



**SOUTH CAMBRIDGESHIRE
LOCAL DEVELOPMENT FRAMEWORK:**

**NORTHSTOWE
AREA ACTION PLAN**

**FINAL
ENVIRONMENTAL / SUSTAINABILITY
REPORT**

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1. SUMMARY AND OUTCOMES

1.1 Non-technical summary

NON-TECHNICAL SUMMARY: Introduction

Sustainable Development aims to balance the needs of society and the economy against the impacts of growth in housing, new shops, offices and associated infrastructure on the surrounding environment, both natural and man-made. Plans prepared by Local Planning Authorities must undergo a combined process of Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) to ensure that they support the government's sustainability objectives – which are economic, environmental and social – and are reflected in the policies they contain.

This document is a non-technical summary providing an overview of the approach to and conclusions of the combined SA / SEA of the Northstowe Area Action Plan (AAP) prepared by South Cambridgeshire District Council.

Legislative Context

The SA was undertaken in compliance with Regulation 19 of the Planning and Compulsory Purchase Act (2004), which requires that an appraisal of the sustainability of the plan and its findings are documented in a report. SA is required for all AAPs and other documents, which comprise the new Local Development Framework (LDF), replacing the District Local Plan.

UK law requires that component documents in the LDF must also undergo Strategic Environmental Assessment (SEA), which is very similar to SA. A combined SA / SEA of this AAP has been undertaken based on the guidance issued by the Office of the Deputy Prime Minister. Plan development and SA / SEA have occurred during a transitional period when the new Planning Act and SEA Regulations have become part of UK law, and which has seen guidance on the assessment process revised. The approach to assessment has been compliant with the guidance available at the time. Where changes in guidance have occurred, consideration has been given to whether this would have resulted in a material change to the earlier stage of assessment and whether any further work is needed to ensure compliance with regulations. This has been included within this document as necessary.

SA / SEA has occurred in parallel with the preparation of the AAP, so that sustainability considerations are identified at an early stage and reflected in its content. This document summarises the process and results of assessment to provide the transparency that is an essential requirement of SA / SEA.

Preparatory Steps in the SA / SEA

The initial stage of SA / SEA, which involves collecting a base of evidence to determine current environmental, economic and social conditions in the District, and to identify any problems or key issues which must be addressed,

was undertaken between Autumn 2003 and Summer 2004. It was undertaken by South Cambridgeshire District Council in partnership with Cambridgeshire County Council and the other Local Planning Authorities in the county. The material work was adapted to provide specific information about conditions in the District, and the key issues it faces, and documented in a Scoping Report as required by SA / SEA guidance. This Report was presented for consultation to the nominated environmental bodies (the Countryside Agency, Environment Agency; English Heritage and English Nature) in June 2004. A revised Scoping Report, taking account the views of those bodies, was presented to a broad range of public bodies and private sector stakeholders, including the nominated environmental bodies, in October / November 2004, and again during the pre-submission LDF public participation in June / July 2005, and provides a base of information, evidence, and an SA / SEA assessment framework for the LDF as a whole. The Council intends to review and update the Scoping Report periodically to reflect new policy, changing conditions, and to ensure future SA / SEA is based on up to date information.

The initial research included the review of more than 80 documents ranging from the EU Directive on conserving key natural habitats, national and regional planning guidance and strategies, to the Cambridgeshire Structure Plan and a range of District plans and strategies on housing needs, economic development, community safety, etc. This review identified a number of pre-requisites (including targets), which policies in the documents comprising the LDF must reflect in the light of local circumstances. A second programme of research was undertaken to assemble a baseline dataset which quantifies local conditions on 40 parameters, including river water quality, air quality, loss of high quality agricultural land, the area and condition of important wildlife habitats, housing completion rate and the achievement of energy efficiency ratings in new dwellings, levels and patterns of commuting and travel to school, availability of shops and other amenities in the District's villages, unemployment levels, educational achievement rates, etc. Data on conditions in adjacent local authority areas, in the East of England, or nationally, was used to determine whether environmental, economic and social conditions in the District were favourable, average or typical of the surrounding region, or unsatisfactory and in need of specific corrective policy.

From the initial evidence a set of key issues was identified which are to be addressed by all the policies in the LDF. These are grouped under seven headings shown below, together with examples of some of the key issues identified.

<i>Land and water resources</i>	Loss of agricultural land; the effect of new development on water consumption and resources
<i>Biodiversity</i>	Deterioration of important and characteristic vegetation features (eg. hedgerows); the need to protect nationally important wildlife assets.
<i>Landscape, townscape & archaeology</i>	Protecting the character and setting of Cambridge, communities within the District, and its wider landscape; development design and materials that conform to local traditions; and the need to protect open space.

<i>Climate change and pollution</i>	High levels of car usage due to separation of homes and jobs; the constraints imposed by flood risk especially in the north of the District; and the need for effective energy conservation.
<i>Healthy communities</i>	Need to encourage healthier lifestyles and travel choices; the effect of the growing retired community, and their concerns about crime.
<i>Inclusive communities</i>	Increasing disparity between house prices and incomes which affect the public sector in particular; the need to retain a basic range of amenity in rural communities; the need to provide good access to all services for the whole population; and the need to cater to the needs of the travelling community.
<i>Economic activity</i>	Need to balance employment growth in the sub-region's key strengths with a range of opportunities across all skill levels and sectors; need to encourage appropriate farm diversification to prevent rural stagnation; and to maintain services in spite of the local dominance of Cambridge.

An SA Framework was prepared based on these issues. It comprises a set of 22 objectives for Council policy which will result in environmental, economic and social protection and / or improvement, and which address the issues listed above. These objectives formed the structure for the subsequent phases of SA / SEA.

Initial Sustainability Appraisal: Assessing the Options

In parallel with work on the Scoping Report, the Council completed the preparation of a Preferred Options Report in September 2004. Guidance on the SA / SEA process requires the consideration of policy alternatives. In this case policy options were constrained by government targets on use of brownfield land, housing density, etc., and also by policies in the Cambridgeshire Structure Plan, which the Council is obliged to enact locally. This situation was reflected in the Preferred Options Report for the Northstowe Area Action Plan, which presented 117 policy options of which 17 were alternative or rejected options.

Scott Wilson undertook an Initial Sustainability Appraisal (ISA) of the options in September 2004, the results of which were presented to Council Members, and published for public consultation in October / November 2004.

The results of the ISA were clearly positive with very limited evidence of adverse impacts against individual SA objectives throughout the assessment. The principal recurring negative impacts concerned the effect of the major new development of Northstowe on demand for energy, mineral aggregates and water, and on waste generation. These are absolute impacts which are an inevitable consequence of new development in the District to meet housing and economic growth targets required by the adopted County Structure Plan. The ISA also identified a substantial number of issues such as

flood protection, air quality deterioration, noise (especially during construction), effect on transport patterns, visual impact on adjacent villages, etc. where there were potentially significant impacts. However the AAP combines a range of policies which set out the vision for the site, its broad layout and structure, with others that will direct the design to address these potential problems through, for example: considerate construction practices to minimise impacts during development; a sustainable drainage system to limit flood risk and maintain the rate of water draining off the site into surface watercourses; and extensive landscaping around the edges of the new town to limit its visual impact on adjacent land and villages. The ISA proposed a number of changes to policy wording, largely to improve the effectiveness of mitigation measures, and 14 of these were accepted by the Council and taken forward into the options which were then presented for an initial consultation.

Assessing the Impact of the Plan: Initial Re-Assessment

The Council took account of the representations received during consultation on the Preferred Options in preparing the draft Northstowe AAP, distilling the large number of options into 32 draft policies. Although these policies incorporated the original options, it was considered necessary to re-assess the new policies to ensure they were subject to thorough appraisal.

Scott Wilson undertook this re-appraisal of emerging policies, and the assessment of potential plan impacts, together with proposals on mitigation and monitoring plan effects in March and April 2005.

The results of this appraisal reflected those at the ISA stage in terms of the range of impacts identified, and the limited number that were considered adverse. The assessment is clearly positive with absolute impacts on water, energy and waste again being the only major problems identified. Notwithstanding this, the AAP includes balancing policies encouraging energy and water conservation, recycling of construction wastes, and incorporation of waste recycling facilities into new development.

Assessing the Impact of the Plan: Assessing Significance

It was not possible to assess the significance of plan impacts in the full manner envisaged by SA / SEA guidance, or in the way this task is approached in the Environmental Impact Assessment (EIA) of development proposals. Recently issued government guidance states that significance assessment should be appropriate to scope, the stage reached in the decision-making process, and whether it would be appropriate to assess impacts elsewhere. In some cases this would occur through the subsequent EIA of these developments at the planning application stage. With many aspects of the layout and design of the site still to be clarified, and no firm detail about timing of development of its different parts, it is not possible to assess visual and other impacts at the AAP stage. Also, Scott Wilson considers it is not the role of SA / SEA to duplicate an EIA that will be undertaken in response to a development proposal as this will be based on more detailed information at a later stage in the planning process. The assessments presented in the report can, however, assist the Council in

determining whether EIA will be needed, and identify the impacts which will need to be assessed in detail.

Such constraints are identified in the Draft Sustainability Report together with recommendations of how they should be addressed. Typically these involve early surveys of the site (eg. for archaeological remains, to identify whether protected species inhabit the site) so that any conclusions can be incorporated into the Master Plan for the site, which has yet to be prepared.

Assessment has therefore focused on the extent to which each policy meets the requirements of each objective in the SA Framework, using this as a proxy to assess the likelihood that the AAP will have significant impacts in due course.

Assessing the effectiveness of the plan

In the absence of well-defined quantifiable significant impacts it was necessary to evaluate how well the draft plan policies were meeting the objectives in the SA Framework. The points below summarise the assessment in each case; some of the objective descriptions (*italicised*) are paraphrased.

- *Minimise irreversible loss of agricultural land*: A strength of the development proposal, which maximises use of a former MoD site, and takes only a small area of agricultural land and the current golf course. Further impact is mitigated by new *Green Belt designation*.
- *Reduce use of non-renewable resources*. One of the principal adverse impacts which will be cumulative over time and which is inevitable given the requirement to create a new town to contribute to Structure Plan housing targets. Northstowe creates incremental growth alongside the existing housing stock, so it is not clear this is a significant impact.
- *Conserve water resources*. As above, impacts are negative and cumulative, inevitable given the need for growth, but probably incremental alongside existing demand.
- *Avoid damage to designated sites*. There are no designated wildlife sites within 5kms of the development, and any potential impact is prevented by policies in the Core Strategy. See also below.
- *Maintain and enhance habitats and species*. Supported by policies requiring preservation of existing habitats and biodiversity assets (eg. hedgerows), and others providing for enhancements such as a system of green corridors and edge treatments which will benefit wildlife and encourage it to remain on the site while development occurs. An early ecological survey is necessary to identify important habitats (and possibly the presence of protected species) so appropriate conservation and/or mitigation measures can be provided.
- *Improve access to wildlife sites*. Again the impact is beneficial if not necessarily significant as policies provide for a network connecting edge treatment around the site with the green *corridors*, linking them with access ways to encourage recreational visits as well as access to Green Belt surrounding the site.
- *Avoid damage to heritage assets*. Early survey is also required of archaeological assets. Remains of a Roman field system lie within the area potentially to be

redeveloped. Any important remains should be taken into account in the disposition of land uses in subsequent masterplanning. Most listed buildings lie in adjacent villages and their setting will be preserved with green separation of these settlements from the new town. Policy also provides for retention and appropriate re-use of buildings related to the site's former use as a World War 2 airfield.

- *Maintain landscape and townscape.* This document provides comprehensive measures to achieve this objective, which are clearly sustainable. These include protective measures such as the edge treatment that will surround the town and limit its visual impact on adjacent villages and open land, and which is likely to be most evident in views across open land to the east. These are complemented by broad design requirements to ensure high quality design in spite of the relatively high average housing density, and adequate provision of, and access to, open areas for formal and informal recreation. The overall design of the town incorporates features such as a linear high street, and water features, which mimic those of other long-established settlements in the vicinity.
- *Create good spaces and places.* As well as the design components mentioned above the layout seeks to establish a series of neighbourhoods around small amenity areas with shops and a primary school to support the requirement to create an inclusive community. Inclusion and cohesion are also delivered by distributing community facilities (with particular attention to education and care facilities) and employment through the settlement, ensuring the larger sites are readily accessible by integrating a public transport network into the layout.
- *Reduce emissions and development impacts.* This settlement is clearly sustainable due to the strong focus on providing easy access on foot, by cycle or public transport within the settlement and to recreational space around it. Moreover the overall vision is for a site which can exploit the potential of the proposed Guided Busway to encourage sustainable commuting into Cambridge in particular. The AAP provides protection for other impacts with generic policies preventing reduced air quality, noise and light impacts (for example) both in the final design and during construction.
- *Waste reduction and improved recycling.* Another absolute impact which is only partly mitigated by the requirement to include recycling facilities, which will be coordinated with the County Council.
- *Reduce vulnerability to climate change.* Addressed in part through policies requiring basic energy conservation in design and the installation of technology such as solar panels in a proportion of all new development. Lying in a largely flat fen-edge area, flood risk is addressed through a requirement for a sustainable drainage system, however its ability to achieve the neutral effect on local drainage demanded by the AAP cannot be assessed without further detail.
- *Human health.* Any plan impacts depend largely on changes in human behaviour which it cannot enforce. The principal beneficial impacts are delivered through sustainable transport and design policies which increase or improve cycling and pedestrian infrastructure, while improving access between home, work, shops, etc., and better availability of public transport. They are supported by policies to improve the quality of recreational and other open space within and around communities, and by providing easier non-car based access.
- *Reduce crime and fear of it.* Design policies encourage better lighting, overlooked play areas, secure cycle parking, etc., reflecting the fact that the AAP has limited means to address this objective. Provision of good community facilities and the indirect long-term benefits of a cohesive community may help to create an environment where residents feel secure.

- *Improve public open space.* A clearly sustainable approach is adopted with provision within the settlement based on established guidelines, and the provision of open space which provides links through the settlement to adjacent open land, including a new country park which appears to increase the amount of publicly accessible space in this area.
- *Quality, range & accessibility of services.* The Plan focuses on accessibility with a clearly defined town centre and local areas of subsidiary amenity on the doorstep of each neighbourhood. Good public transport links support this within the settlement and to the main retail centres nearby, particularly Cambridge. The Plan aims for a sizeable range and provision of services so that the town becomes self-sustaining, encouraging residents to use some services and amenities locally in preference to those in Cambridge, although the aim is not to compete with the city or to compromise the viability of services in neighbouring villages. Quality of service will depend on the range of service providers who can be attracted.
- *Redress inequalities.* As with other components of the LDF, inequalities are addressed indirectly, with improved access to benefit the less mobile, and housing policy the tackles current supply problems.
- *Access to appropriate, affordable housing.* Within 10 years the town will contain around 3000 homes provided to meet affordable housing targets. The high level adopted is consistent with District policy and should ensure a suitable range of accommodation is available for those intending to commute into Cambridge, and those occupying local public sector jobs whose presence is essential to establishing this as a viable and cohesive community.
- *Increased community involvement.* Addressed indirectly by policies on provision of community facilities and by other policies helping to foster social infrastructure and cohesion.
- *Access to appropriate work.* Physical access is addressed by sustainable transport policy and that on integrated land use. The AAP mixes the need to provide land for R&D and high-tech industries, (including possibility of creating a small cluster of such uses in conjunction with a new business park proposed near the town centre) with the need for a range of B1 and other employment development covering a range of industry sectors and skill sets.
- *Appropriate infrastructure investment.* Infrastructure investment is addressed extensively by a set of policies requiring the development to make provision for a full range of supporting infrastructure, including transport, community services and education, either through direct provision or through financial contributions. Some of the viability of the settlement, particularly in terms of its transport impacts, is dependent on the planned Guided Busway, which is the responsibility of the County Council, and the A14, which is the responsibility of the Highways Agency.
- *Improve the local economy.* Capacity at Northstowe aims to support careful expansion of the local economy while redressing imbalances between jobs and homes in the Cambridge area which have developed over the last decade or so. The Plan provides for a settlement large enough to be self-sustaining, providing growth in employment locally, and a supply of homes for new residents who may work in the business and science parks around Cambridge.

