



Greater Cambridge Local Plan: Sustainability Appraisal Non- Technical Summary

Proposed Submission (Regulation 19)

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

Final report

Prepared by LUC

July 2026

Greater Cambridge Local Plan: Sustainability Appraisal Non-Technical Summary

Version	Status	Prepared	Checked	Approved	Date
1	Draft Non-Technical Summary	A Streets R Finnigan	T Livingston	T Livingston	30/6/2026
2	Final Non-Technical Summary	A Streets R Finnigan T Livingston	T Livingston	T Livingston	06/07/2026



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Introduction

1.1 Cambridge City Council and South Cambridgeshire District Council (the Councils) have committed to preparing a joint Local Plan for their combined area, referred to as Greater Cambridge. The Local Plan is being prepared to guide and manage future growth and development and will cover the period 2024-2045. Once adopted, the Greater Cambridge Local Plan will replace the existing Cambridge Local Plan (2018) and the South Cambridgeshire Local Plan (2018).

1.2 Plans and strategies such as the Greater Cambridge Local Plan are required to be subject to a process called Sustainability Appraisal (SA), which assesses the likely effects of a plan on social, economic and environmental issues. This report is the Non-Technical Summary for the full SA of the Greater Cambridge Local Plan. It must include a summary of all the information required by the Environmental Assessment of Plans and Programmes (or 'SEA') Regulations 2004 (UKSI No. 1633), therefore it is longer and contains more content than a typical Executive Summary might.

Sustainability Appraisal

1.3 The South Cambridgeshire District and Cambridge City Authorities are required by law to carry out both SA and another process called Strategic Environmental Assessment (SEA) of the Local Plan and have appointed LUC to undertake this work on their behalf. The Government recommends that these two legal requirements are met through the production of a single report. These requirements are met for the Greater Cambridge Local Plan through preparation of the SA Report.

1.4 The purpose of the SA is to promote sustainable development through the better integration of sustainability considerations into the preparation and adoption of plans. The SA is therefore being undertaken in stages in order to provide sustainability guidance as the plan developed. The approach that has been taken to the SA of the Greater Cambridge Local Plan to date is summarised below and is described in detail in the full SA Report.

Stage A: Scoping

1.5 The SA process began in September 2019 with the production of a Scoping Report which was prepared by the Council and subject to consultation. The Scoping stage of the SA determined what the SA should cover by reviewing a wide range of relevant policy documents and examining data to help identify what the key sustainability issues are in Greater Cambridge, as well as likely future trends. This work helped to inform the development of a set of sustainability objectives (referred to as the 'SA Framework') against which the effects of the plan would be assessed. The SA Framework is presented later in this Non-Technical Summary.

Stage B: Developing and Refining Options and Assessing Effects

1.6 Developing options for a plan is an iterative process, usually involving a number of consultations with stakeholders and the public. The SA process can help to identify where there may be other 'reasonable alternatives' to the options being considered for the policies to be included in a plan. The reasonable alternative options that have been considered for the Greater Cambridge Local Plan to date have comprised alternative spatial approaches, policy approaches and potential sites for new housing, employment and mixed-use development, as described below. These options are explained and their effects summarised in Chapter 4 of the full SA report.

Stage C: Preparing the SA Report

1.7 The full 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 SA findings for the policies in the Proposed Submission Local Plan consultation document, as well as the reasonable alternative options considered. Likely significant effects, both positive and negative, have been presented, taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects where relevant.

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

1.8 Cambridge City Council and South Cambridgeshire District Council are inviting comments on the Proposed Submission Local Plan and the SA Report. The SA Report and this Non-Technical Summary are being published on the Council's websites at the same time as the consultation on the Proposed Submission Local Plan, so that the documents can be read in parallel. Consultation comments received on the SA Report will be taken into account at the next stage of the SA.

