cambridge area is Draft Allocation Hemmingford Abbots 1 (The Lattenburys), comprising approximately 243 hectares of land to the south of the A1307 and north of the A14. The site is proposed as a large-scale mixed-use development incorporating around 3,800 homes, employment provision, education facilities, local centres and green infrastructure. Given its scale, the allocation has potential to generate cross-boundary effects, particularly in relation to transport movements along key corridors including the A14 and A1307, which provide connections into Greater Cambridge.

6.70 However, the allocation is proposed as a planned new community, with a strong emphasis on self-containment. The policy requires a masterplanned approach, integration of active travel and public transport, and the delivery of supporting infrastructure alongside development. These measures are intended

to minimise the need for longer-distance travel and reduce reliance on nearby centres, including those within Greater Cambridge. As such, while some cross-boundary and cumulative effects cannot be ruled out, these are expected to be appropriately mitigated through the masterplanning and infrastructure requirements set out in the emerging Local Plan.

6.71 In addition, Draft Allocation Fenstanton 1 (Galley Hill) comprises approximately 61 hectares of land to the south of Fenstanton, of which around 25 hectares is proposed for employment development, with the remainder retained as open space to safeguard against flooding. The allocation is intended to deliver a strategic employment site accommodating commercial, business, industrial and storage and distribution uses. Given its scale and location adjacent to the A1307 corridor, the allocation has the potential to contribute to cross-boundary effects, particularly through travel and movement on the strategic road network, including routes connecting towards Greater Cambridge. However, the site is focused on employment development rather than significant residential growth and is supported by requirements for comprehensive masterplanning, sustainable transport and appropriate infrastructure mitigation. As such, while there may be some cumulative effects when considered alongside planned growth elsewhere in Greater Cambridge, these are likely to be limited in scale and capable of being managed through requirements of the emerging Local Plan.

Cambridgeshire and Peterborough Local Transport & Connectivity Plan 2023 (LTCP)

6.72 The Cambridgeshire and Peterborough Local Transport & Connectivity Plan 2023 (LTCP) sets out a range of committed and emerging transport schemes across the Greater Cambridge area and wider region. These include a series of strategic schemes focused on enhancing public transport connectivity, active travel provision and highway capacity. Committed schemes include radial public transport corridors (such as Cambourne to Cambridge, Cambridge South East Transport and Waterbeach to North East Cambridge), improvements to key routes including the A10 corridor, relocation of Waterbeach station and a range of active travel and mobility hub initiatives. In addition, emerging proposals such as East West Rail and the Interim Greater Cambridge Transport Strategy seek to address longer-term connectivity and congestion challenges.

6.73 Collectively, these schemes represent a broad programme of transport infrastructure investment and are expected to have cumulative effects with planned growth across Greater Cambridge and neighbouring authorities. The

delivery of enhanced public transport, active travel and highway improvements is likely to support the delivery of new development by improving accessibility and connectivity. This may facilitate increased movement across the area, including cross-boundary travel, particularly along key transport corridors and into central Cambridge.

6.74 While these improvements are expected to play a strong role in supporting sustainable growth, reducing congestion, and reducing transport-related carbon dioxide emissions, there remains potential for some adverse cumulative effects, in relation to the environmental impacts of the schemes.

Potential for cumulative effects with nearby Nationally Significant Infrastructure Projects (NSIPs)

6.75 The only active NSIP nearby to Greater Cambridge is the East West Rail project. The Kingsway Solar Farm was recently withdrawn, and the Cambridge Waste Water Treatment Plant Relocation has also halted due to the government withdrawing funding.