Assessing cumulative, synergistic and secondary impacts

Cumulative effects occur where two insignificant impacts combine to form a significant impact. Therefore it is not possible to identify such effects at this stage in the development of the AAP because virtually all the policies have no spatial expression at present. However several policies can work together to achieve what may be more accurate to call a 'collective impact' and several positive (synergistic) and negative (cumulative) examples were identified.

Positive / Synergistic

- Green Belt and other protective measures on landscape quality (though this is primarily a conservation effect rather than enhancement)
- Effect of good design and spatial policy linking services and ways of accessing them will improve the feel of new development over time
- Strong links between the settlement design, the mixture and location of land uses, and the linking of these facets by various means of access to encourage sustainable commuting, healthier recreation, and to limit the impact of the new town on its surroundings.

Negative / Cumulative

- The effect of development on water and energy supply, and on waste. Design policies will stunt this impact by requiring conservation measures but this represents a cumulative net impact on the supply of these resources
- The number of control policies gives a feel of restriction even if this is warranted by development pressure and issues such as housing supply imbalance.
- The potentially large area of the site, coupled with its location mean that drainage is an important issue. The town does not lie in a floodplain, however potential drainage and flood impacts will need further review once there is more information about the layout of the site, the drainage infrastructure, and how this will be integrated with existing, natural watercourses.

It should also be stressed that the range of mitigating measures contained in the AAP reduces the scope for cumulative adverse impacts.

Assessing the Impact of the Plan: Mitigating Impacts & Monitoring

Here too the extent of mitigation measures already in the AAP limits the scope for the SA / SEA to propose further extensive changes. Mitigation proposals are offered for almost half of the policies. Many of these proposals require further investigation or monitoring to better understand the likely impacts of the development once an initial Master Plan showing the layout of the main land uses, transport links, etc., has been prepared, and once the timing of building the different parts of the town can be interpreted in terms of its effect on construction activities at different points and on the surrounding villages and roads.

These mitigation requirements would be delivered either through these forthcoming planning activities, or through the Environmental Impact Assessment of the development.

A small number of additional mitigation proposals suggest minor changes to clarify the scope or measures of a particular policy.

An initial, outline monitoring plan based on 44 indicators is proposed. It is based largely on the baseline parameters in the Council's Scoping Report. However this is a proposal only as responsibility for monitoring rests with the Council, and there will be savings in time and cost of combining these proposals with the annual monitoring of the LDF which the Council is obliged to undertake. This plan will need to be supplemented by a comprehensive monitoring programme during the construction of Northstowe to ensure that the extensive mitigation policies incorporated in the current Plan are effective in preventing impacts on those occupying the site, on the adjacent villages of Longstanton and Oakington in particular, and on the wildlife inhabiting the site and the surrounding countryside.

Conclusion and next steps

The assessment concludes that the AAP has a strong fit with sustainability requirements, not only in its overarching policies, but also in an interlocking set of development control and broad design policies, which anticipate the likely impacts of new land use and require measures to limit their adverse impact.

The Report on the SA / SEA is now presented for public consultation and comment in parallel with the Submission AAP. A final Report will be published with the adopted AAP.

1.2 Statement on the difference the process has made

This SA / SEA has contributed to plan development by providing an independent assessment of the sustainability of the Council's proposed policies at an intermediate stage, when options were available for some areas of policy. In all but one instance the assessment concurred with the Council's preferred option, however the assessment identified a number of textual modifications which were taken forward to clarify the focus of certain policies. However the development of plan options is constrained by government planning guidance, and by policies in the adopted Cambridgeshire Structure Plan and South Cambridgeshire District Plan. This situation limited the opportunity to assess a broad range of policy alternatives at the Initial Sustainability Appraisal stage.

Changes to the Preferred Options report after initial consultation necessitated a re-assessment of all policies to ensure their sustainability implications were fully addressed in the light of potential changes.

Assessment of policy impacts has been constrained by the nature of the proposals in the plan. Policies for distribution of land uses within the boundary of the new town have no clear spatial expression. The assessment can therefore only outline the nature of their impact and their likely significance.

The assessment has therefore provided an initial check on the sustainability of plan policies as envisaged by government guidance. Plan assessment identifies likely impacts which will require further investigation in response to planning applications.

1.3 How to comment on the report

This Report will be made available by South Cambridgeshire District Council in parallel with the Submission Area Action Plan for Northstowe. The timetable, process and contact point(s) for responding to both documents will be advised separately by the Council.

2. BACKGROUND

2.1 Purpose of the Sustainability Appraisal and the Sustainability Appraisal Report

Sustainability Appraisal (SA) is a requirement under Regulation 39 of the *Planning and Compulsory Purchase Act* (2004) for the Local Development Documents that comprise a Local Development Framework (LDF).

The purpose of SA is “to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans. [It is] an iterative process that identifies and reports on the likely significant effects of the plan and the extent to which the implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined.” (ODPM, 2004)

The SA Report is a key output of the process and should reflect and support the draft plan on which formal public consultation is to be carried out. This report has been prepared in support of the Northstowe Area Action Plan (AAP) for this purpose, to demonstrate that sustainability considerations have been incorporated into the development of the AAP from an early stage, and to provide a formal statement and audit trail of the assessment.

2.2 Plan objectives and outline of contents

The Northstowe AAP is one of the key documents of the South Cambridgeshire LDF, which will also include two other Area Action Plans for developments at Cambridge East and Cambridge South, and the Core Strategy, Development Control Policies, and Site Specific Policies Development Plan Documents (DPDs).

The AAP supports the broader strategic vision for the District (stated in the Core Strategy DPD), which is that it will “contribute to satisfying the development needs of the Cambridge Sub-Region rather than those generated by pressures to the south while preserving its rich built and natural heritage and distinctive character. The District will continue to provide an attractive rural hinterland and setting for the historic City of Cambridge, much of which will be kept permanently open, those parts closer to Cambridge being protected by a Green Belt. The District will prosper in its own right as a rural district that makes up the largest part of the Cambridge Sub-Region and will continue to develop as part of the home of the largest cluster of research and development activity in Europe whilst maintaining and where possible improving the character, environment, economy and social fabric of its villages and countryside”.

As a component of the LDF, the objectives of this AAP are consistent with and supportive of the Strategic Vision for South Cambridgeshire the Core Strategy objectives include:

- To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations;

- To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education and other services locally or in locations which minimise the need to travel and where there are modes of transport available in addition to the car;
- To create new and distinctive sustainable communities on the edge of Cambridge, connected to the rest of the City by high quality public transport and other non-car modes of transport, which will enhance the special character of the City and its setting;
- To create a sustainable small new town close to but separate from the villages of Longstanton and Oakington, connected to Cambridge by a high quality rapid transit system along the route of the disused St Ives railway. The new town will make best use of previously developed land;
- To protect the varied character of the villages of South Cambridgeshire by ensuring that the scale and location of development in each village is in keeping with its size and character and that the buildings and open spaces which create their character are maintained and where possible enhanced;
- To ensure development addresses sustainability issues, including climate change mitigation and adaptation issues, maximising recycling and reuse of resources, and reduce waste and pollution.
- To provide and enable provision of enhanced infrastructure to meet the needs of the expanded population;
- Support the Cambridge Area's position as a world leader in research and technology based industries, higher education and research, particularly through the development and expansion of clusters;
- To ensure that the District's built and natural heritage is protected and that new development identifies and protects cherished townscape assets of local urban design and conservation importance;
- To ensure that any new development provides appropriate provision for the protection and enhancement of native biodiversity in order to contribute towards biodiversity gain, while having regard to the site's current biodiversity value. Opportunities for increased access to the countryside and enjoyment of biodiversity should be viewed as integral requirements of new development.

The Northstowe AAP is split roughly into two parts, the former defining the broad extent, structure and setting proposed for the development and overarching development principles; the latter detailing specific aspects of policy which are consistent with the overall design and which deal with specific requirements to ensure the development will be sustainable during construction and once it is established.

Policies are presented under 16 headings:

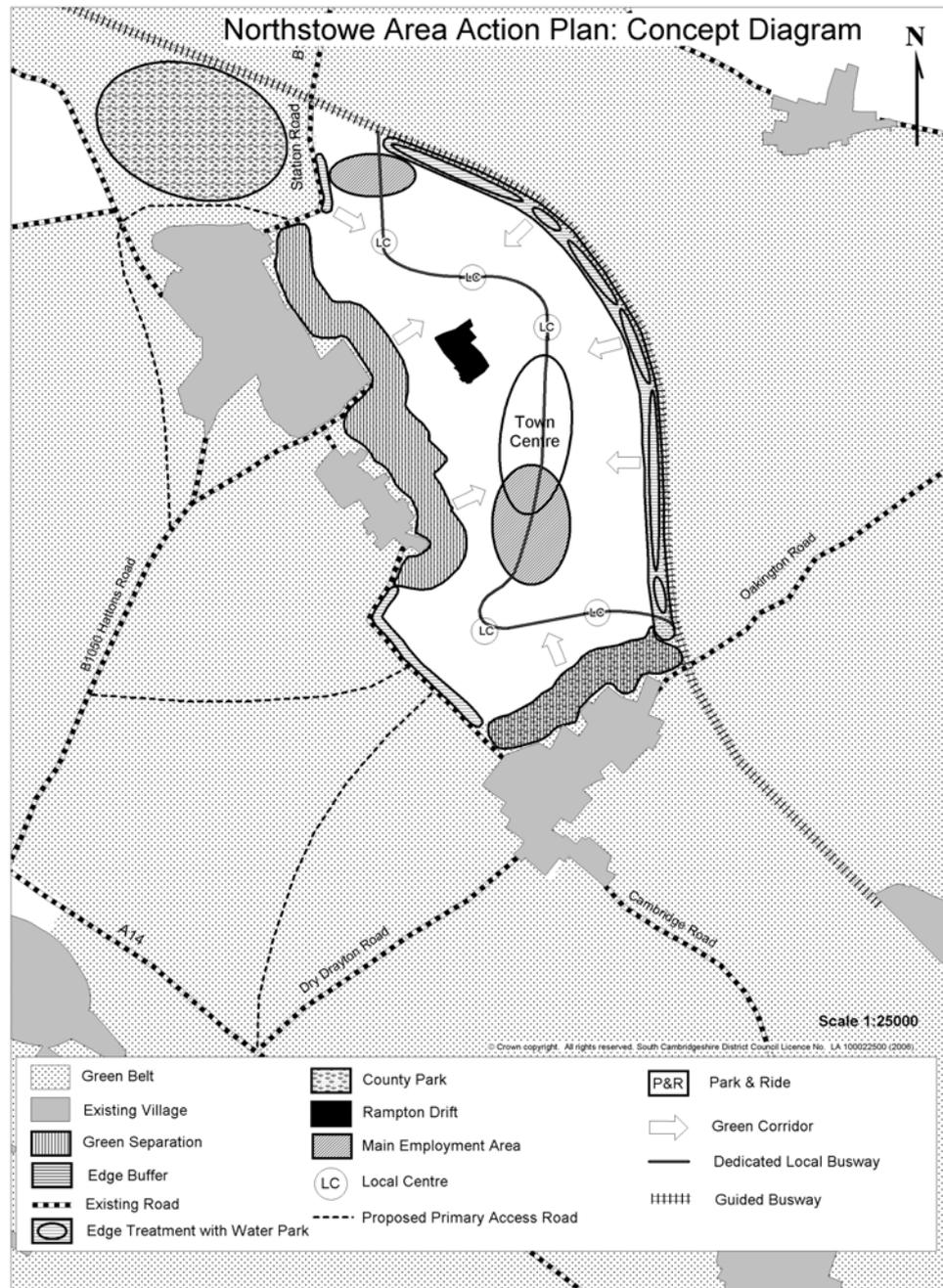
- Vision & Development Principles
- The Site & Its Setting
- The Town of Northstowe
- Local Centres
- Housing
- Employment
- Community Facilities, etc.
- Transport
- Landscape
- Biodiversity
- Archaeology & Heritage
- Recreation
- Drainage & Water Conservation
- Telecommunications
- Sustainability Exemplars
- Delivering Northstowe

Figure 1 shows the current conceptual design of the settlement, the main elements of which are:

- A development of 8,000 houses, three quarters of which should be provided by 2016;
- The site largely occupies brownfield land comprising the former Oakington airfield and barracks;
- It includes other land not in agricultural use, eg. Longstanton golf course;
- There will be a clearly-defined town centre, with five service centres creating and defining local neighbourhoods within the rest of the town;
- Housing will be laid out so that it is within 400m to 600m of employment, services and public transport access;
- A modest amount of employment land (primarily, but not exclusively B1 use class) within the town centre and at the northern end;
- Areas of green separation will be provided along the borders closest to Longstanton and Oakington to mitigate the visual impact of the development;
- Green corridors will penetrate into the settlement from adjacent open land to provide recreational areas as well as routes for movement of wildlife;
- Sustainable commuting will be encouraged by providing ready access to employment areas in the town via a spinal, north-south bus route connecting the town and local centres, and linking them to the planned Rapid Transit guided busway system at the north and southeast edges of the town, including an interchange at the proposed Park and Ride site to the north of the town;
- New road access to the A14 will be provided to the southwest of the town, which will minimise the impact on roads serving Longstanton and Oakington.

Further detail of the initial design, layout, etc. of the settlement is provided in the AAP.

Figure 1: Concept diagram of Northstowe (source: South Cambridgeshire District Council, 2006)



2.3 Compliance with the SEA Directive / Regulations

In summer 2001, the European Union legislated for Strategic Environmental Assessment with the adoption of Directive 2001/42/EC on the *Assessment of the Effects of Certain Plans and Programmes on the Environment* (the 'SEA Directive'). Article 13 of the Directive states that SEA must be undertaken for

a range of UK plans and programmes whose preparation began after 21st July 2004, or whose formal adoption is not complete by 21st July 2006.

An Environmental Report on these environmental effects is a requirement of the Directive but this report can be incorporated into other reports required for similar purposes. This report is referred to as the draft Environmental / Sustainability Report, but it also meets the requirements of the Environmental Report as defined by the Directive and corresponding UK Regulations.

Annex 1 of the SEA Directive identifies the information to be provided in the Environmental Report as required by Article 5(1) of the Directive. The location of the corresponding material in this Report is summarised in Table 1 below.

2.4 Compliance with guidance on undertaking Sustainability Appraisal

Appraisal began in late Spring 2004 and continued into early 2005, in the period preceding the passage of the Planning and Compulsory Purchase Act. Over this period, government guidance on undertaking SA that also meets the requirement of the SEA Directive evolved and the appraisal was undertaken according to the terms of the guidance in force at the time of each task.

- Consultation draft guidance issued in October 2003 was used for tasks up to consultation in October and November 2004 on the Preferred Options Report and publication of the Initial Sustainability Appraisal Report¹.
- Consultation draft guidance issued in September 2004 was used for the remaining stages of the process².

However, where changes in guidance have occurred, consideration has been given to whether this would have resulted in a material change to the earlier stage of assessment and whether any further work is needed to ensure compliance with regulations. This has been included within this document as necessary.

2.5 Explanation of reporting requirements

Interpretation of the current guidance suggests that the Final Sustainability Report (and/or its SEA equivalent, the Environmental Report) should provide a comprehensive statement summarising every aspect of the analysis, including those stages that have been described in preceding Reports. In practice this suggests the Final Sustainability Report could become an extremely large document. In order to keep this report to a manageable size it has been considered necessary to cross-refer to other reports detailing earlier stages of the analysis, rather than incorporating large amounts of duplicate text into this one.