Stage E: Monitoring Implementation of the Local Plan

1.9 Draft indicators for monitoring the likely significant social, environmental and economic effects of implementing the Greater Cambridge Local Plan are included in the full SA report and these will be updated as appropriate during later stages of the SA.

Policy Context

1.10 There are a large number of plans and programmes that could be relevant to the preparation of the Greater Cambridge Local Plan. In particular, the Local Plan must adhere to national planning policy as set out in the National Planning Policy Framework (NPPF).

1.11 The Local Plan should provide a spatial expression of other plans and programmes where relevant, to assist in their implementation. It must also conform to environmental protection legislation and the sustainability objectives established at an international, national and regional level. In line with the requirements of the SEA Regulations, relevant international, national, regional, sub-regional and local plans have been reviewed in detail in relation to their objectives, targets and indicators and their implications for the Local Plan and the Sustainability Appraisal. The full review can be seen in Chapter 3 and Appendix B of the full SA Report.

Baseline information and key sustainability issues

1.12 Baseline information provides the context for assessing the sustainability of proposals in the Greater Cambridge Local Plan and it provides the basis for identifying trends, predicting the likely effects of the plan and monitoring its outcomes. Baseline data must be relevant to environmental, social and economic issues, be sensitive to change and should ideally relate to records that are sufficient to identify trends.

1.13 Information on existing environmental, social and economic conditions in the plan area provides the baseline against which the plan's effects can be assessed in the SA and monitored during the plan's implementation. Baseline information can also be combined with an understanding of drivers of change that are likely to persist regardless of the Greater Cambridge Local Plan to understand the likely future sustainability conditions in the absence of the Local Plan.

1.14 The baseline information for Greater Cambridge is presented in Appendix B of the full SA Report.

1.15 Key sustainability issues for Greater Cambridge were originally identified in the SA Scoping Report (September 2019). These issues have been reviewed at each iteration of the SA to ensure they are up to date in light of any updated baseline information. The issues are summarised below.

Key Sustainability Issues

1.16 Through the review of both the relevant plans, policies, and programmes (Chapter 3 and Appendix B) and the baseline information (Appendix C), key environmental, social and economic issues and challenges facing Greater Cambridge have been identified in Chapter 3 of the SA Report. In accordance with the requirements of the SEA Regulations, consideration is given to the likely evolution of these issues if the new Greater Cambridge Local Plan were not to be implemented. It is important to note that the absence of a new Greater Cambridge Local Plan would not result in growth and development in Greater Cambridge coming to a halt. The NPPF and adopted Local Plans would continue to operate as key planning considerations and would play an important role in guiding development in Greater Cambridge. In this context, development proposals would continue to be assessed against the provisions of the NPPF, with the presumption in favour of

sustainable development applying where development plan policies are considered out-of-date.

1.17 Over time, however, the existing Cambridge City Local Plan (2018) and South Cambridgeshire Local Plan (2018) would become increasingly outdated and greater weight would be afforded to the NPPF in decision-making, in the absence of the Greater Cambridge Local Plan.

1.18 The key sustainability issues by topic are listed below:

- **Housing and affordability**
 - Greater Cambridge experiences high housing affordability pressures, with house prices significantly exceeding local incomes.
 - An appropriate mix of housing types and tenures, including affordable housing and specialist accommodation is required to meet the needs of an ageing population requiring accessible and adaptable housing, younger adults and key workers, and groups with specific needs such as students and Gypsies and Travellers.
- **Services, facilities, health and social inclusion**
 - Population growth and demographic change place increasing pressure on health services, education provision, community facilities and local infrastructure.
 - Inequalities in access to services and outcomes are evident across Greater Cambridge. Although overall deprivation levels are relatively low, there are concentrated pockets of deprivation in parts of Cambridge and South Cambridgeshire. These areas experience poorer access to employment, services, housing, and health outcomes, including fuel poverty and reduced life expectancy.
 - Health outcomes are generally good but are increasingly characterised by inequality linked to deprivation. These disparities are particularly evident in life expectancy and wider health determinants, including access to green space, active travel infrastructure and local services
- **Green infrastructure and open space**
 - Provision of accessible, high-quality open space and green infrastructure is uneven across Greater Cambridge. Some areas, particularly certain

suburbs, have identified deficiencies in open space, informal play and sports provision.

