

Appendix 8: Sustainability Appraisal of Mixed Use Development Proposals

Site No: PC1 (Issue 4)

Address: Station Road, Histon

Location: Histon

Category of site: Mixed Use Development (Parish Proposal)

Site area: 4.6 ha

THEME	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	+	The majority of the area is previously developed. The proposal also advises that current green space will be preserved.
		Will it use land efficiently?	N/A	
		Will it protect and enhance the best and most versatile agricultural land?	0	The area does not include any agricultural and.
		Will it avoid the sterilisation of economic mineral reserves?	0	
		Will it minimise the degradation/loss of soils due to new development'?		
Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Noise issues from new businesses would need to be appropriately addressed, including any impacts on existing residential development. Impacts from Guided Busway would also need to be addressed.
		Will it minimise, and where possible address, land contamination?	+	There is potentially contamination related to former uses e.g. railways, that would need to be appropriately addressed by any development proposals.
		Will it protect and where possible enhance the quality of the water environment?	0	Outside Groundwater Source Protection Zone
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiveristy?	0	No designated sites in the vicinity.

	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	+	Majority of site comprises previously developed land and buildings. There may be some opportunities for enhancement. The proposal also advises that current green space will be preserved. There are a number of trees protected by Tree Preservation Orders in the area. The impact of any development proposals would need to be considered.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	No specific measures proposed.
Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	0	The area is largely surrounded by built development, and therefore wider landscape impacts are likely to be limited.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	+	The focus of the proposal is to improve townscape in this area, by creating a gateway to the village.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	0	Histon and Impington Conservation Area lies to the north of the site. Impacts would need to be considered.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?	N/A	
	Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0
Will it promote energy efficiency?			N/A	
Will it minimise contributions to climate change through sustainable construction practices?			N/A	
Reduce vulnerability to future climate change effects		Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Site within zone 1 (low risk). Areas are identified in the Surface Water Management Plan as being at risk of surface water flooding. This would need to be addressed by any development proposal.

		Will it minimise the likely impacts of climate change on the development through appropriate design?	N/A	
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?	N/A	
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?	N/A	
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?	N/A	
Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	No additional open space proposed.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?	N/A	
		Will it provide for housing for the ageing population?	N/A	
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Histon & Impington is a Rural Centre,
		Sub-Indicator: Distance to centre	---	1100m to centre of Histon
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	+	Proposal indicates commercial and retail development, accessible to local residents, complimenting facilities elsewhere in the village.

	Will improve relations between people from different backgrounds or social groups?	N/A		
Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities? Will it increase the ability of people to influence decisions, including 'hard to reach' groups?	N/A		
Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	+ / ?	The proposal indicates a range of potential uses, some of which could support community activities.	
Economic Activity	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	+ / ?	
		Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?	N/A	
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	+ / ?	Opportunity to compliment the village centre, and provide services to the southern end of the village. Scale of development would need to be considered, to ensure it does not have negative impacts on village centre.
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage the rural economy and diversification, and support sustainable tourism? Will it contribute to providing a range of employment opportunities, in accessible locations?	N/A	
	Will it improve the level of investment in key community services and infrastructure, including broadband?	+	Minor Utilities Infrastructure improvements required, but constraints can be addressed.	

		Will it improve access to education and training, and support provision of skilled employees to the economy?	N/A	
Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+++	Based on the Guided Bus which runs through the site.
		Sub-indicator: Distance to bus stop / rail station	+++	Based on the Guided Bus which runs through the site.
		Sub-indicator: Frequency of Public Transport	+++	Approximately every 7 minutes.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+	Timetabled 17 mins to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	4 km as the crow flies to Cambridge.
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0 / -	Existing road access to the site, impacts and mitigation would depend on individual development proposals, which would need to be assessed.
Will it make the transport network safer for and promote use of non-motorised modes?		0		

Site No: PC2 (Issue 5)**Address:** Mixed Use, Cottenham**Location:** Cottenham**Category of site:** Mixed Use Development (Parish Proposal)**Site area:** 90 ha

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	No previously developed land.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	---	Significant loss of best and most versatile agricultural land (Grades 1 and 2) - most of site Grade 1.
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Site not within an area designated in the Minerals and Waste LDF.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	-	Scale of development has potential to impact on air quality. Site lies in an area where air quality acceptable.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	-	Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
		Will it minimise, and where possible address, land contamination?	0	Development not on land likely to be contaminated.
		Will it protect and where possible enhance the quality of the water environment?	0	Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and	0	No impact on protected sites and species (or impacts could be mitigated).

		geodiversity?		
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	+ / ?	Given scale of the site, there may be potential to deliver additional Green Infrastructure.
Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	---	Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Development in this location would constitute a large sporadic form of development, detached from the village, and would represent a significant intrusion into open countryside.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	---	Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Development in this location would constitute a large sporadic form of development, detached from the village, and would represent a significant intrusion into open countryside.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	---	Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Development would have a detrimental impact on the wider setting of Grade I Listed church and Conservation Area.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		

	gas emissions)	Will it minimise contributions to climate change through sustainable construction practices?		
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Primarily Flood Zone 1 (small part in flood zone 3)
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?		
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		
Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		

		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	0	Minor Rural Centre (consulting on upgrade to Rural Centre)
		Sub-Indicator: Distance to centre	---	Over 1000m from nearest centre ACF (1,312m from Cottenham, High Street)
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	+ /+++	Development of this scale could potentially deliver new facilities for the village.
		Will improve relations between people from different backgrounds or social groups?		
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	+ / ?	Development of this scale could potentially deliver new facilities for the village.	
Economic Activity	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	+	Proposal includes employment development, which could enhance employment availability in the village. Evidence suggests the primary employment need is located in or on the edge of Cambridge.

		Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0 / ?	The impact of new services to serve a major development would need to be considered on the existing centre, but could be designed to support existing centre.
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage the rural economy and diversification, and support sustainable tourism?		
		Will it contribute to providing a range of employment opportunities, in accessible locations?	+	29.56 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including broadband?	+	Major Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. Gas is likely to require reinforcement. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
		Will it improve access to education and training, and support provision of skilled employees to the economy?	?	School capacity not sufficient. Insufficient primary and secondary school capacity. It would require provision of new schools, and would need to be explored further.
Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	0	Total Score of 14
		Sub-indicator: Distance to bus stop / rail station	0	862m to nearest bus stop (Cottenham, Church Close - 106 service) 1,307m to nearest Citi 8 bus stop (Cottenham, Lambs Lane) New development of this scale would require new bus stops which would mostly fall within 800m of the site.

	Sub-indicator: Frequency of Public Transport	+	Less than hourly service (106 service) 20 minute service (Citi 8)
	Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	0	30-60 Minutes (Cottenham, Church Close to Ely, Market Street) 36 Minutes (Cottenham, Lambs Lane to Cambridge, Emmanuel Street)
	Sub-indicator: Distance for cycling to City Centre or Market Town	+	9.95km ACF to Cambridge City Centre
Secure appropriate investment and development in transport infrastructure , and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	?	Significant infrastructure improvements would be required to accommodate a development of this scale. The proposal seeks to include a bypass, which could increase capacity, and address traffic issues in the village centre. The feasibility of this would need further exploration, including whether there is sufficient development to fund a bypass, and whether land not included within the development would be available for a bypass.
	Will it make the transport network safer for and promote use of non-motorised modes?	?	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. This is a large site, so provision or contribution from this site would result in significant improvement to public transport, walking or cycling facilities. However, provision of a bypass could encourage additional road trips.