East West Rail - Bedford to Cambridge and Western improvements

6.76 The East West Rail (EWR) is currently at the pre-application stage for the Development Consent Order relating to stages two and three (from Oxford to Bedford and Oxford to Cambridge). It comprises the construction of a new railway line between Bedford Station and Cambridge Station, alongside associated works to the wider rail network, including upgrades around Oxford, Bicester, Winslow and Bletchley and improvements to the Marston Vale Line. The business case for EWR is that it provides an alternative to driving between settlements such as Cambourne, Cambridge, Bedford and Milton Keynes, reducing dependence on congested roads. EWR states that the railway is intended to cut journey times and ease congestion on local roads **[See reference 25]**. Works are expected to include modifications to level crossings, station enhancements and the provision of new rail infrastructure, enabling direct rail services between Oxford and Cambridge.

6.77 Within Greater Cambridge, the current EWR proposals bring the line into the area from the west near Cambourne, continue eastwards across the rural area south of Cambridge, and then join the existing West Anglia Main Line

south of the city before reaching Cambridge and Cambridge South stations. EWR selected a southern approach to Cambridge rather than a northern approach in its 2023 route update [\[See reference 26\]](#).

6.78 Cambridge South station is being built specifically to improve access to the Biomedical Campus and Addenbrooke's area, where road congestion is already a major issue. Network Rail expects the station to provide a significant public transport alternative for employees, patients and visitors once it opens at the end of June 2026 [\[See reference 27\]](#).

6.79 Long-term positive effects on modal shift and reduced carbon dioxide emissions are expected on routes into Cambridge and the Biomedical Campus, particularly from the west, while there may be some short-term negative effects during the construction period and potentially associated with local traffic pressure around the new Cambourne station, if people drive and use it to 'park and ride' from the rural wider catchment.

6.80 Given the scale and strategic nature of the scheme, there is potential for cumulative effects, particularly in combination with planned housing and employment growth across the area, but particularly at Cambourne North and the Cambridge Biomedical Campus, Clifton Road, Land South of Coldham's Lane and Cambridge East, which will both be impacted by but also benefit from construction of new and enhanced stations and accesses. While there may be some negative, shorter term effects, there are also likely to be long-term positive cumulative effects as EWR should help to support modal shift from private cars, improve connectivity for new residents and employees and facilitate more sustainable patterns of development. As with the other transport schemes above, there remains potential for some adverse cumulative effects, in relation to the environmental impacts of EWR (e.g. landscape and biodiversity).

Chapter 7

Monitoring the sustainability effects of the Local Plan

7.1 The SEA Regulations require that “the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action” and that the environmental report should provide information on “a description of the measures envisaged concerning monitoring”. Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.

7.2 The Planning Advisory Service guidance on SA states that it is not necessary to monitor everything. Instead, monitoring should be focused on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken. Therefore, monitoring in this SA Report is focused on those objectives in the SA framework for which likely (or uncertain) significant positive or negative effects have been identified. Given that significant or uncertain effects have been identified in relation to all of the SA objectives, suggestions for monitoring are included for each objective.

7.3 The following section sets out a number of suggested indicators for monitoring the potential significant effects of implementing the Local Plan. Where possible, this monitoring framework draws on the Greater Cambridge Local Plan monitoring framework to make use of indicators that will be actively monitored in the plan area. Where no relevant indicators are included in that report, other indicators are suggested although these are suggestions only as it is not certain at this stage whether the Councils will be able to collect the suggested data.

7.4 The data used for monitoring in many cases will be provided by outside bodies. Information collected by other organisations (e.g. the Environment Agency) can also be used as a source of indicators. It is therefore recommended that the Council continues the dialogue with statutory environmental consultees and other stakeholders that has already been commenced and works with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

SA monitoring framework for the Greater Cambridge Local Plan

SA objective 1: To ensure that everyone has the opportunity to live in a decent, well-designed, sustainably constructed and affordable home.