■ Crime, safety and community cohesion

- While Greater Cambridge is generally a safe area, recorded crime has increased in recent years, particularly in relation to public order offences, theft and violent crime.

■ Air quality and transport

- Although air quality has improved and key AQMAs have been revoked, localised pollution hotspots remain along major roads and in central Cambridge. Traffic-related nitrogen dioxide and particulate matter remain a concern, particularly in areas of high congestion.
- Transport capacity constraints are a significant issue across both urban and rural parts of Greater Cambridge. Highway and bus networks are already under pressure, and projected growth risks exacerbating congestion, longer journey times and increased car dependency, particularly in rural areas with limited public transport access.
- Car dependency in rural areas remains high due to limited sustainable transport alternatives.

■ Economy

- Greater Cambridge plays a critical role as a national and international centre for knowledge-intensive industries, higher education and research. Maintaining this role is essential to regional and national economic performance.
- There is a need to ensure a more diverse employment base, including support for lower-skilled and entry-level jobs, rural employment opportunities and small and medium-sized enterprises. Without this, economic inequalities may be reinforced.
- The wider Oxford – Cambridge growth corridor presents both opportunities and risks, requiring coordinated planning to ensure infrastructure, housing and employment growth are delivered sustainably.

■ Land use, agriculture and minerals

- The majority of land in Greater Cambridge comprises best and most versatile agricultural land, which is under pressure from development.
- Mineral safeguarding areas are present within the plan area, and there is a risk of sterilisation if development not properly managed.
- Water resources and quality
 - Greater Cambridge is an area of serious water stress, with over-abstraction and climate change placing increasing pressure on water availability. This affects both domestic supply and environmental flows in rivers and water bodies.
 - Water quality is also a significant issue, with multiple water bodies failing to achieve good ecological or chemical status.
 - Wastewater infrastructure capacity is a key constraint, with the need to ensure that future development is matched by appropriate upgrades and investment in treatment capacity.
- Climate change
 - Transport emissions remain a major contributor to carbon output, particularly in rural areas where car dependency is high.
 - Climate change is expected to increase the frequency and severity of extreme weather events, including heatwaves, drought and intense rainfall, with implications for health, infrastructure and ecosystems.
 - Flood risk is a major issue across parts of Greater Cambridge, particularly fluvial and surface water flooding in low-lying areas. Climate change is expected to increase both the extent and severity of flood risk.
- Biodiversity, ecological networks and geodiversity
 - Greater Cambridge contains internationally, nationally and locally important biodiversity sites, many of which are under pressure from development, recreation and environmental change. Some designated sites are in unfavourable condition.
 - Fragmentation of habitats and ecological networks remains a key issue, limiting species movement and reducing ecosystem resilience.

- Non-designated habitats and wider ecological networks are also under pressure, despite their importance for biodiversity resilience, climate adaptation, and ecosystem services.
- Landscape, townscape and historic environment
 - Greater Cambridge contains a range of sensitive landscapes, including fenland areas and the historic setting of Cambridge itself.
 - The setting of Cambridge and key views into and out of the city are particularly sensitive and require careful protection to maintain local distinctiveness and identity.
 - The area contains a rich historic environment, including designated and non-designated heritage assets, some of which are at risk.

Methodology

1.19 The key sustainability issues for Greater Cambridge fed into the identification of a set of SA objectives which are the main tool used at each stage of the SA for assessing the likely effects of policies in the Greater Cambridge Local Plan. The SA framework is presented below.

The SA framework

1.20 The SA framework comprises 15 headline SA objectives and there are a set of appraisal questions for each objective that were used in the identification of effects, which are presented in Chapter 2 of the full SA report.