Therefore this report should be read in conjunction with the Scoping Report prepared by South Cambridgeshire District Council. Also, Section 5 summarises the initial development of strategic options and we refer to the results of the earlier assessments which were published in the Initial Sustainability Appraisal as part of the Local Development Framework

Preferred Options Reports, and the corresponding detailed assessments which were published on the Council's website.

Table 1: Locating report contents that comply with requirements of the SEA Directive

Requirement of SEA Directive	Location in this report
Contents and main objectives of plans and programmes that may affect the plan (DPD)	Provided in the Scoping Report. Table 5 in section 4.1 lists the documents reviewed
Relevant aspects of the current state of the environment and its likely evolution without the implementation of the plan (DPD)	Appendix 1 of this report
The environmental characteristics of the areas likely to be significantly affected	Most plan policies have no spatial expression. Relevant characteristics are identified in detailed assessments of site specific allocations and which are provided in a separate document
Any existing environmental problems (issues) in particular those relating to areas designated under the Habitats and Birds Directives	The principal issues are summarised in section 4.4
The environmental protection objectives which are relevant to the plan or programme, and the way those objectives have been taken into account in its preparation	Identified during the context review and collection of the baseline, and reflected in the plan issues and objectives (see sections 4.4 and 4.5)
The likely significant effects on the environment (and economic and social impacts)	See section 6.1; detailed assessments are provided in a separate document
The measures envisaged to prevent, reduce and as fully as possible offset any significant effects on the environment	Summarised in Appendix 5; more detailed discussion accompanies the detailed assessments in the separate document
An outline of the reasons for selecting the alternatives dealt with ...	Summarised in sections 5.1 and 5.2, and in Table 8
... and a description of how the assessment was undertaken, any problems, etc.	See sections 3, 6.3 and 6.4
A description of the measures envisaged concerning monitoring	Summarised in Appendix 4
A non-technical summary of the above	See section 1 of this report

A number of minor revisions were made to this report following public consultation on the pre-submission draft of the AAP. Section 8 summarises the nature of these changes, which are detailed in Appendix 7.

3. APPRAISAL METHODOLOGY

3.1 Approach to the Sustainability Appraisal

The Initial and Final Sustainability Appraisals were based on a common approach which assessed the potential impact or contribution of each policy or policy option to achieving the 22 objectives in the SA Framework (see section 4.5).

Assessing the nature of the plan impacts

The nature, impact and potential significance of the impacts were assessed using a standard scoping approach which is summarised in Table 2.

Table 2: Appraisal scoring symbols.

Symbol	Likely effect against the SA Objective
+++	Strong and significant beneficial impact
++	Potentially significant beneficial impact
+	Policy supports this objective although it may have only a minor beneficial impact
~	1. Policy has no impact 2. Effect is neutral insofar as the benefits and drawbacks appear equal and neither is considered significant
?	Uncertain or insufficient information on which to determine base the assessment at this stage
-	Policy appears to conflict with the objective and may result in adverse impacts
--	Potentially significant adverse impact
---	Strong and significant adverse impact

Two difficulties were encountered in the assessments:

- Absolute and relative impacts.** The majority of the adverse or negative impacts are in absolute terms and reflect the tension between a planning system that presumes in favour of development, and nationally or internationally mandated policies to safeguard landscape, protect habitats, and reduce consumption of non-renewable natural resources. The LDF defines proposals for major development within the District over the period 1999 – 2016 (and beyond), most of which reflect the requirements of government housing policy and policies in the adopted Cambridgeshire Structure Plan. These developments will have a negative impact in absolute terms as they will contribute to energy and water consumption and growth in waste arisings. However the assessment also recognises that preparation of the Structure Plan included a sustainability assessment of alternative locations for housing and other land uses, and that those proposed in the LDF represent the most sustainable locations if it is accepted that such development must occur in the wider public interest. Absolute impacts are identified in the assessments, but these are qualified to reflect the points above.

- **Important and significant impacts.** SA and SEA are concerned with identifying significant impacts in order that these can be mitigated or compensated. Several policies in the AAP are generic and have no clear spatial expression at this stage of plan development. Those dealing with development principles will only gain this spatial context when they are applied to specific planning proposals, and this is equally true for a much wider range of policies such as those advocating use of energy efficient technology, design principles, determining provision of open space and advocating sustainable transport policy.
- In other cases the limited information about the detailed layout, design and timing of development create difficulties in determining the scale of impacts and whether they may arise.
- In this assessment we have used the term 'significant' to distinguish key impacts although may be more apt to describe these as 'important' effects.

Assessing cumulative and other impacts

SA must also consider the cumulative, synergistic and secondary impacts of policies. Detailed assessment of the effects of the proposed policies was based on a template form which included a summary of such effects that were identified on a case-by-case basis. Once the detailed assessment was complete a separate evaluation of these effects was undertaken using a matrix-based approach reflecting the example given in Figure 27 of the current SA guidance. The results of this assessment are summarised in section 6.1.

Assessing site-specific impacts

It is not clear from the guidance what level of site-specific evaluation is appropriate for the purposes of SA / SEA, bearing in mind the strategic nature of the assessment. Assessment is seen as a preparatory act for a subsequent Environmental Impact Assessments (EIAs) for individual developments. However it would be inappropriate for SA / SEA to duplicate or pre-empt the detailed evaluation undertaken during EIA. Ideally SA / SEA should identify the likely significant effects without investigating them in unwarranted detail.

3.2 When the Sustainability Appraisal was carried out

The timetable for the principal components of the full appraisal process is summarised in Table 3.

Table 3: Timetable of the principal appraisal stages.

Task	When	Comments
Initial consultation on local issues, the scope and objectives of the LDF	Mid / late 2003	The initial preparatory stage for the LDF, although not part of the SA process itself. A series of workshops were held with local stakeholders.
A1 to A4: define context, baseline, issues and draft objectives	Late 2003 to early 2004	
A5: cross-check objectives	April 2004 and June 2004	Cross-checking of the SA objectives with one another occurred first. Cross-checking of the SA Framework against Plan Objectives was only introduced in the September 2004 guidance. However the Plan Objectives were included as options in the Preferred Options Report and the cross-checking of SA and Plan Objectives occurred during Initial Sustainability Appraisal.
A6: consultation on Scoping materials	June 2004 and October to November 2004	The four statutory consultees were invited to comment on the draft Scoping Report in June 2004. Full public consultation occurred in October and November 2004, following review by Council Members in the preceding two months.
B1: development of options and initial SA	Early 2004 to June 2004, and September 2004	Initial evaluation of relevant and appropriate options was undertaken by the Council during early 2004 as the Preferred Options Report for this DPD was being prepared. The initial SA was undertaken in June 2004. As a result of consultation with Members the Council made a number of revisions to the Site & Vision, Transport, Landscape and Land Drainage sections, with additional minor changes to options in the Recreation and Phasing & Implementation sections.
B2: consultation on initial SA report	October to November 2004.	Consultation occurred in parallel with that on the Scoping Report (see A6 above).
C1 to C5: appraising effects of the plan; define mitigation measures; prepare the draft final report	March to April 2005	
D1 to D2: consulting on the draft plan and review changes	June to July 2005	Consideration by the Council of consultation responses from July to September 2005. Proposed changes were submitted to Scott Wilson in November 2005 and revisions to this report were made in that month. Subsequent changes made by the Council were also reviewed.
E1 to E2: monitoring effects	March to April 2005	Initial proposals incorporated in the draft Final SA Report.

of the plan		
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3.3 Who carried out the Sustainability Appraisal?

South Cambridgeshire District Council collaborated with Cambridgeshire County Council and Huntingdonshire District Council in assembling a common set of context (policy) review material, baseline data, generic key issues and SA Objectives during late 2003 and early 2004. Each authority then adapted these materials to reflect local conditions, and to incorporate local baseline / indicator information into a Scoping Report.

The initial and final Sustainability Appraisals were undertaken by staff from Scott Wilson, with the assistance of staff in the Council's Planning division, and using the content of the Scoping Report and the SA Framework developed by the Council. Scott Wilson also undertook an initial compliance check on the Scoping Report before beginning the appraisal.

3.4 Who was consulted, when and how?

All consultation was organised by South Cambridgeshire District Council and preceded publication of its Statement of Community Involvement. Three consultation processes have occurred previously.

- An initial consultation with key stakeholders, in addition to a series of stakeholder workshops in September and November 2003, was carried out in April/May 2004 to provide input to identify local concerns, issues and priorities as input both to plan development and the pre-production tasks (SA / SEA Stage A).
- An informal consultation occurred in June 2004 when draft copies of the Scoping Report were emailed to the statutory consultees. Responses were received from all four bodies. Their comments and any resulting amendments were incorporated in the Scoping Report and SA Framework before the Initial Sustainability Appraisal occurred. These changes are recorded in the Scoping Report.
- A formal public and stakeholder consultation was undertaken in October and November 2004 focusing on the Preferred Options Report for the Northstowe AAP and the accompanying Initial Sustainability Appraisal report. Documents were sent to a wide range of consultees (see Table 4), and the consultation was publicised on the Council's website.
- Full public participation on the pre-submission draft of the AAP and the draft version of this report was undertaken between June and July 2005. Details of the changes made following consultation are given in Section 7.

Table 4: List of formal consultees.

Regional, sub-regional & local authorities	Statutory consultees
Government Office for the East of England	English Nature – Beds, Cambs & Northants
Regional Assembly for the East of England	Environment Agency, Peterborough
Cambridgeshire County Council	English Heritage – East of England Region
Bedfordshire County Council	Countryside Agency
Suffolk County Council	Utilities
Essex County Council	Strategic Rail Authority
Hertfordshire County Council	Anglian Water Services
Cambridge City Council	Three Valleys Water
Peterborough City Council	Veolia Water Partnership
East Cambridgeshire DC	Cambridge Water Company
Huntingdonshire DC	Eastern Energy
Fenland DC	PowerGen
Braintree DC	British Telecom - Mid Anglia District
Forest Heath DC	British Telecom – Network Capacity
Mid Bedfordshire DC	NTL
North Hertfordshire DC	Mobile Operators' Association
St Edmundsbury BC	Transco – Network Planning
Uttlesford DC	Non-governmental organisations
Cambridgeshire Association of Local Councils	Council for the Protection of Rural England
All parish councils within the District (96 bodies)	Royal Society for the Protection of Birds
All town and parish councils adjoining the District (49 bodies)	The Wildlife Trust
MPs for the District (3 individuals)	Centre for Ecology & Hydrology
Other statutory bodies & authorities	Conservators of the River Cam
East of England Development Agency	Cambridgeshire Horizons
DEFRA	Federation of Master Builders
Ministry of Defence – Defence Estates	The House Builders' Federation
Dept for Transport – Airports Policy Unit	The Housing Corporation
Cambridgeshire Fire & Rescue Service	Cambridgeshire Acre
Police Authority for Eastern England	Renewables East
Highways Agency – South East and East of England	South Cambridgeshire Local Strategic Partnership
HM Health & Safety Inspectorate	Cambridge Sustainable City Reference Group
Health & Safety Executive	Cambridge Ethnic Community Forum
Operational Support Directorate	Cambridge Federation of Tenants, Leaseholders and Residents' Associations
HM Railway Inspectorate	The Gypsy Council
South Cambridgeshire PCT	Cambridge Council for Voluntary Service
Cambridge City PCT	Cambridge Organisation Promoting Disability Awareness
Huntingdonshire PCT	RAVE
East of England Regional Housing Board	
Association of Drainage Boards	
Local Drainage Boards (4 bodies)	

4. SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT

4.1 Links to other strategies, plans and programmes and sustainability objectives

Links with other plans and programmes are given in the Scoping Report for the South Cambridgeshire Local Development Framework. These include the plans and programmes listed in Table 5 below.

Table 5: Plans and programmes relevant to the South Cambridgeshire LDF (Source: South Cambridgeshire District Council, 2006).

International Level	
1	The Kyoto Protocol on Climate Change (1992)
2	The Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)
3	EC Council Directive 79/409/EEC, on the Conservation of Wild Birds (1979)
4	EC Council Directive 92/43/EEC, on the Conservation of Natural Habitats and of Wild Fauna and Flora (1992)
5	The Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979)
6	EC Council Directive 85/337/EEC & 97/11/EC, on the Assessment of the Effects of certain Public and Private Projects on the Environment (1985)
7	EC Council Directive 1999/31/EC, on the landfill of waste (1999)
8	The Ramsar Convention on Wetlands of International Importance especially as Waterfowl Habitat (1971)
9	Water Framework Directive (EC 2002)
National Level	
10	A better quality of life, a strategy for sustainable development for the UK (DETR 1999)
11	Working with the Grain of Nature – A Biodiversity Strategy For England (DEFRA 2002)
12	PPS1 Delivering Sustainable Development (ODPM 2004)
13	PPG3 Housing (ODPM 2000)
14	PPS6 Town Centres and Retail Development (ODPM 2005)
15	PPS7 Sustainable Development in Rural Areas (ODPM 2004)
16	PPG9 Nature Conservation (DoE 1994)
17	PPG13 Transport (DETR 2001)
18	PPG15 Planning and the Historic Environment (DoE 1994)
19	PPG16 Archaeology and Planning (DoE 1993)
20	PPG17 Planning for Open Space, Sport and Recreation (ODPM 2002)
21	PPS22 Renewable Energy (ODPM 2004)
22	PPS23 Planning and Pollution Control (ODPM 2004)
23	PPG25 Development and Flood Risk (ODPM 2001)
24	Transport Ten Year Plan (Department of Transport 2000)
25	Energy White Paper: Our energy future – creating a low carbon economy (DTI 2003)
26	Rural White Paper: Our Countryside: The Future - A Fair Deal for Rural England (DETR 2000)
27	Planning (Listed Buildings and Conservation Areas) Act 1990
28	The Air Quality Strategy for England, Scotland, Wales and Northern Ireland: Addendum (DEFRA 2003)
29	Planning Policy Statement 1 Delivering Sustainable Development (ODPM 2004)
30	UK Waste Strategy (DEFRA 2000)
31	Choosing Health: making healthier choices easier' White Paper (DoH November 2004).
32	'Securing Good Health for the Whole Population: Final report. HM Treasury (2004)
33	'Delivering Choosing health: making healthier choices easier' Guidance (DoH) March