- Housing provision indicated by actual and anticipated completed dwellings, recorded using Housing Trajectory showing:
 - net additional dwellings completed in previous years and the current year;
 - predicted completions in future years; and
 - progress against the housing target for the plan period.
- Meeting the identified accommodation needs of Gypsies and Travellers and Travelling Showpeople.
- Meeting the identified accommodation needs of older and disabled people.
- Meeting the identified accommodation needs of students and academic staff.
- Number of social rented units, affordable rented units and part ownership units funded from affordable housing contributions per annum.
- For planning permissions for major developments, the proportion of each housing size (number of bedrooms) by housing tenures.
- Housing completions by number of bedrooms and by housing tenures.
- Percentage of homes approved to the accessible and adaptable dwellings M4(2) and M4(3) standards.
- Number of people added to the register in the base period and the number of permissions granted 3 years following the base period.
- Number of homes completed annually by housing type and tenure.
- Number of HMOs permitted annually.
- Percentage of affordable homes secured on eligible planning permissions.
- Number of affordable homes completed per annum.
- Percentage of Affordable Private Rent homes secured on planning permissions for Build to Rent homes.
- Number of affordable homes completed on exception sites per annum.

SA objective 2: To maintain and improve access to centres of services and facilities including health centres and education.

- Total financial contributions received for libraries, education, and community facilities.
- Total financial contribution received and number of projects for surgeries and health centres funded.
- Amount of floorspace and number of sites consented as new community, sports and leisure facilities.
- The number of primary and secondary school places.
- Working age population qualified to Level 4 or higher.

SA objective 3: 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

- Number of people who indicate that their day-to-day activities are limited a lot.
- Number of cases relating to discrimination.

SA objective 4: To improve public health, safety and wellbeing and reduce health inequalities.

- Proportion of eligible planning permissions submitting Health Impact Assessments.
- Number of planning applications approved for hot food takeaways within 400m of a secondary school.
- Number of new hot food takeaways approved and creating an over concentration.
- Total financial contributions received to contribute towards the delivery of Indoor Sports provision.
- Total financial contributions received to contribute towards the delivery of Outdoor Sports provision.
- Total financial contributions received to contribute towards the delivery of Swimming Pools.

- To report on the change in need for sports provision for both indoor and outdoor spaces as well as play space.

SA objective 5: To conserve, enhance, restore and connect wildlife, habitats, species and/or sites of biodiversity or geological interest

- Number of biodiversity net gain units secured offsite, and number of habitat banks created.
- Percentage of applicable applications achieving 10% Biodiversity Net Gain.
- Number of major applications achieving over 20% Biodiversity Net Gain.
- That there is no loss in the areas of local nature conservation areas as a result of new development where no mitigation has been provided.
- That there is no loss in the areas of biodiversity importance as a result of new development where no mitigation has been provided.
- That there is no loss of land within SSSI and quality of SSSI as a result of new development with no mitigation provided.
- Percentage of major planning applications achieving for predominately residential major applications an urban greening factor of 0.4 and for predominately non-residential development an urban greening factor of 0.3.
- Total green infrastructure contribution collected.
- Total number green infrastructure projects funded from contributions.
- Number of new sites completed for open space, play areas and sports pitches secured with planning permissions in accordance with the standards set out in policy.

SA objective 6: To conserve and enhance the character and distinctiveness of Greater Cambridge's landscapes and townscapes, maintaining and strengthening local distinctiveness and sense of place

- Number of planning permissions granted where Natural England initially objected on landscape/townscape grounds without appropriate conditions.

- Number of planning applications for inappropriate development permitted in the Green Belt without very special circumstances having been accepted that outweighed any harm caused.

SA objective 7: To conserve and/or enhance the qualities, fabric, setting and accessibility of Greater Cambridge's historic environment

- Number of Listed Buildings and Conservation Areas, and number of heritage buildings on the buildings at risk register.

SA objective 8: To make efficient use of Greater Cambridge's land resources through the re-use of previously developed land and conserve its soils

- Number of homes and amount of employment floorspace and community uses permitted and completed on:
 - site allocations annually and within the plan period.
 - previously developed land.
 - best and most versatile agricultural land (Grades 1, 2 or 3a).