- SA objective 1: Housing
 - To ensure that everyone has the opportunity to live in a decent, well-designed, sustainably constructed and affordable home.
- SA objective 2: Access to services and facilities

- To maintain and improve access to centres of services and facilities including health centres and education.
- 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.
- SA objective 4: Health
 - To improve public health, safety and wellbeing and reduce health inequalities.
- SA objective 5: Biodiversity and geodiversity
 - To conserve, enhance, restore and connect wildlife, habitats, species and/or sites of biodiversity or geological interest.
- 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.
- SA objective 7: Historic environment
 - To conserve and/or enhance the qualities, fabric, setting and accessibility of Greater Cambridge's historic environment.
- 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.
- SA objective 9: Minerals
 - To conserve mineral resources in Greater Cambridge.
- SA objective 10: Water
 - To achieve sustainable water resource management and enhance the quality of Greater Cambridge's waters.
- SA objective 11: Adaptation to climate change

- To adapt to climate change including minimising flood risk.
- SA objective 12: Climate change mitigation
 - To minimise Greater Cambridge’s contribution to climate change
- SA objective 13: Air quality
 - To limit air pollution in Greater Cambridge and ensure lasting improvements in air quality.
- SA objective 14: Economy
 - To facilitate a sustainable and growing economy.
- SA objective 15: Employment
 - To deliver, maintain and enhance access to diverse employment opportunities, to meet both current and future needs in Greater Cambridge.

Use of the SA Framework

1.21 Within the assessment matrices showing the likely sustainability effects of the Local Plan options and policies, symbols and colour-coding have been used against each SA objective to show whether an effect is likely to be positive or negative, minor or significant, or uncertain, as shown in Table 1. Where a potential positive or negative effect is uncertain, a question mark is added to the relevant symbol (for example +? or -?).

Table 1: Key to symbols and colour coding used in the SA

Symbol and Colour Coding	Description
++	Significant positive effect likely.
++/-	Mixed significant positive and minor negative effects likely.
+	Minor positive effect likely.

Symbol and Colour Coding	Description
+/-	Mixed minor or significant effects likely.
-	Minor negative effect likely.
--/+	Mixed significant negative and minor positive effects likely.
--	Significant negative effect likely.
0	Negligible effect likely.
?	Likely effect uncertain.

Identifying and appraising alternatives

1.22 An important part of the SA process is assessing reasonable alternatives for spatial strategy, policies and sites as the plan is developed. It is an iterative process, usually involving a number of consultations with the public and stakeholders. Consultation responses and the SA can help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan.

1.23 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.

1.24 The SA findings are not the only factors considered 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.

1.25 Options for the Local Plan were developed iteratively, drawing on evidence, consultation with the public and stakeholders, and earlier plan-making work. 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, and comprised the following options:

- Option 1: Densification of existing urban areas
- Option 2: Edge of Cambridge: outside Green Belt
- Option 3: Edge of Cambridge: within Green Belt
- Option 4: Dispersal: new settlements
- Option 5: Dispersal: villages
- Option 6: Public transport corridors
- Option 7: Supporting a high-tech corridor by integrating homes and jobs.
- Option 8: Expanding a growth area around transport nodes.
- Option 9: Blended strategy including Cambourne.
- Option 10: Blended Strategy including Edge of Cambridge: Green Belt.
- Option 9a: 2025 growth option: Hybrid spatial strategy including new settlement, and expanding Cambourne.
- Option 10a: 2025 growth option: Hybrid spatial strategy including Edge of Cambridge: Green Belt, and expanding Cambourne.
- Option 11a: 2025 growth option: Hybrid spatial strategy including Expanding an existing market town: Royston, and a new settlement.
- Option 11b: 2025 growth option: Hybrid spatial strategy including Expanding an existing market town: Royston, and expanding Cambourne.
- Option 9b: 2025 growth option: Hybrid spatial strategy including new settlement, and expanding Cambourne (but no further development at North East Cambridge)

- 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)
- 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)
- 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).