	2005.
34	Home Office target Delivery Report 2003
35	Strategy for Sustainable Farming and Food (Defra 2002)
Regional Level	
36	Sustainable Communities in the East of England (ODPM 2003)
37	A Sustainable Development Framework for the East of England (EERA 2001)
38	Our Environment, Our Future (Regional Environment Strategy, EERA 2003)
39	Culture: A Catalyst for Change. A strategy for cultural development for the East of England (Living East 1999+)
40	Regional Economic Strategy (EEDA, 2001)
41	EEDA Corporate Plan 2003 - 2006
42	RSS14 East of England Plan (EERA 2004, draft)
43	East of England Regional Waste Management Strategy (East of England Region Waste Technical Advisory Body 2002)
44	Sustainable Tourism Strategy for the East of England – Draft (East of England Tourist Board 2003)
45	Framework for Regional Employment and Skills Action (FRESA) (EEDA, 2003)
46	Regional Social Strategy (EERA 2003)
47	Woodland for Life: The Regional Woodland Strategy for the East of England (EERA & the Forestry Commission, 2003)
48	Regional Housing Strategy 2003-2006 (Regional Housing Forum, 2003)
49	Water Resources for the future: A Strategy for Anglian Region (Environment Agency, 2001)
50	Towns and Cities Strategy and Action Plan (EEDA, 2003)
51	Towards Sustainable Construction, A Strategy for the East of England (EP, CE, GO-E, PECT 2003)
52	Living with Climate Change in the East Of England (East of England Sustainable Development Roundtable 2003)
53	East of England Plan For Sport (Sport England East, 2004)
54	Draft RSS 14 East of England Plan (EERA 2004)
County Level	
55	Cambridge and Peterborough Structure Plan 2003 (CCC & PCC 2003)
56	Cambridgeshire County Council's Environment Strategy and Action Plan (CCC 2002)
57	Public Library Position Statement 2003 (CCC 2003)
58	Cambridgeshire and Peterborough Joint Waste Management Strategy 2002-2022 (CCC & PCC 2002)
59	Cambridgeshire and Peterborough Waste Local Plan 2003
60	Cambridgeshire Local Transport Plan 2004 – 2011 (CCC 2003)
61	A County of Culture – A Cultural Strategy for Cambridgeshire 2002 – 2005
62	Cambridgeshire Landscape Guidelines (CCC 1991)
63	Cambridgeshire Rural Strategy (CCC 1992)
64	Cambridgeshire Health Improvement & Modernisation Plan 2002 – 2005 (HIMP Partners 2001)
65	Prospects for Learning (CCC 2001)
66	Cambridgeshire Aggregates (Minerals) Local Plan, (CCC 1991)
67	Biodiversity Checklist for land use planners in Cambridgeshire and Peterborough (CCC 2001)
68	Cambridgeshire Biodiversity Action Plan (CCC 2004)
69	The Infrastructure Partnership – sustainable development for the Cambridge sub-region (CCC)
District / Local Level	
70	South Cambridgeshire Corporate Strategy 2003/04 – 2007/08
71	South Cambridgeshire Community Strategy 2004
72	South Cambridgeshire Economic Development Strategy 2003

73	Today and Tomorrow – South Cambridgeshire District Council LA21 Community Action Plan 2001
74	LA21 Consultation Results June 2000
75	South Cambridgeshire District Council – Housing Strategy 2002-2005
76	South Cambridgeshire District Council – Community Safety Strategy – 2002 - 2005
77	South Cambridgeshire District Council – Lighting the Way – Arts Strategy 2002 - 2005
78	South Cambridgeshire District Council – Local Strategic Partnership – 20 Year Vision
79	South Cambridgeshire District Council – Sports Development Strategy 2002 - 2004
80	South Cambs Primary Care Trust - Health Improvement and Modernisation Plan 2002 –2005
81	South Cambs Primary Care Trust - South Cambridgeshire Improving Health Plan 2003 – 2006
82	South Cambs Primary Care Trust - Health Matters in South Cambridgeshire 2004
83	South Cambridgeshire District Council - Housing Needs Survey 2002 – June 2003
84	South Cambridgeshire Corporate Strategy 2003/04 – 2007/08

4.2 Description of the social, environmental and economic baseline characteristics and the predicted future baseline

The description of the social, environmental and economic baseline characteristics and the predicted future baseline can be found in the Scoping Report for the evolving South Cambridgeshire Local Development Framework. The current baseline (ie. reflecting recommendations received during consultation) is shown in Appendix 1.

4.3 Difficulties in collecting data and limitations of the data

Gaps in the dataset are consistent with problems known to exist in the current availability of data on the sustainability indicators proposed in the SA guidance. The collaboration between the Council, adjacent authorities and the County Council has resulted in a dataset that contains a good degree of local information with sub-regional comparators.

A number of outcome indicators are currently missing, and are acknowledged as priorities for data collection because they measure locally important variables:

- Water consumption rates – dependent on provision by water companies, and granularity of data is not yet known;
- Achievement of biodiversity targets – awaiting implementation of software;
- Rights of Way – awaiting results of December 2004 survey;
- House completions meeting EcoHomes standards;
- Infrastructure investment – baseline suggests there is a Structure Plan indicator, although presumably this will not be maintained in the future. Possibly use value of developer contributions as a proxy.

There are also a substantial number of parameters for which there is no trend. In many cases these are socio-economic parameters based on census data

or other information only monitored over long timescales. It may be necessary to review the value of these parameters in due course and consider replacing them with others that can be more readily monitored.

4.4 Main social, environmental and economic issues and problems identified

The issues identified in the South Cambridgeshire Scoping Report are summarised below.

Land and water resources

- Limited stock of brownfield land means new development will inevitably result in the loss of high-quality agricultural land;
- New development may sterilise important local sources of sand and gravel;
- New development could alter natural drainage patterns while also providing scope for contamination of groundwater in areas where rainfall currently percolates directly into the soil;
- Development will make additional demands of water supply (for homes, industry, etc.) in an area where the capacity of natural systems is limited.

Biodiversity

- The rural nature of the district means that development may result in the loss or deterioration of local habitats such as hedgerows and verges;
- Development may affect specific areas covered by national and international designations, which are often very sensitive and can be easily affected by impacts from non-adjacent locations.

Landscape, townscape & archaeology

- Further expansion at the fringes of Cambridge could adversely affect the unique character and setting of the city by hemming it in, affecting the quality of approaches to the City, harming the quality of the landscape, and shutting off key views of its distinctive skyline;
- The pace of growth and infilling around Cambridge means that there is no clear local style or building material and further growth may exacerbate this situation if clear design controls are not imposed;
- Uncontrolled or unsympathetic development could harm local landscape character if it occurs on a large enough scale, or repeatedly through a particular area;

- South Cambridgeshire's archaeological heritage could be threatened by development that in effect sterilises known sites, or which harms the setting of sites with important historical or cultural associations;
- Development may encroach on existing areas of open space, amenity and recreation value, or it may harm their setting and tranquillity.

Climate change and pollution

- Development pressure in the north of the district may result in use of land potentially subject to flooding by the Great Ouse and its tributaries (there is a lower risk in the south of the district);
- Local topography and drainage systems mean that there is an existing flood hazard across parts of the district;
- Adoption of sustainable development objectives that reduce the direct and indirect impacts of climate change, increased use of renewable energy, and more energy-efficient management of homes and business properties cannot occur without the support of, and direct action by, employers, homeowners and parents;
- The rural nature of the district makes residents dependent on the private car, resulting in high levels of ownership and usage;
- The district straddles several important transport arteries, and addressing local transport issues such as encouraging a modal shift to public transport will not solve the whole problem;
- Dispersal of housing and employment beyond Cambridge city has occurred at different rates and in different directions, contributing to high levels of commuting, particularly that by private car;
- Despite improvements in composting and recycling, the rate of waste production is still rising;
- Development through infilling or creation of new communities will contribute to noise and light pollution.

Healthy communities

- Fear of crime in the district is disproportionate to actual crime rates;
- Dependence on the private car for shopping, commuting and the school run has knock-on effects on people's willingness to use more sustainable forms of transport for these activities, and for recreation;
- Gradual increase in the size of the retired sector of the local population will make increasing demands on provision of appropriate health care, and the need to ensure this part of the community has convenient access to shops, amenities and social facilities;
- Ensuring high quality family and early years support is available;

- Development pressure may result in the loss of open space that has recreational value, which may encourage sports activities, or which benefits the character of the locality.

Inclusive communities

- House purchase and rental rates in the district are above the national average and continue to rise while salaries do not (particularly in the public sector), with the result that more than half the households in the district could not buy an average-priced home, creating a divided society;
- Lack of facilities in rural communities for young people in particular may contribute to residents' fears about crime;
- Loss of amenities and services in rural centres is likely to occur without positive action to reverse the trend;
- The increasing proportion of aged population will make increasing demands of the need for special access facilities, including community transport schemes;
- The increasing trend for the district's communities to become dormitory or commuting suburbs for Cambridge and London could lead to a loss of community identity, reducing inclusiveness and community involvement;
- The district has a substantial population of travellers whose needs differ from those of the resident population;
- Rural dispersal can make it difficult to justify the business case for regular transport connections to major shopping, employment and entertainment facilities.

Economic activity

- Research and technology are vitally important to the Cambridge sub-regional economy but the district must not become over-dependent on a limited employment base, and people with other skills should not be driven away from the district in search of work;
- Farm diversification or the conversion of farm buildings for other business uses could add to vehicle traffic in rural areas offsetting any employment benefits generated;
- The district's (sub-region's) rapidly growing economy will make substantial demands on infrastructure investment;
- Unplanned growth in tourism and related developments could increase traffic, detract from rural or urban character, and place additional pressure on other resources such as water supply;

- The disproportionate size of Cambridge as a retail centre could have adverse effects for attempts to retain and improve service and amenity provision in smaller centres in the district;
- The predominantly dispersed rural population of the district makes it difficult to justify the cost of installing broadband telecommunications infrastructure which could encourage teleworking and support the dispersal of some businesses.

The Scoping Report was prepared to provide a common SA Framework for all the DPDs in the initial Local Development Framework, and to be adapted in the future. No issues are identified specifically for Northstowe and its surroundings, however many of the broader issues are relevant to the locality or the proposed development (eg. extent of flood risk, water consumption, disparity in housing supply and demand) and result in extensive mitigation policies in the AAP as indicated in section 6.2.

4.5 The Sustainability Appraisal Framework

The aforementioned issues were used to define a set of appropriate policy responses, which then contributed to definition of a set of objectives, decision-making criteria and relevant indicators, which collectively comprise the SA Framework. The Framework is presented in Table 5.

Following discussion with Cambridge City Council (prompted by use of the South Cambridgeshire Framework as a basis to assess the Cambridge East development, which straddles the border between the two authorities), some very minor changes were made to the Framework, affecting the definition of Objective 1.2 and the decision-making criteria for Objectives 1.2, 4.1, 6.1, 7.1 and 7.3. The revised Framework was used for the detailed assessment of plan impacts and is that shown in Table 6.

Table 6: Sustainability Appraisal Framework (Source: South Cambridgeshire District Council, 2004, revised 2005).

Sustainability topic	Sustainability appraisal objectives	Decision-making criteria	Relevant Indicators
Land and water resources	1.1 Minimise the irreversible loss of undeveloped land and productive agricultural holdings	Will it use land that has been previously developed?	% of dwellings completed on previously developed land Net density of new dwellings completed
		Will it use land efficiently?	
		Will it protect and enhance the best and most versatile agricultural land?	
	1.2 Reduce the use of non-renewable resources, including energy sources	Will it reduce emissions of greenhouse gases by reducing energy consumption?	KwH of gas consumed per household per year
		Will it lead to an increased proportion of energy and other resources being met from renewable sources?	Generating potential of renewable energy sources within the District
	1.3 Limit water consumption to levels supportable by natural processes and storage systems	Will it reduce water consumption?	Water consumption per capita (however this data is not currently available)
Will it conserve ground water resources?			
Biodiversity	2.1 Avoid damage to designated sites and protected species	Will it protect sites designated for nature conservation interest?	% of SSSIs in favourable or recovering condition
	2.2 Maintain and enhance the range and viability of characteristic habitats and species	Will it conserve species, reversing declines, and help to enhance diversity?	Total area designated as SSSI Progress in achieving BAP targets
		Will it reduce habitat fragmentation?	
		Will it help achieve Biodiversity Action Plan targets?	
	2.3 Improve opportunities for people to access and appreciate wildlife and wild places	Will it improve access to wildlife, and wild places?	% of rights of way that are open and easy to use Area of strategic open space per 1000 people
		Will it maintain and, where possible, increase the area of high-quality green space in the District?	
		Will it promote understanding and appreciation of wildlife?	

Sustainability topic	Sustainability appraisal objectives	Decision-making criteria	Relevant Indicators
		Will it improve access to the wider countryside through the network of public rights of way?	
Landscape, townscape and archaeology	3.1 Avoid damage to areas and sites designated for their historic interest, and protect their settings.	Will it protect or enhance sites, features of areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	% of listed buildings classified as being 'at risk'
	3.2 Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape and townscape character?	% of built-up area having conservation area status
		Will it protect and enhance open spaces of amenity and recreational value?	
		Will it maintain and enhance the character of settlements?	
	3.3 Create places, spaces and buildings that work well, wear well and look good	Will it improve the satisfaction of people with their neighbourhoods as places to live?	Residents' satisfaction with the quality of the built environment
		Will it lead to developments built to a high standard of design, and good place making?	% of new homes meeting the EcoHomes or similar standard
Climate change and pollution	4.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	Will it reduce emissions of greenhouse gases?	CO ₂ emissions per household per year
		Will it improve air quality?	Average annual NO ₂ concentration
		Will it reduce traffic volumes?	Days when fine particle levels are in 'moderate' or 'high' bands
		Will it support travel by means other than the car?	Vehicle flows across urban boundaries
		Will it reduce levels of noise or noise concerns?	
		Will it reduce or minimise light pollution?	

Sustainability topic	Sustainability appraisal objectives	Decision-making criteria	Relevant Indicators
		Will it improve water quality including by reducing diffuse and point source water pollution?	boundaries % of main rivers of good or fair chemical / biological quality
	4.2 Minimise waste production and support the recycling of waste products	Will it reduce household waste?	Household waste collected per person per year % of household waste recycled
		Will it increase waste recovery and recycling?	
	4.3 Limit or reduce vulnerability to the effects of climate change (including flooding)	Will it minimise risk to people and property from flooding, storm events or subsidence?	No. of properties within flood risk areas
Healthy communities	5.1 Maintain and enhance human health	Will it substantially reduce mortality rates?	Life expectancy at birth (specified separately for males and females)
		Will it encourage healthy lifestyles, including travel choices?	
	5.2 Reduce and prevent crime, and reduce the fear of crime	Will it reduce actual levels of crime?	Recorded crimes per 1000 people % of residents feeling 'safe' or 'fairly safe' after dark
		Will it reduce fear of crime?	
5.3 Improve the quantity and quality of publicly accessible open space	Will it increase the quantity and quality of publicly accessible open space?	Area of strategic open space per 1000 people No. of sports pitches for public use per 1000 people	
Inclusive communities	6.1 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve the quality and range of services and facilities, including health, education, shopping, sport, leisure, arts and cultural activities?	% of population in categories 1, 2 or 3 for access to primary school, food shop, post office and public transport
		Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs etc)?	

Sustainability topic	Sustainability appraisal objectives	Decision-making criteria	Relevant Indicators
		Will it improve accessibility by means other than the car and improve the attractiveness of environmentally better modes including public transport, cycling and walking?	
		Will it support and improve community and public transport?	
	6.2 Redress inequalities related to age, gender, disability, race, faith, location and income	Will it improve relations between people from different backgrounds or social groups?	% of residents who feel their local area is 'harmonious' Index of multiple deprivation
		Will it reduce poverty and social exclusion in those areas most affected?	
		Will it promote accessibility for all members of society, including the elderly and disabled?	
	6.3 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?	House price / earnings ratio % of all dwellings completed that are provided under affordable purchase or tenancy arrangements
		Will it reduce the number of unfit homes?	
		Will it meet the needs of the travelling community?	
	6.4 Encourage and enable the active involvement of local people in community activities	Will it increase the ability of people to influence decisions?	% of adults who feel they can influence decisions affecting their local area % of adults who have provided support to others in the past year
		Will it encourage engagement with community activities?	
Economic activity	7.1 Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage businesses development?	Unemployment rate % of residents aged 18-74 in employment and working within 5km of home (or at home)
		Will it improve the range of employment opportunities to provide a satisfying job or occupation for everyone who wants one?	