SA objective 9: To conserve mineral resources in Greater Cambridge

- Number of planning applications permitted within designated Mineral Safeguarding Areas.
- Amount (tonnage) of mineral resources sterilised annually through non-mineral development.
- Volume of recycled and secondary aggregates used in new developments.

SA objective 10: To achieve sustainable water resource management and promote the quality of Greater Cambridge's waters

- Percentage of non-residential applications permitted that are designed to achieve stated minimum water efficiency standards.

- Percentage of new homes permitted that are designed to achieved stated minimum water efficiency standards.
- Number of planning permissions granted where the Environment Agency initially objected on water quality grounds without appropriate conditions.
- Number of water bodies that achieved 'Good' status or better for water quality in all water bodies.

SA objective 11: To adapt to climate change, including minimising flood risk

- Number of planning permissions granted where the LLFA initially objected on flood risk grounds without appropriate conditions.
- Number of planning permissions granted where the Environment Agency initially objected on flood risk grounds without appropriate conditions.
- Number of new development sites approved within flood zones 2 or 3 without consideration of flood risk and/or mitigation measures.

SA objective 12: To minimise Greater Cambridge's contribution to climate change

- Average number of daily vehicle trips on strategic roads.
- Number of journeys to work by modes other than private vehicles.
- Carbon reduction in alignment with the Carbon Budget allotted per year for new development.
- Number of major applications consented with gas grid connection.
- Average Energy Usage Intensity (EUI) for domestic and non-domestic planning applications monitored over an annual period for major planning applications.
- Total in £ of energy offsetting contributions from major planning applications as a result of kwh of energy not being reduced onsite. And the equivalent in kwh of energy not reduced onsite.
- Number of kwh capacity required to develop and extend the grid by to build capacity in the grid.
- Renewable energy capacity installed.

- Number of schemes located in a strategic district heating area that are connected to a district heating network where available.

SA objective 13: To limit air pollution in Greater Cambridge and ensure lasting improvements in air quality

- Annual mean number of days when PM10 levels exceeded a daily mean of 50ug/m
- Number of air quality management areas.
- Proportion of major planning applications implementing minimum or greater provision of cycle parking.

SA objective 14: To facilitate a sustainable and growing economy

- Amount of employment floorspace approved and completed by use class.
- Number of retail units lost to other uses in retail centres.
- Amount of employment generating floorspace lost to other uses through planning permissions including change of use applications, and demolition consents.

SA objective 15: To deliver, maintain and enhance access to diverse employment opportunities, to meet both current and future needs in Greater Cambridge

- Percentage of eligible planning permissions submitting a Skills and Employment Plan.
- Number of people in apprenticeships.
- Number of new jobs created.

Chapter 8

Conclusions and next steps

Conclusions

8.1 The policies in the Proposed Submission (Regulation 19) 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 iterations of the SA Report, to help mitigate negative effects and enhance positive effects identified as part of that process.

8.2 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.

8.3 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 Proposed Submission Local Plan includes a suite of topic specific development management style policies that include requirements to ensure 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.

8.4 Overall, the policies included in the Proposed Submission Local Plan 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

8.5 This SA Report will be available for consultation alongside the Greater Cambridge Local Plan: Proposed Submission (Regulation 19). Representations received will be considered by the Council when preparing the Local Plan for Submission, and will inform the Matters and Issues to be discussed during the Examination of the Local Plan. If any modifications to the Local Plan need to be made, these will also be subject to SA before the plan is adopted.

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July 2026

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 - 13** 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
 - 14** 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”.
 - 15** AONBs in the UK have been retitled as National Landscapes.
 - 16** 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.
 - 17** LUC (2023) SA Addendum - Sustainability Commentary on Emerging Alternative Development Strategy Options. Available at: [Greater Cambridge Local Plan SA Addendum](#).
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