1.26 The Strategic Spatial Options were assessed and updated over time to reflect new evidence, consultation feedback and changes in national policy, with some options discounted where they were no longer considered reasonable. Further information about each of the spatial options considered and the SA findings is provided in Chapter 4 of the full SA Report, as well as Appendix C.

1.27 In addition to Strategic Spatial Options, a wide range of potential development sites and alternative policy approaches were assessed. The SA effects of all the reasonable alternative site options are presented in Chapter 4 of the full SA Report. The Councils' reasons for selecting or discounting sites for allocation is provided in Appendix E of the SA Report and highlights the likely effects of different options to support decision-making, however, final choices also take account of factors such as deliverability, public views and conformity with national policy.

Sustainability Appraisal Findings for the Proposed Submission Local Plan

1.28 The Proposed Submission (Regulation 19) Local Plan contains a Vision and Strategic Priorities supported by 102 policies. These include:

- 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);

- Site Allocations – Site-specific policies (setting out requirements that development proposals for those sites must meet); and
- Topic specific development management policies.

1.29 The likely effects of the policies on the SA objectives are presented in Table 2 overleaf. These are described in detail in Chapter 5 of the full SA Report. Table 3 which follows, presents the likely cumulative effects of the Proposed Submission Local Plan as a whole on each of the SA objectives.

Table 2: Cumulative effects of the policies and site allocations in the Greater Cambridge Local Plan

Policy	SA objective														
	SA1: Housing	SA2: Access to services & 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	++

Policy	SA objective														
	SA1: Housing	SA2: Access to services & 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/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	-	++	-	+	+
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	+/-?	+/-?	++	-	+	++

Policy	SA objective														
	SA1: Housing	SA2: Access to services & 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/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
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	+	+	+	++	++

Policy	SA objective														
	SA1: Housing	SA2: Access to services & 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/ED: Eddington	++	++	+	++	+/-?	+/-?	+/-?	0	0	0	+	+	+	++	++
S/HHR: Land between Huntingdon Road and Histon Road	++	++	+	+	++	++	+	0	0	+	+	+	+	+	+
S/EOC/NOW: 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/EOC/IDH: Ida Darwin Hospital	+	0	+	++	0	+	+	+	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
New Settlements															
S/CBN: Cambourne North	++	++	+	++	++/--?	--/+?	--/+?	--/+	0	+/-	+/-	++/-?	++/-?	++	++
S/CB: Cambourne	++	++	+	+	+	+	+	0	0	+	+	+	+	++	++
S/GF: Land adjacent to A11 and A1307 at Grange Farm	++	++	+	++	+/-?	+/-?	+/-?	--/+	-?	+/-	+/-	++/-	++/-	++	++
S/NS: Northstowe	++	++	+	++	++	+	+	0	0	+	+	+	+	++	++
S/WNT: Waterbeach New Town	++	++	+	++	+	+	+	+	0	+	+	++	++	++	++
S/BA: Bourn Airfield New Village	++	+	+	++	+	+	+	0	0	+	+	++	+	+	+
The Rural Southern Cluster															

Policy	SA objective														
	SA1: Housing	SA2: Access to services & 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/WGC: Wellcome Genome Campus, Expansion Land, Hinxtton	++	++	+	++	+	+	+	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, Hinxtton	+	+	+	+	+	+	+	++	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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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

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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
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

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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															
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

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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
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

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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	++/-	++/-	+	+
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

Policy	SA objective														
	SA1: Housing	SA2: Access to services & 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
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

Cumulative effects of the Draft Local Plan

1.30 Table 3 presents the likely cumulative effects of the Proposed Submission Local Plan as a whole on each of the SA objectives, with a summary below the table.