Sustainability topic	Sustainability appraisal objectives	Decision-making criteria	Relevant Indicators
	residence	Will it improve accessibility to local employment by means other than the car? Will it encourage the rural economy and diversification?	
	7.2 Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure? Will it support provision of key communications infrastructure, including broadband? Will it improve access to education and training, and support provision of skilled employees to the economy?	% of 15 year old pupils in schools maintained by the local authority achieving 5 or more GCSEs at grades A* to C or equivalent (Possible indicator measuring the level of Section 106 contributions to infrastructure projects that have an impact on the plan area)
	7.3 Improve the efficiency, competitiveness, vitality and adaptability of the local economy	Will it improve business development and enhance competitiveness? Will it support the Cambridge area's position as a world leader in research and technology based industries, higher education and research, particularly through the development and expansion of clusters? Will it support sustainable tourism? Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge City Centre, town, district, and local centres?	Annual net change in VAT registered firms Economic activity rate (% of working age population in full or part-time employment)

5. PLAN ISSUES AND OPTIONS

5.1 Main strategic options considered and how they were identified

The range of options and alternative approaches was determined by the Council during plan development. The Council identified options where they were considered relevant and appropriate, however the detailed content of the plan and its position in the wider plan structure limited the number of alternatives that were proposed. Specific constraints were:

- Government housing targets, strategic policy in RPG6;
- Many of the principal over-arching strategic policies derive directly from planning guidance (particularly PPS1, PPG3, PPG6, PPS7, PPG12) and it was considered inappropriate to propose options that deviated from current practice;
- Development Control policies, which represent a large proportion of the plan's content, are largely defined by existing practice. The Council has some discretion to vary the thresholds for these controls, for example specifying a minimum number of dwellings or industrial floorspace above which the policy would apply. However the priority attached to preserving the valued character of the District's settlements and landscapes suggests there is an over-riding need to impose controls regardless of the size of the development, thereby removing another opportunity to consider alternative approaches.

The Council considered that these conditions therefore limited the number of policy areas for which it was possible to define relevant and appropriate alternative options. Appendix 2 details consideration of alternative approaches, and why in many cases it was not considered that there were reasonable alternatives.

The Preferred Options Report contains a number of 'rejected' policy options which enabled consultees to comment on approaches that were not considered reasonable.

Alternative policy options presented in the Preferred Options Report were as shown in Table 7. Those policies shown as being prepared at the Council's discretion may also reflect best or mandated practice as defined in government planning guidance. Note that the figures in the second column refer to the option numbering used in the Preferred Options Report.

Table 7: Alternatives presented at Preferred Options Report stage (Source: South Cambridgeshire District Council, 2004).

Policy area	Policy Option	Dictated by	Summary of options
The site	NS1 to NS3	Government housing policy and targets; RPG6, Cambridgeshire Structure Plan (policy 5/1) and South Cambs Local Plan (policy HG1); Housing Needs Survey	3 alternative options, one for 8000 homes and 2 proposing increased housing provision by extending the settlement to the north (NS2 – 9000 homes) and northeast across the guided busway (NS3 – 10,000 homes)
Green Belt	NS6 to NS8	Council's discretion	1 preferred option of maintaining a Green Belt around the settlement, and 2 alternatives both of which reduce the level of designation compared to the current situation and preferred option
Town centre	NS11 and NS12	Council's discretion, but reflecting local settlement patterns	1 preferred option of a linear centre, and an alternative of a more nuclear and concentrated centre
Housing density	NS16 and NS17	PPG3; Cambridgeshire Structure Plan (policy 5/3); South Cambs Local Plan (policy HG1); informed by Housing Needs Survey	1 preferred option proposing density "well above" 40 dwellings per hectare, and an alternative providing lower densities around 40 but still above current policy guidance
Additional road access	NS31 to NS33	Council's discretion	3 alternatives providing an additional road into the south of the settlement via Oakington and Westwick
Car parking standards	NS37 and NS38	PPG3 and PPG13; South Cambs Local Plan (policy TP1)	1 preferred option (consistent with policies CS79/CS80 in the Core Strategy) and an alternative seeking more stringent controls
Green corridors	NS74 and NS75	Council's discretion	1 preferred option providing corridors for informal recreation and biodiversity value, and an alternative incorporating formal recreation facilities

Policy area	Policy Option	Dictated by	Summary of options
Water feature	NS77 and NS78	Council's discretion	1 preferred option for a linear feature typical of fenland landscapes, and an alternative for a large lake
Surface water drainage	NS87 and NS88	Council's discretion; Environment Agency guidelines	As for NS77 and NS78, indicating the parallel function of the water feature and green corridors in flood protection
Management of water courses	NS90 to NS92	Council's discretion	1 preferred option and 2 rejected alternatives proposing management by (respectively), a public trust, the Council, or Anglian Water
Alleviating flood risk at Oakington	NS93 to NS96	Council's discretion; Environment Agency guidelines	4 alternatives proposing different infrastructure solutions (3 new and 1 involving modification of existing facilities)
Green separation	NS109 and NS110	Council's discretion	1 preferred option and 1 alternative proposing different approaches to timing of planting of vegetation screens
Construction spoil	NS111 and NS112	Council's discretion	1 preferred option and 1 alternative proposing (respectively) re-use on site and removal elsewhere

5.2 Comparison of the social, environmental and economic effects of the options

The evaluation of the initial set of preferred, alternative and rejected options was based on the original SA Framework and involved the assessment of the nature, significance and duration of the effects of the policy on the 22 objectives. The results of the analysis are documented in the Initial Sustainability Appraisal Report, and the detailed assessments are currently accessible for reference on the Council's website

5.3 How social, environmental and economic issues and consultation responses were considered in choosing the preferred options

In addition to consideration of alternative approaches, Appendix 2 also summarises the initial appraisal of options. It then briefly summarises the result of public participation at the preferred options stage, resulting changes to the approach to the policy, and the District Council's justification for the policy approach.

5.4 Mitigation measures proposed

At the Initial Sustainability Appraisal stage mitigation proposals were largely reflected in recommended changes to policy wording. During the initial review of the Appraisal results the Council accepted a substantial number of these recommendations and the nature of the changes are recorded in the Initial Sustainability Appraisal Report.

In summary the changes taken forward were:

- NS2 [vision] –two statements added proposing to incorporate buildings with heritage associations into the town, and advocating social sustainability as a core principle of the design of the settlement;
- NS5 [Green Belt objectives] –text added proposing to take every opportunity to provide recreation in the surrounding open land;
- NS6 [Green Belt] – minor wording changes referring to the presentation of Green Belt extent on the site concept maps;
- NS34 [public transport] –a further statement added proposing to improve public transport, cycling and footpath links between the settlement and adjacent villages;
- NS37 [car parking standards] –two statements added making specific requirement for disabled parking, and the need for employers to prepare green travel plans;
- NS49 [St Ives railway] – minor wording changes indicating need to include tree planting as visual mitigation along the eastern edge of the settlement;

- NS58 [biodiversity objectives] –a statement added prioritising conservation efforts on species of local biodiversity importance, particularly through planting schemes;
- NS61 [green corridors beyond towns] – minor wording changes to clarify the links between the corridors within the settlement and corresponding features in the adjacent countryside;
- NS73 [town park] – minor wording changes clarifying the nature of the facility;
- NS76 [green corridor crossings] –statement added stating need to provide wildlife crossing consistent with the role of this feature;
- NS87 [surface water drainage] – minor additional wording clarifying the role of the water feature both as a recreational facility and as part of the site drainage infrastructure.

Full details of mitigation proposals are given in the detailed assessment sheets which can be viewed on the Council's website.

6. PLAN POLICIES

The predicted effects of each policy on the SA objectives are contained in detailed appraisal tables which are provided in Appendix 8. This section draws together information from the Scoping Report – particularly the baseline – with the results of the assessments of overall and cumulative, and other impacts to summarise the overall social, environmental and economic effects of the plan, discussing them in the context of each SA objective in turn.

Each section of the AAP begins with a set of objectives for the plan which are not strictly part of the policy itself. These objectives have not been assessed separately, however we are satisfied that they are adequately covered by the corresponding policies and supporting text which have been assessed.

6.1 Summary of cumulative, synergistic and secondary impacts

Current guidance requires the explicit review of these three types of effect in order that each policy is not assessed in isolation. Guidance proposes a range of assessment techniques, each of which has merits and drawbacks. We have used a matrix-based assessment in this instance as it provides a clearer correlation between policies and objectives than some of the other techniques, although clearly it is a further, subjective element of the assessment.

Appendix 3 contains a table cross-referencing the SA objectives against the policies and the conclusions are summarised in a table outlining the principal impacts. In summary, the principal effects identified are:

- The absolute increase in energy and water use, and waste arisings; although as noted previously these are inevitable if government / county house building targets are to be met, and the plan makes provision for deploying appropriate technology to improve efficient use of resources;
- The potential impact of traffic on the A14 as some development of the site could potentially precede the widening of this road, although policies require conditions on any planning permission to address this issue, and other policies preclude routeing these vehicles through adjacent villages to avoid impacts;
- An overall positive (synergistic) effect from policies addressing a wide range of aspects of the design, ranging from housing density to the layout of town and local centres, and features such as the water park. These should will contribute to objectives relating to settlement character, residents' satisfaction, encouraging early occupancy of Northstowe and maintaining it as a centre in the longer term;
- A significant temporary problem which may not be cumulative but which may be repetitive: development will occur over 10 years, and residents in the adjoining villages will be subject to some impacts for sustained periods, possibly at different times over this period. The situation will also affect those who occupy the first housing units. This issue will need careful coordination of the construction programme to minimise

disturbance and good site practices to minimise risks of other impacts such as noise and dust contamination;

- Site drainage is a potential issue as an increasing area is covered with impermeable surfaces. It is addressed by the combined green corridor / SUDS / water park design proposals, and we assume the impact on percolation rates will also be mitigated by planning open space into the settlement. Nevertheless there is a concern about interruption of drainage during construction and after completion, and which is likely to be cumulative. There is also a lack of detail of drainage for the western side of the site where no water feature is specifically required by the AAP, and a nearby brook with its own small floodplain adjacent to Longstanton;
- Benefits for human health through the provision of open space, encouraging sustainable transport, and provision of other facilities. This is not strictly a cumulative effect, but one where various policies interlock to address an objective comprehensively;
- Similarly, many policies combine to ensure provision of suitable infrastructure (physical, social, recreational, etc.) and there are other obvious synergies with those addressing the layout of the settlement (centralisation and accessibility) and sustainable transport;
- There is a concern that a good level of service provision at Northstowe could have a long term cumulative impact on the viability of facilities in surrounding villages, and that Core Strategy policies to prevent loss of amenities provides little protection if there is no local market. A retail impact assessment of Northstowe's town and local centres is required by a policy in the plan.

As noted above, in several cases it has proved difficult to distinguish between cumulative impacts and collective impacts – ie. where several policies contribute to an objective. Many of the policies and their supporting text provide mitigation measures for the recognised impacts of the development limiting, in particular, the number of instances where additional cumulative adverse impacts might occur.

6.2 Significant social, environmental and economic effects of the preferred policies

Appendix 4 contains a matrix indicating where there are potentially significant positive and negative impacts from policies on the SA objectives. In reviewing this table and the summaries below reference should be made to the discussion about important and significant impacts in section 3.1 of this report to understand the terminology we have used. Specifically, in many cases significance cannot be established quantitatively, as it can in EIA for example, due to the limited information about the design and layout of the settlement at this stage.

In the rest of this section we review the extent to which the collective set of policies support the objectives in the SA Framework. Each section follows a common structure, presenting the issue that the objective seeks to address,

supported by baseline data where appropriate. The impact of the plan is then discussed and the key policies which are predicted to have positive or negative impacts are identified. The section concludes with a discussion of synergistic, cumulative or secondary effects where appropriate.

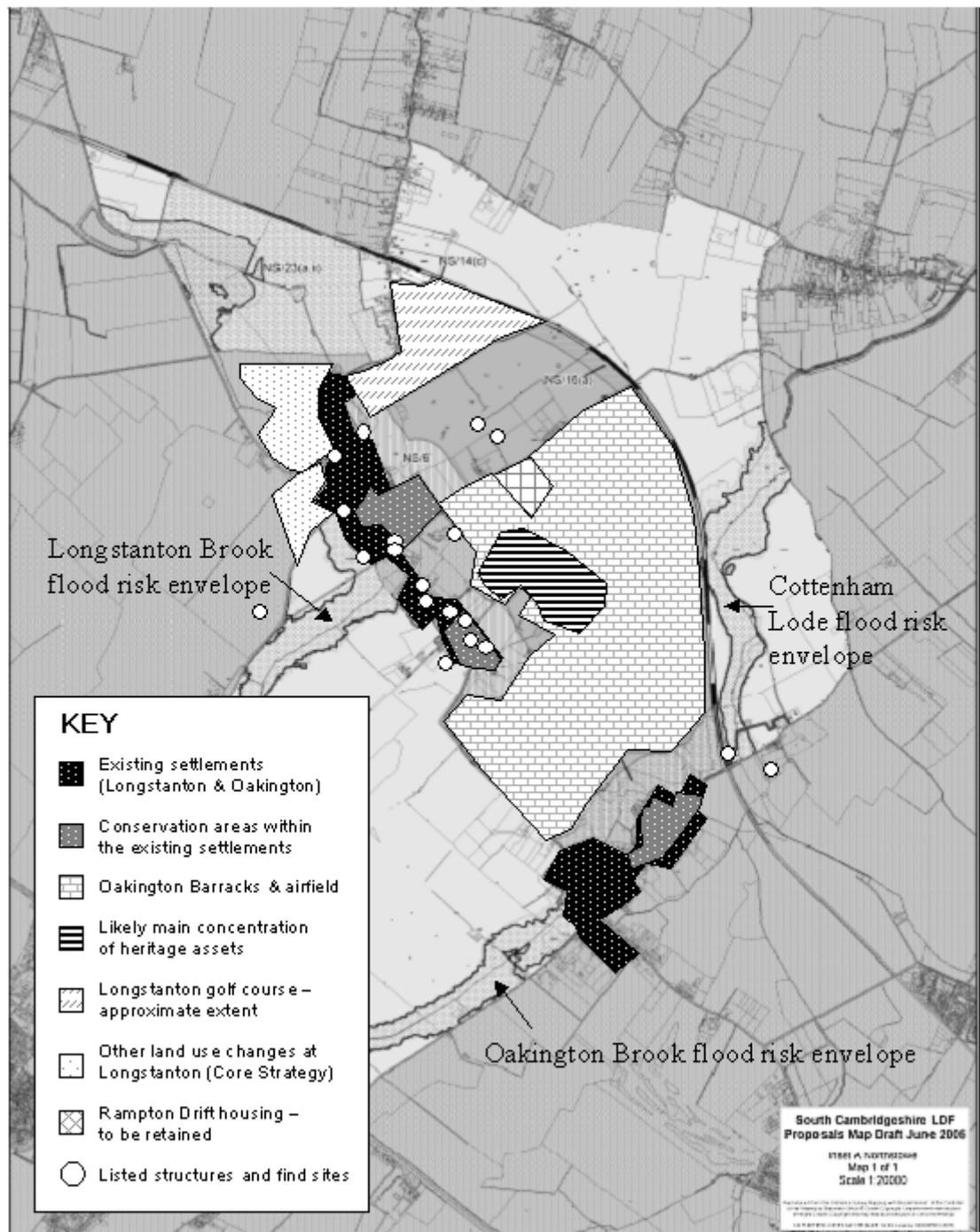
In summary the only consistently significant negative impacts we have identified are the absolute effects on water and energy consumption, and waste generation, which are the inevitable effects of new development. The requirement of Northstowe is predicated on government house building targets and over-arching policies in the Regional Spatial Strategy and Cambridgeshire Structure Plan. Analysis of suitable locations occurred during the preparation of these plans, and while assessment predated the SA approach required by current guidance, it used a similar structure to determine the most sustainable locations. The ISA of the Preferred Options Report assessed the impact of three alternative sites for Northstowe in this general location and identified the site proposed in the draft AAP as the most sustainable. Consequently the negative impacts identified must be considered neutral in relative terms since development elsewhere would have more adverse impacts. Moreover their effects are mitigated by specific policies within the AAP.

Otherwise our assessments are overwhelmingly positive and no draft policy is considered unsustainable. Clearly a development on this scale will have significant impacts which will require extensive mitigation. However the draft AAP contains a wide range of mitigation measures expressed as policy, and the limited number of additional changes are largely concerned with clarifying specific issues. Moreover it should not be overlooked that mitigation of development impacts will also be controlled by over-arching policies in the Core Strategy and Development Control Policies DPD, even if these are not referenced explicitly in the AAP.

Figure 2 overlays the draft proposals map with various parameters that summarise design issues and constraints for the development.

Each section follows a common structure, presenting the issue that the objective seeks to address, supported by baseline data where appropriate. The impact of the plan is then discussed and the key policies which are predicted to have positive or negative impacts are identified. The section concludes with a discussion of synergistic, cumulative or secondary effects which are also referred to in the sections below. All data defining conditions in the District are taken from the baseline dataset unless otherwise stated.

Figure 2: Northstowe constraints map (Source: South Cambridgeshire District Council, DEFRA; base map © Crown copyright).



1.1 Minimise the irreversible loss of undeveloped land and productive agricultural holdings

The shortage of previously developed land in the District is reflected in the target that 37% of new dwellings should be built on brownfield sites, which is established in the adopted Structure Plan, compared to the national target of 60% stipulated by ODPM. In 2003 the rate was 27%, consistent with that over the preceding five years, and suggesting the need for improvement. Over the same period average housing density was 19.7 dwellings/ha., which is typical of the sub-region as a whole, but some way below the minimum threshold of 30/ha. specified in PPG3. Both rates reflect the transition from the former development strategy for the District to current policy.

Development at Northstowe is clearly consistent with this objective, balancing the need to meet the housing targets in the Regional Spatial Strategy and Cambridgeshire Structure Plan with the need to limit the loss of greenfield land. The overall approach, summarised in policies NS/3 (the site) and NS/2 (development principles) is based on policy option NS1 from the Preferred Options Report. This option maximises the use of brownfield land occupied by Oakington Barracks and airfield, whereas the two other options would have taken additional agricultural land to the northwest or northeast.

Policies with a potentially significant or important beneficial impact: NS/2, NS/3, NS/10. The significance of these impacts cannot be calibrated although they prevent the loss of greenfield land which would occur if Northstowe was not developed, but if house building targets remained.

Use of land occupied by the golf course is not as supportive since policy NS/23(5) requires that a suitable replacement site is found, and it is not clear whether this might be provided on agricultural land which is surplus to requirements.

Policies with a potentially significant or important harmful impact: NS/23. This policy also requires the creation of two country parks which suggests the loss of agricultural land. However such change of use does not cause the same potentially irreversible loss of this resource that would result from its use for housing or employment.

The principal cumulative impact is the longer-term effect of creating Northstowe on development pressure on land around the settlement. However options NS2 and NS3 in the Preferred Options Report provided for a larger settlement from the outset, and any expansion at a later date would have to take greenfield land. However both options were rejected taking account of the Initial Sustainability Appraisal, consultation responses and other considerations, which are detailed in Appendix 2.

Expansion beyond the guided busway is only feasible to the northeast of the settlement due to the area of flood risk to the east. This would take additional agricultural land but would result in a fragmented settlement straddling the busway, which led us to conclude in the Initial Sustainability Appraisal that this approach would be less supportive of an inclusive community. Expansion to the northwest, as proposed by policy NS2 in the Preferred Options Report would require relocation of the country park, increased land take and less Green Belt land around the town.

Moreover redesignation of the surrounding land and the green separation as Green Belt land will control development pressure.

1.2 Reduce the use of non-renewable resources, including energy sources

Prudent use of natural resources in general is one of the basic themes of the UK sustainable development agenda. Baseline data suggests local consumption of gas is lower than the UK average, at 15,395KwH per home, compared to 17000KwH for the UK as a whole. Nevertheless, climate change concerns mean a need to control consumption or exploit more sustainable power sources.

Current targets require a 10% increase in production of renewable energy, although the District's capacity has remained static at just under 9GwH for the last five years. There is a regional target to generate 14% of electricity needs from renewable sources over the same period. At present there is no other information to assess the District's performance and an additional indicator might measure the number of new developments where recycling of building materials occurred in line with Core Strategy policy DP/1.

Introduction of energy efficient technology and renewable energy generation are addressed by policies NE/1 and NE/3 in the Development Control Policies DPD. These establish quotas or thresholds which developers must achieve for the installing photovoltaic cells, solar panels and heat-retention measures. The targets are not particularly stringent, however the Council considers this the most effective way of providing flexibility in that this is expected to encourage developers to go beyond these thresholds.

Policies with a potentially significant beneficial impact: NS/12, NS/14, NS/15, NS/26. The absolute impact of these policies will depend on two factors: whether (or how many) developers embrace the proposals in the Development Control Policies DPD and in policy NS/26; and whether developers implement the minimum requirement or are encouraged to equip more properties with the relevant technology.

The objective also refers to broad issues of energy consumption, and it is strongly supported by NS/14 (alternative transport solutions) and intrinsically by policies NS/2(16), NS/2(17), NS/2(18), NS/7(11), NS/7(12) and NS/7(13) which support modal shift and reduced reliance on the private car.

Policies with a potentially significant adverse impact: NS/1, NS/3, NS/8, NS/10, NS/11. All these have a negative impact only in absolute terms as a result of the demand of new development for building materials, aggregates for roads, energy, etc. However the primacy of government policy and the targets in policy 5/3 of the Cambridgeshire Structure Plan require expansion of the district's housing stock and therefore the key relative impact is whether the new technology can reduce the average energy consumption per capita or per household.

The main issue for this objective is the limited cumulative benefit. The Council needs to balance the desire to promote this technology against the financial impositions on developers which are also being asked to contribute to other infrastructure improvements through Section 106 agreements. The benefit of

this policy would be maximised if a reasonably ambitious rate of deployment can be encouraged. Some energy efficiency measures can be delivered by design strategies (eg. on massing and orientation of housing) which do not necessarily carry cost burdens. However by mandating a minimum level of provision (rather than encouraging it, which is the approach taken by Development Control policy NE/1) developers would be encouraged to buy technology in reasonably large volumes that would ideally reduce the price of each unit, lessening the cost burden of complying with this policy.

1.3 Limit water consumption to levels supportable by natural processes and storage systems

The District lies in one of the driest areas of the UK (Scoping Report, para. 8.3), although it benefits from the chalk geology in its southern half, as a result of which measures to maintain the openness of land (for percolation) and maintain the nature structure of drainage systems are essential. Unfortunately evaluation of current conditions is limited by the lack of sustainable indicator information at present, although the Scoping Report notes this is a priority for which a source of data is being investigated. (Note that water quality issues are addressed by objective 4.1).

Water consumption is addressed by policy NS/24(9).

Impact on groundwater recharging is provided primarily by policies NS/24(1) and NS/24(7), both of which provide for sustainable drainage of the site to maintain its current runoff characteristics.

Policies with a potentially significant beneficial impact: NS/24, NS/26. All policies clearly support maintenance of water quality, resources and run-off rates. However the efficacy of policy NS/24 was substantially reduced by a post consultation change, removing the target level for water conservation, and leaving the delivery of water-saving measures to other initiatives. This situation has been assessed as an adverse impact of the policy, though it is recognised the change was necessary as the Council has been advised it cannot use the planning process to set such targets. (A similar change was made to the Cambridge East AAP for the same reason.)

Policies with a potentially significant adverse impact: NS/1, NS/3, NS/8, NS/10 NS/11, NS/12. The assessment for this objective largely mirrors that of 1.2 above. In absolute terms the development will increase water consumption and part of it will cover what is currently open land into which groundwater percolates, although this will be limited somewhat by the underlying clay geology. This is offset by the measures in NS/24 to reduce water consumption relative to existing development, and to maintain the overall pattern of local run-off.

The primary secondary and cumulative effects are likely to be the impact on run-off and groundwater absorption. It is not possible to assess the practicality of this requirement without further detail of the site layout.

2.1 Avoid damage to designated sites and protected species

The biodiversity value of the Cambridgeshire countryside is a key component of the District Vision (see Section 2.2). However the Scoping Report states that there is a relatively low level of formally protected wildlife areas given the District's rural character. There are no existing designations affecting the Northstowe site or its immediate surroundings, the closest being a small SSSI on the Great Ouse near Earith approximately 9-10kms to the north.

Policy NS/19 requires the developer(s) to commission a full ecological survey of the site to establish its key biodiversity features, which should be retained and incorporated into the master plan for the settlement, and to identify the presence of any protected species or habitats on the site. The current policy wording requires biodiversity to be surveyed "before, during and after construction". However the need to conserve and protect features such as individual trees and grassland mosaics means this survey needs to be undertaken as early as possible, and within the timetable for the initial master planning work, so that its conclusions and mitigation proposals can be incorporated into the site plan from the outset.

Policies with a potentially significant beneficial impact: NS/19. The impact of this policy cannot be estimated without the details of an ecological survey of the site.

Policies with a potentially significant adverse impact: none identified.

Potential secondary, cumulative or synergistic effects include the impact of the change in setting on the value of retained biodiversity features. Much of the site occupies the grounds of Oakington Barracks and airfield. Although partly artificial (ie. landscaped) this area has an open aspect, and the ecological survey and master planning exercise will need to consider the impact of greater enclosure of features such as hedgerows and trees within the settlement on their value to local wildlife.

2.2 Maintain and enhance the range and viability of characteristic habitats and species

The Scoping Report refers to software under development that can estimate the extent to which Biodiversity Action Plan targets and objectives are being achieved. This facility is not available at present, a common problem for councils in our experience. Other indicators such as the trends in farmland and woodland bird populations are not available at local level, but might show significant trends that need to be addressed, given the intensity of the agriculture in the District, especially the north-east.

The Cambridgeshire Biodiversity Action Plan identifies five broad habitats (including acid grasslands and rivers & streams) and a further ten priority habitats (including *ancient and/or species-rich hedgerows*, *cereal field margins*, coastal and floodplain grazing marsh, *fens*, lowland calcareous grassland, lowland meadows and reed beds). Some of these will be present in each of the areas covered by DPDs in the initial South Cambridgeshire LDF, and action plans have been prepared for each habitat. A further twelve local habitats (including churchyards and cemeteries, roadside verges,

drainage ditches and *arable land*) have been identified. Those habitats that are likely to be present in the AAP area are indicated in italics above.

Although policy NS/19 makes specific provision for designated species it also requires the developer to provide for the conservation and enhancement of locally characteristic features even if they have no formal protective designation. Here too our proposal for an early ecological survey to establish the presence and value of all biodiversity features is relevant to ensuring that as much of the natural capital of the site remains in situ and suffers as little disturbance as possible during construction.

However the AAP contains a range of other policies which support this objective consistently. NS/20 supports the broader sustainability objectives of the Core Strategy and the Northstowe vision by providing for new biodiversity features in the form of two country parks, the water park, green corridors and areas of green separation (some of which will be planted with locally characteristic species to provide a visual barrier while ideally their biodiversity value). Equally the need for sympathetic landscaping which incorporates existing biodiversity features is required by other policies.

Policies with potentially significant beneficial impacts: NS/5, NS/6, NS/15, NS/17, NS/19, NS/20. Their effect cannot be assessed without more detail of the wildlife assets on the site at present, though clearly the policies aim to minimise adverse impacts and should incorporate proactive conservation measures provided the initial survey occurs early enough.

There is a potentially significant secondary impact in terms of the effect of a sustained period of construction on the attractiveness of the site to wildlife. Even if natural features are retained local wildlife is unlikely to use it if there is continual disturbance from construction noise, vehicle movements, etc. There are also risks of contamination from dust, vehicle emissions, accidental spillages and leakages of foul water which would have locally adverse effects and which need to be prevented by thorough application of effective operational procedures under the terms of policies NS/27 and NS/30, as well as policy DP/6 in the Development Control Policies DPD¹.

2.3 Improve opportunities for people to access and appreciate wildlife and wild places

This objective is not directly related to specific government policies or targets, although there is a strong fit with the objectives of the Countryside and Rights of Way Act 2000 (CRoW), and with government initiatives to promote healthier lifestyles. The baseline dataset has no information on relevant parameters (notably the % of rights of way that are open and in reasonable condition) and we expect this will be addressed by the obligation to measure their availability arising from CRoW.

Notwithstanding this, the AAP makes good provision for residents and visitors to enjoy the open space around Northstowe in a variety of habitats. This is addressed in several ways: through designation of additional areas of Green Belt to provide open land resource, retaining and extending existing

¹ Note that contamination is a particular issue as the whole of the site and its surroundings lie within a nitrate-sensitive area.

landscape and biodiversity features to provide green corridors which are linked to rights of way extending into the surrounding countryside, by providing green separation areas which have the dual function as areas for informal recreation, subject to protecting the character of the open parts of Conservation Areas adjacent to Longstanton, and by developing the water park on the east side of the settlement which provides a characteristic fenland setting not provided by the other developments in the Cambridge area.

Policies that have potentially significant benefits: NS/5, NS/6, NS/15, NS/17, NS/18, NS/20, NS/23. Overall significance cannot be judged at this stage but clearly these proposals provide for increased public access to land that is currently largely inaccessible and is therefore beneficial.

There are no policies that conflict with this objective, and any concerns about the broader implications of development on biodiversity in general (places and species) are covered by the comments for 2.2 above.

The only potential secondary issue is the need to balance the desirability of increasing access to the surrounding countryside (to instil satisfaction with Northstowe as a good place to live, to encourage exercise, and to foster interest in biodiversity) with the need to maintain the rural character and tranquillity of these areas. Given it will already be providing two country parks which offer scope for informal countryside recreation beyond the edge of the settlement, it may be advisable for the Council to designate some parts of the rural surroundings as Countryside Enhancement Areas, consistent with policy NE/5 in the Development Control Policies DPD.

3.1 Avoid areas and sites designated for their historic interest, and protect their settings

This objective can be difficult to measure because assets are widely fragmented, and their presence only suspected. The age of many settlements in the District means a potentially high level of listed buildings, but there is a much broader significance because of the rural settlement pattern and the shared heritage with Cambridge city. The Scoping Report notes that the principal indicator - % of listed buildings considered at risk - has remained roughly static at around 2%.

Figure 2 shows the location of scheduled monuments, listed buildings and artefact finds based on records prepared by English Nature². Arguably the most important of these are the four medieval features:

- An alleged medieval moat. This feature lies within the area between the conservation area containing Longstanton church, close to Long Lane, and will lie within the green separation. However English Nature data suggests this may be a much later ornamental feature of negligible value;
- Remnants of a Roman field system. This feature appears to straddle the border between the land immediately to the north of Rampton Drift and Longstanton golf course. The historical importance of the site needs to be determined early in the master planning process so that a decision can

² <http://www.pastscape.org.uk>

be taken on whether it must be preserved. The concept diagram suggests the feature might be coincident with one of the green corridors on the west side of Northstowe, and this could enable preservation of the feature in a suitable setting;

- Remnants of a medieval windmill mound. This feature appears to lie close to the previous one and, if it requires preservation, might also be incorporated into the green corridor.

The AAP refers broadly to the need to incorporate archaeological and heritage features into the settlement, and it is assumed that the specific protection and requirement to allow inspection of important sites would be imposed at Northstowe in line with policies CH/2 and CH/3 in the Development Control Policies DPD. In practice the field system and windmill mound are the only two features lying within areas potentially to be re-developed.

Virtually all the listed features are in the vicinity of Longstanton, with two listed buildings in Westwick, one of which is the existing (disused) railway station which appears to lie at the southern end of the spinal bus route through Northstowe and presumably will be the site of an interchange on the guided busway. It is assumed this structure can be returned to its former use, which is therefore sympathetic with Development Control policy CH/3.

Aside from these, policy NS/7(18) requires heritage assets on the Oakington airfield site in particular to be incorporated into the settlement, renovating the buildings for sympathetic uses or for heritage / educational purposes reflecting the site's original purpose.