Table 3: 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	++

1.31 Significant positive effects are identified overall for the Local Plan for SA objectives 1: Housing, 14: Economy and 15: Employment as the Plan provides for

substantial new housing, employment land and job growth across Greater Cambridge. The development strategy, strategic allocations and supporting policies collectively promote the delivery of a wide range of housing types and tenures, including affordable and specialist accommodation, while also supporting knowledge-intensive sectors, affordable workspace and access to a diverse range of employment opportunities. These elements are expected to help meet housing needs, facilitate economic growth and provide long-term employment opportunities for existing and future residents.

1.32 Mixed significant positive and minor negative effects overall are identified for SA objectives 2: Access to services and facilities and 4: Health, reflecting the concentration of growth in sustainable locations with good access to services, facilities, healthcare and active travel networks, alongside requirements for new infrastructure, community facilities and healthy place-making. The minor negative effects relate to the potential for pressure on existing services and facilities, particularly in areas experiencing significant growth, and by the more limited access to services available in some rural locations. SA objective 3: Social inclusion and equalities is expected to have an overall minor positive effect, as the Plan promotes social inclusion, equality, community cohesion and accessibility through the provision of housing, community facilities, green infrastructure and inclusive design, although some new and expanding settlements may experience temporary limitations in access to facilities until supporting infrastructure is delivered.

1.33 For the majority of environmental objectives (SA objectives 5–13), the Local Plan as a whole is expected to have mixed minor positive and minor negative effects, and with uncertainty for SA objectives 6: Landscape and townscape and 7: Historic environment. The scale of housing and employment growth has the potential to generate adverse effects through the loss of greenfield land, impacts on biodiversity, landscape character, heritage assets, agricultural land, mineral resources, water resources, flood risk, greenhouse gas emissions and air quality. However, these effects should be mitigated or avoided through requirements in the topic-specific development management policies relating to biodiversity net gain, green infrastructure, high-quality design, protection of heritage and landscape assets, efficient use of resources, integrated water management, flood risk mitigation, sustainable transport and net zero carbon development.

Potential for cumulative effects with neighbouring authorities' plans and Local Transport Plan

1.34 A review of the strategic housing and employment land allocations in neighbouring authorities' Local Plans was undertaken and set out at the end of Chapter 6 in the full SA Report. Overall, the potential for cumulative effects with neighbouring authorities' plans is generally limited where planned growth is not located close to the Greater Cambridge boundary, notably in East Cambridgeshire and Braintree. However, several authorities include strategic allocations of sufficient scale and proximity to generate potential cross-boundary cumulative effects when considered alongside the Greater Cambridge Local Plan.

1.35 The most notable potential cumulative effects arise from major housing and mixed-use growth at Haverhill in West Suffolk, the expansion of Chesterford Research Park in Uttlesford, employment growth near Royston in North Hertfordshire, the proposed Garden Village and strategic employment land in Central Bedfordshire, and large-scale mixed-use development at The Lattenburys and Galley Hill in Huntingdonshire. These effects are most likely to relate to transport movements on key corridors, pressure on strategic and local infrastructure, housing and employment market interactions, demand for education and healthcare provision, and wider economic linkages, particularly with Cambridge's knowledge-based economy. In most cases, the allocations are planned developments or new communities expected to include supporting infrastructure, mitigation through design, sustainable transport measures and masterplanning requirements, which should help to reduce adverse cumulative effects.

1.36 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. 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.

1.37 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)

1.38 There is some potential for cumulative effects with the East West Rail scheme given its scale and strategic nature, 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 during the construction period and potentially associated with local traffic pressure around the new Cambourne station, for example if people drive and use it to 'park and ride' from the rural wider catchment; there are also likely to be positive cumulative effects as East West Rail 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).

Monitoring

1.39 The SEA Regulations require that monitoring is undertaken in relation to the significant effects of implementing a Local Plan. Suggested indicators for monitoring the potential significant sustainability effects of implementing the Greater Cambridge Local Plan are set out in Chapter 7 of the full SA report.

Next steps

1.1 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.

LUC

July 2026

Report produced by LUC

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