Policies with a potentially significant beneficial impact: NS/21. The impact of development depends on the scarcity and historical importance of the listed and scheduled features listed above. The comments above suggest that the two features lying north of Rampton Drift will need to be surveyed early to determine the scope for their preservation and to allow time to incorporate this into the master plan.

Policies with potentially significant adverse impacts: none identified.

Potential secondary, cumulative and synergistic effects: none identified.

3.2 Maintain and enhance the diversity and distinctiveness of landscape and townscape character

The Strategic Vision (section 2.1) sets great stock in the importance of the District's character to its attractiveness as a place to live and work (notwithstanding the costs involved), and as a complement to the principal tourist attraction of Cambridge itself. It is difficult to identify meaningful indicators that can be measured readily and at an appropriate scale for the built environment. However this is largely subsumed by the designation of Landscape Character Areas which reflect the integration of settlement pattern and density, building materials, flatness of the terrain, along with more subtle nuances such as the importance of the openness of the East Anglian Chalk to

recharging the District's groundwater resources, and the need for new development to reflect the layout and structure of settlements in the vicinity.

This objective is dealt with extensively by a range of policies within the plan, ranging from the broad over-arching vision of NS/1 to those dealing with features which are to be designed into the settlement to mimic those found in other villages. These include: provision of green spaces and green corridors (policy NS/5 which are a feature of many local villages; the selection of a linear layout for the town centre (NS/8) which also reflects local settlements; and inclusion of water park (NS/15) to reflect fenland features in the area to the north of the town.

The AAP also addresses the impact of Northstowe on adjacent settlements. At the Preferred Options Report stage extensive consideration was given to the depth and extent of green separation to provide permanent visual mitigation of the impact of the town on the closest properties in Longstanton and Oakington. This is carried forward in the extensive number of references to green separation throughout the AAP, and in the proposal to ensure planting in these areas uses locally prevalent species and is in a copse-like pattern which is consistent with local vegetation.

Policies with potentially significant beneficial impacts: NS/1, NS/2, NS/4, NS/5, NS/6, NS/16, NS/17, NS/18, NS/20. It is not possible to assess the impacts of these policies at this stage, although it would be advisable to commission a formal assessment of visual impacts particularly at the most sensitive locations, to ensure that the proposed mitigation measures will be effective.

Policies with potentially significant negative impacts: none identified. In practice this conclusion assumes that the screening and other impact reduction measures proposed in policies on green separation, etc. will provide effective mitigation of visual impacts of the development. This conclusion applies also to the use of trees to screen the eastern edge of the town from the open countryside towards Cottenham and Rampton.

Potential secondary, cumulative and synergistic effects: none identified.

3.3 Create spaces, places and buildings that work well, wear well and look good

This objective is one of the most difficult to assess since it is largely subjective. Good urban design principles address specific requirements within settlements, and this is assumed to be the focus of the objective. The need for good quality landscape is assumed to be addressed by objectives 2.2 and 3.2. A 2002/3 survey suggests South Cambridgeshire is performing well, with 90% of residents satisfied with the quality of their immediate (built) environment, which is above the national average. This outcome appears to reflect the predominantly rural aspect of the area, and the open, low density layouts of many of the District's principal settlements.

As noted in the Core Strategy, this objective is closely related to objective 3.2 if it is accepted that the majority of the district's residents value the rural nature of the area. Again a broad range of policies throughout the AAP aim to

provide a well-designed environment that residents will appreciate not just in terms of open spaces but also in terms of the facilities and services they have close to hand.

Policies with potentially significant beneficial impacts:

- NS/6 – green separation to provide open space around the edge of the settlement, and to limit impact on residents in existing settlements;
- NS/9 – local centres providing basic facilities within easy reach of all residents;
- NS/10 and NS/12 – housing to reflect local needs and located close to amenities and public transport;
- NS/15 to NS/17 and NS/22 – landscaping and open space policy to ensure higher housing densities do not lead to a cramped development, and to provide for formal and informal recreation needs.

As with objective 3.2, the overall effect of the plan policies is strongly positive provided that measures to mitigate the impact of the development on the existing settlements and their residents are effective.

The principal cumulative impact is the long-term issue of whether Northstowe becomes a victim of its own good design. If the settlement becomes recognised (as the Council wishes) as an exemplar of sustainable new community and a “good place to live” then this will add to development pressures to expand the town, since this will be easier than trying to partially retro-fit sustainable features to other long-established settlements.

4.1 Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light)

Section 11 of the Scoping Report highlights several issues under this objective where local conditions are below national averages, or where performance has deteriorated recently. Commuting patterns (including the school run) are a particular issue, which contribute to local congestion to add to the 28% increase in vehicle traffic over the period 1992-2002. Local monitoring has shown that traffic flows into and out of Cambridge are static but above the level stipulated in the Local Transport Plan. A further indication of the nature of the problem is that trunk traffic flows are 70% above the national average, and that on other principle roads is 35% higher. This situation has implications for air quality with recent data suggesting a significant deterioration with a 30% increase in NO₂ levels at one local monitoring station alongside the Cambridge-Huntingdon link of the A14 close to Northstowe, while at another station on the Cambridge Northern Fringe levels were static but already 30% above UK and European thresholds. Furthermore, dust concentration may be an issue. Two measurement stations providing local data show concentrations of 40 and 72µg/m³ respectively, the first equaling the air quality threshold for this parameter, and the second being almost double. However from 2005 the dust concentration threshold is cut to 20 µg/m³ (to be achieved by 2010) suggesting a potential air quality problem if these levels are typical of other parts of the District.

Figure 3 summarises the recent (2001 out-turn) and forecast (2010) background levels of two of the principal pollutants that are monitored in the UK: nitrogen dioxide (NO₂) and particulate dust (PM₁₀). The diagrams show the levels relative to the principal local settlements and Northstowe. The NO₂ plots show the influence of the A14 in the west and south of the area, with much of this area exceeding UN, EU and UK standards.

However improvements in engine technology and the increased proportion of vehicles fitted with catalytic converters are forecast to improve background air quality over the next five years, although it has not been possible to establish whether the 2010 forecasts are based on growth in traffic over the period 2001-2010 that is consistent with actual recent growth.

In contrast the main issue shown by the PM₁₀ plots is the impact of the halving of the threshold from 2006 onwards, with concentrations roughly within 15% of the revised target level, indicating a clear need to control any additional general and point sources of these pollutants.

Water quality does not appear to be a problem with all main rivers achieving 100% rating on biological and chemical quality, a significant improvement on the situation five years and well above the national target of 95% by 2005. The quality of smaller watercourses is not known. Nevertheless Northstowe and its surroundings lie within a nitrate-sensitive zone and therefore efforts to maintain and improve the quality of groundwater are essential.

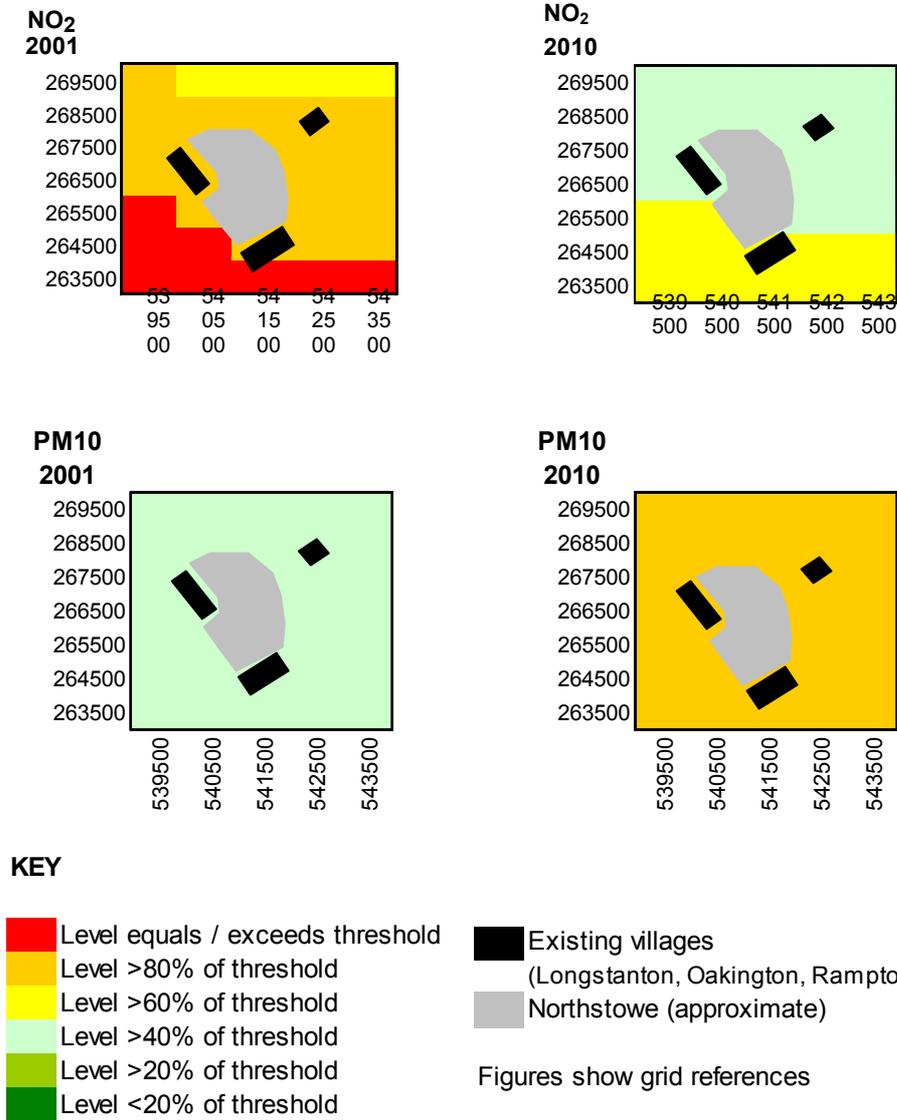
The AAP addresses these issues through transport policy and a range of measures to limit impacts and pollution. Promoting sustainable transport is at the heart of the concept for Northstowe since the location of the settlement is dictated in part by the desire to exploit the potential of new development on the proposed guided busway between Cambridge and St Ives.

Given the role of Northstowe is to contribute to improving the balance of housing and jobs, development will inevitably contribute to commuting traffic into nearby centres, particularly Cambridge. A range of policies support the need to encourage use of public transport for commuting to Cambridge (eg. policies NS/2(17), NS/7(11), NS/7(12) and NS/14), while others provide infrastructure for walking, cycling and bus services within the settlement to encourage non-car trips for access to services (eg. policies NS/2(16), NS/2(17) and NS/7(13)).

A transport assessment of the impact of the town and its implications for the A14 will be required. This will need to be taken into account as part of the Area Action Plan process.

Limiting adverse impacts and potential for pollutants covers both the temporary impacts resulting from construction of the settlement (policy NS/27 in particular), and the more permanent impacts once Northstowe is established. Visual impacts are addressed through a series of policies on landscape treatments within and at the edge of the settlement, while air quality and noise are addressed primarily in terms of construction impacts (though clearly the former is also influenced by those policies encouraging sustainable forms of transport).

Figure 3: Recent out-turn and forecast background levels of two principal pollutants
(Source: Scott Wilson; data from National Air Quality Survey)



Noise impacts will depend on the timing and location of construction activities, and depend on their duration (ie. nuisance effect over a sustained period), proximity, and whether there are cumulative effects from plant operating simultaneously. Time of day is assumed not to be an issue provided the considerate contractor strategy required by policy NS/27 is enforced.

Site plant typically emits sound levels above 80dB (decibels) at a distance of 7m, with levels exceeding 100dB for unsilenced equipment³. These levels reduce by 3dB with each doubling of distance from the source, however this means there are areas around the perimeter of the site where there is still considerable scope for intrusive noise impacts even with strategic landscaping in the green separation in place. Impacts will be most likely:

³ British Standard 5228, quoted in Morris P & Therivel R (eds), 2001, Methods of Environmental Impact Assessment, 2nd ed.

- Along the eastern edge of Longstanton;
- Around Rampton's Drift;
- Along the northern edge of Oakington;
- Within the occupied areas of the town while it is still expanding.

The construction strategy should require the installation of temporary noise abatement measures (possibly paneling) to limit the impact on neighbouring areas, as well as appropriate management processes and controls on working hours. This can be addressed through the considerate contractors scheme. Policy NS/27(5) notes that construction spoil might be used to provide permanent barriers to traffic noise, and there is also scope to use it as a temporary noise barrier provided it is stored in a way that does not increase dust levels.

Water quality is addressed explicitly in terms of the need to prevent any water leaving the site, whether through natural processes or in sewage systems, from contaminating the surface and groundwater regime.

In addition a range of generic policies in the Development Control Policies DPD, including NE/8 to NE/12 (water resources and drainage), NE/20 and NE/24 (hazardous installations and land contamination), and NE/15 to NE/17 (light, noise and air pollution) would also apply across the site, although the current AAP text not state this explicitly. We would also expect matters such as requirements to limit light spill to be addressed in the detailed design brief for the settlement.

Policies with a potentially significant beneficial impact: NS/4, NS/7, NS/11, NS/12, NS/14, NS/23, NS/26, NS/27. At present the significance of the impact of these policies cannot be calibrated as this will depend on the design brief and timing of new development.

Policies with potentially significant adverse impacts: NS/13. This policy provides for additional road infrastructure and this might be seen as a conflict with this objective in absolute terms. However it is essential that an adequate level of road access is provided, for residents' access, deliveries to the town, and to enable visitors and residents from surrounding villages to reach the settlement to use its facilities. Equally the policy includes measures to limit the impact of the additional road access on surrounding villages, particularly Oakington and Willingham.

The principal temporary impact will be the sustained effect on air quality of phased construction over a period of 10 years, arising from:

- Removal, storage and replacement of topsoil and construction spoil;
- Excavations;
- Exhaust fumes from construction traffic and other plant;

- Emissions from other site equipment (eg. crushers, drilling / piling equipment, etc.).

It is not possible to calibrate the effect of these activities in terms of the likely increase in NO₂ and PM₁₀ levels without more details of the location and timing of site activities, an indication of which activities will occur concurrently, or information about the routing of construction traffic. Table 8 indicates best practice criteria for assessing how far 'nuisance dust' (equivalent to the PM₁₀ pollutant) can be expected to penetrate away from construction activities, and also how far soiling (ie. deposition of other particulate matter on surfaces) is likely to penetrate. Activities at Northstowe clearly fall into the 'large construction site' category.

The rates shown in Table 8 suggest that any impacts of construction activities should be relatively localised within the areas under development at a particular time. Nevertheless it should be noted that soiling and nuisance dust would be more extensive if there are inadequate controls on site.

Table 8: Construction dust assessment criteria (Source: Laxen, 2000⁴)

Source	Potential Distance for Significant Adverse Effects (Distance from source)	
	Soiling	PM ₁₀ *
Large construction sites, with high use of haul routes	100 m	25-50 m
Moderate sized construction sites, with moderate use of haul routes	50 m	15-30 m
Minor construction sites, with limited use of haul routes	25 m	10-20 m

* Based on 35 permitted exceedances of 50 µg/m³ in a year

As stated for previous objectives, it will be essential that there are consistent and effective site operational processes to minimise the generation of dust during the removal, storage and re-location of spoil, and its disturbance by site traffic. The green separation areas will afford protection to properties in Longstanton and Oakington that are closest to construction activity, but this does not rule out:

- Contamination from materials being transported into / out of the site;
- Contamination by ongoing construction work, which affects adjacent parts of the settlement which have been completed and are occupied.

Both issues will need to be addressed in the construction strategy.

Given the duration of the work there is also an inevitable risk of material being washed from the site into adjacent watercourses, and it will also be necessary for the construction strategy – and ultimately the operational procedures – to ensure adequate filtration facilities are provided in working areas to limit the risk of surface water contamination.

⁴ Laxen, D., 2000. Diben Terminal Technical Statement, Air quality Impact assessment TS/AQ1, Associated British Ports.

Note also that the policies dealing with construction activities do not currently refer to the possibility of contaminated land on the site given its former military use. It will be essential that a survey of this risk is carried out during the initial master planning of the development so that mitigation and remediation measures are incorporated into the construction strategy, and to meet the requirements of Development Control policy NE/18.

4.2 Minimise waste production and support the recycling of waste products

The Scoping Report suggests this is another pressing problem for the District with a 25% increase in waste generation to 352kgs/household over the period 2001-2003. In 2003 just over 20% of this material was recycled and a further 5.3% was composted. While both represent good progress, the sizeable increase in waste generation creates extra pressure to meet the target for value recovery from 40% of waste by 2005.

In absolute terms the AAP does not support this objective because it will generate more than 2.5million kilos of household waste once the settlement is complete, added to which there will be an as yet unknown volume of municipal waste as well as that produced by business and commercial activities in the settlement. In practice the role of the AAP will be to contribute to the Cambridgeshire Waste Strategy by ensuring that facilities are provided in housing and employment areas to encourage increased recycling. This issue is not currently addressed explicitly in the AAP text, although it is subsumed by Development Control policy DP/3.7. Other policies, such as NS/24(9) and NS/29 also support recycling of water resources and construction materials respectively, and post consultation clarification of policy NS/27 makes much clearer the intention to maximize opportunities to re-use all suitable materials on the site.

Policies with a potentially significant beneficial impact: NS/15, NS/24, NS/26, NS/27, NS/29.

Policies with a potentially significant adverse impact: NS/3, NS/8, NS/10, NS/11, NS/12. All policies have an adverse impact as they result in new growth of developed land, and therefore contribute to the problem of increase waste arisings mentioned above. Clustering of new housing and employment on single sites will help by making it easier to organise waste collection, but both will contribute to waste growth and collection of industrial and commercial waste lies outside the Council's control.

The principal cumulative impact is the growth in waste arisings as a result of development on the scale envisaged. The principal secondary impact is the increased requirement for treatment of sewage and foul water which arises from development of land that currently has little housing or employment on it, although this issue is addressed by policy NS/24.

4.3 Limit or reduce vulnerability to the effects of climate change (including flooding)

This objective addresses two areas: reducing the vulnerability to flooding, and improving the thermal efficiency of structures to retain heat thereby reducing energy demands. Both parameters are difficult to calibrate at present, although the Scoping Report proposes to use GIS of Environment Agency data to determine the number of properties currently lying within moderate to high (100 to 50 year incidence) areas.

The extent of flood risk areas around the settlement is shown on the proposals map through the Environment Agency flood zone designations, accompanying the Northstowe AAP Preferred Options Report.

Water drains predominantly to the north and east into the Cottenham Lode system via a number of surface drains⁵ on the eastern side of the proposed site. Long Lane Drain performs a similar function on the north western side of the site, but there is no drain on the southwest side along Airfield Road. The Cambridge-St Ives railway line provides a physical barrier to flooding along much of the east side, although a section was breached by a 1-in-200 year event in 2001 (the affected area is clearly shown in Figure 4), and the line is at ground-level at the extreme northern and south-eastern ends of the site.

The AAP addresses flood risk through the combined action of policies on the design of the water park / SUDS, and the broader requirement to ensure that natural drainage patterns are maintained in terms of quantity and direction. Stormwater and runoff will be collected or intercepted by pipes and channels into the green corridors, then into the water feature / SUDS, and then into the existing drainage system.

Flood risk to the settlement is negligible since it lies outside the Cottenham Lode and Longstanton Brook floodplains. Furthermore the proposals for balancing ponds for Longstanton Brook and Oakington Brook also appear sound provided the features are appropriately sized, designed and maintained. However a number of issues will require further clarification once the design of the SUDS system is established:

- The size and design of the components will need to be checked to ensure the system has adequate capacity to deal with stormwater runoff and within the system of balancing ponds. It is not clear how water in the existing drains will be intercepted, and it will be essential to coordinate construction of the green corridors and SUDS with the re-development of land where these drains are located;
- The availability of Uttons Drove Sewage Treatment Works is not yet confirmed as the facility will need to be upgraded. Any development at Northstowe would need to be conditional on this occurring and some of the cost might be borne through developer contributions since the work is necessitated by the development;

⁵ Brookfield Farm Drain, Rampton Road Drain and Reynolds Drove drain the area to the east and northeast of Longstanton into Cottenham Lode; Barracks Drain drains the southeastern side of the site into Cottenham Lode; Station Lode drains the northern end of Longstanton; and Long Lane Drain drains the southern and central areas of Longstanton into Longstanton Brook.

- The current concept diagram shows green corridors on the west and east sides of Northstowe, but they are not connected through the centre and therefore only those on the east will drain into the SUDS. The current design suggests that those on the west would be linked to other facilities and would, presumably, drain into Long Lane Drain. In view of the increase in impermeable surfaces as a result of the development, this suggests there would be an increase in surface flow into Longstanton Brook, and this is likely to need additional balancing ponds and other features to contain the flow particularly during periods of high rainfall. If this is not correct, and the green corridors on the west will be connected to those on the east (eg. by underground piping) then all water from the site will drain into the Cottenham Lode system. While this will reduce flood risk at Longstanton it will alter the pattern of runoff from the site.

Reducing energy use, particularly by improved heat retention in buildings, is addressed by policy NS/26 and has already been discussed in the review of objective 1.2.

Policies with potentially significant beneficial impacts: NS/16, NS/17, NS/24. The overall impact of these policies depends on the detailed design of the drainage and flood control infrastructure across the site, and along its eastern edge in particular.

Policies with potentially significant adverse impacts: none identified.

Both sets of policies support this objective but will apply only to new development. Other initiatives will be necessary to encourage increased use of energy-efficient solutions in existing housing stock.

5.1 Maintain and enhance human health

Data presented in the Scoping Report suggests this is not a particular problem for the District, with life expectancy above the national average (79 years for men, 83 for women, compared to national averages of 76 and 81 respectively) and incidence of long-term illness below it (12.7% locally compared to 18.2% nationally). Nevertheless concerns about increased obesity levels suggest that any policy initiatives that contribute to healthier communities are desirable.

It is difficult for the components of the LDF to improve human health directly, therefore their main contribution is to provide facilities that support initiatives by other bodies such as the Department of Health and local Primary Care Trusts. In this respect the AAP is strongly supportive. It addresses this issue primarily through infrastructure and design provision that encourages people to take more exercise in several ways:

- Making public transport accessible, so people are encouraged to walk to the bus stop or guided bus interchange (rather than driving to work);

- Designing the spatial pattern of housing, services amenity and some employment to minimise distances, encouraging people to walk or cycle, or use public transport, and by providing adequate footpaths and cycleways to encourage such behaviour;
- Improving the provision of open space within and close to the town for informal and formal recreation, and policy for dual-use of school sports and other facilities wherever this is feasible.

The latter approach includes the deliberate use of green corridors and links to surrounding open space to provide recreational facilities for residents from the outset.

Policies with potentially significant beneficial impact: NS/5, NS6, NS14, NS/15, NS17, NS/18, NS/22, NS/23. The impact of these policies cannot be calibrated because this will depend on how many people make use of the opportunity to get more exercise, commute by other modes of transport, etc. Nevertheless the corresponding assessment in the Core Strategy notes that many smaller settlements in the District are poorly served by recreational facilities and therefore the facilities in Northstowe should provide opportunity to adopt a healthier lifestyle.

Policies with potentially significant adverse impact: none identified.

There are potential secondary impacts from poor air quality which has been identified under objective 4.1, and which might contribute to localised incidence of respiratory problems.

5.2 Reduce crime and the fear of crime

Crime does not appear to be a problem with local rates a little above half those across the county (57 per 1000 people, compared to 94), and with a small drop in rates over the last two years. It is not clear how crime rates compare to those in Cambridge, and whether the higher county-wide rate reflects higher incidence in larger urban areas. The most recent Quality of Life survey reveals 70% of residents feel safe or fairly safe after dark, which is better than the level across the county as a whole but still capable of improvement. Moreover provision of good recreation and leisure facilities for teenagers was seen as an important contributory task.

Primary responsibility for reducing crime lies with other authorities, and the AAP only deals with the objective through a general statement

A number of policies may not have a significant impact but implicitly support this objective. These include:

- Those to encourage a mix of housing sizes so that there is a consistent form and feel to neighbourhoods rather than segregation on housing type (and implicitly on income);
- Those to provide a good range of services and vital town centre to encourage civic pride; and provision of adequate recreational facilities.

The need to provide a safe 'feel' to the settlement is also acknowledged in the transport objectives that precede policy NS/13 and in the need for secure parking for all forms of transport (policy NS/14).

Policies with a potentially significant positive impact: none identified.

Policies with potentially significant adverse impact: none identified.

There are no secondary or other impacts evident.

5.3 Improve the quantity and quality of publicly accessible open space

Local performance on this objective is below standard with local provision 25% below the equivalent level across the county, and the most recent District audit shows that some smaller villages have no informal recreation space.

The AAP addresses this issue directly by a range of policies providing for open space for informal and formal recreation within the settlement and in the adjoining countryside. In addition to policy NS/22 which ensures provision within the settlement meets national standards, the Plan envisages dual-use of school sports facilities and of the green corridors which will be in addition to the basic level of provision (see para. D11.2).

Policies with a potentially significant beneficial impact: NS/5, NS/15, NS/16, NS/17, NS/18, NS/20, NS/22, NS/23. As noted above, the Plan makes provision for more open space in line with national standards and supplements this with other areas.

Policies with potentially significant adverse impact: none identified.

Potential synergistic, cumulative and secondary impacts: the most likely effect is a secondary impact of attracting residents of surrounding villages to the open space and recreational facilities in the town if these are superior in size and type to what is provided locally. Ideally residents would access the facilities on foot or cycle, though it is not clear this will be the case.

6.1 Improve the quality, range and accessibility of services (eg. health, transport, education, training, leisure opportunities)

County monitoring shows that 83% of the District's population lives in communities with low levels of provision or ready access to basic services, such as a primary school, doctors' practice, shop, and regular and convenient public transport. Clearly this problem does not apply to Northstowe where the AAP addresses all three requirements of the objective fully.

- Policy NS/8 for the town centre aims to encourage a range of shopping facilities appropriate to a settlement of this size, and to ensure there is a competitive local retail sector comprising a range of comparison and convenience outlets. Policy NS/12 demands a range of community facilities which will benefit local residents and those of the surrounding

villages, while policy NS/22 provides for a range of high quality recreation facilities.

- Policies NS/9, NS/12 and their supporting text make provision for both primary and secondary education facilities, the latter recognising the limited capacity in village colleges in the surrounding settlements. NS/9 requires primary schools to be sited centrally within the five neighbourhoods / local centres to ensure accessibility and provision to meet local needs.
- Policy NS/12 also provides for a general health care 'campus' supporting GPs and specialists, and acknowledges the need to provide for the elderly and less able-bodied.
- Collectively many of the policies address the need to provide high quality, readily accessible sustainable transport infrastructure (footpaths, cycle ways and bus stops), while the overall vision (policy NS/1) site (NS/3) approach to town and local centres (NS/8 and NS/9 respectively) and housing (NS/10) are consistent with government policy encouraging mixed land-uses, reducing distances between home, shops and work, and increased housing densities close to urban and service centres.
- Finally, the design of the town centre (NS/8) is intended to provide a multi-functional core to the settlement, encouraging multi-function trips.

Policies with potentially significant beneficial impacts: NS/2, NS/6, NS/7, NS/8, NS/9, NS/10, NS/11, NS/12, NS/14, NS/15, NS/20, NS/22, NS/23, NS/25. Beneficial impacts should be achieved by linking policies on settlement hierarchy, housing, retail and employment allocation and transport so that they are consistent and mutually-reinforcing. The exact impact of these policies depends on the number and range of facilities that will be attracted to the town, and this cannot be assessed at present as it depends in part on the interest shown in private sector service providers which the Council is keen to involve in developing Northstowe.

Policies with potentially significant adverse impacts: none identified.

The principal synergistic impact is the provision of a broad range of services and amenities in a single location. As noted above this should encourage multi-purpose trips, reducing vehicle movements, and ideally such trips would not be made by car, contributing to other SA objectives. Moreover the facilities in Northstowe should be sufficiently diverse to attract custom from, and provide benefit to, residents of the surrounding villages, and their patronage of shops, etc. will help to establish and stabilise the retail and service facilities in the longer term.

However the plan acknowledges that there is a corresponding secondary impact, namely that the success of Northstowe should not contribute to the trend of declining services in the District's villages. Development Control policy SF/1 provides a degree of protection against this outcome, but it cannot prevent the closure of local shops, for example, if there is too little custom to support them. It is not clear whether a Retail Impact Assessment has been undertaken to assess the impact of Northstowe on surrounding villages, and it is clearly advisable to conduct a survey once the range of services and shops

that will be provided is better understood. This should not necessarily restrict the range of facilities that are provided, but it may help to define the threshold above which further growth of the settlement might adversely affect the viability of facilities in other villages.

6.2 Redress inequalities related to age, gender, disability, race, faith, location and income

The Scoping Report provides two statistics that illustrate the difficulty of measuring this objective. The most recent Quality of Life survey shows 70% of residents regard their local environment as 'harmonious' (compared to a county-wide figure of 64%) and an Index of Multiple Deprivation score of 6.9, a little over half the county average. The latter figure is not particularly surprising given the largely rural nature of the county and the nature of local employment growth, which has largely been in sectors offering attractive salaries. However this situation should not overlook the need to provide balance work opportunities for a wide range of skills and skill levels.

The AAP does not deal with all the listed equalities explicitly, indeed those relating to gender and race, for example, would be addressed through other legislation. However it addresses others in various ways:

- Age: the plan adopts spatial design of the settlement to make it easier for the elderly to access services and facilities either in their immediate vicinity (in local centres) or by public transport links to the town centre. However it is notable that housing policy (NS/10) does not explicitly mention providing some special needs housing, possibly with convenient access to care workers, although the provision of care facilities for this group is addressed by policy NS/12. This deficiency also applies to the Core Strategy / Development Control Policies, where the requirement for special needs housing is recognised but not covered by a specific policy;
- Disability: the needs of this group are mentioned at several locations in the supporting text. However the need to provide for disabled access within the urban area, and along green corridors and other recreational routes could be made more explicit;
- Faith: policy NS/12 (para. D6.3) acknowledges that the requirements for places of worship are still being investigated and, indeed, it is difficult for the Council to be prescriptive without knowing the mix of denominations among the likely residents;
- Location: the plan as a whole (but particularly policies such as NS/3 and NS/8) provide for equality of access to services and facilities throughout the settlement. Moreover in a wider context the plan aims to establish a new service centre beyond the edge of Cambridge providing ready access to a good range of services and facilities which will benefit residents of villages in the north of the District who would otherwise have to travel to Cambridge or Huntingdon;
- Income: the AAP cannot directly address disparities in earnings, but its affordable housing policies address one of the most important aspects of income disparity which will benefit those in the key worker sector and

those on lower incomes who may live in sub-standard accommodation. Intrinsically policies on employment provision (NS/11), while seeking to foster growth in IT and R&D sectors, will also provide jobs across a broader range of business and commercial sectors in skilled and semi-skilled jobs, as well as positions in the public sector (teachers, health care workers, etc.).

Policies with potentially significant beneficial impacts: NS/10, NS/11, NS/14, NS/25. These policies fall into two groups. One set will address the mismatch in supply, demand, and cost in the local housing market. Others address another aspect of disadvantage that is not evident in the objective itself. They facilitate improvement in public transport services or alternative travel modes which will benefit those without a car or who are unable to drive. Indeed, other policies on affordable housing provision can ensure it is provided in central locations so that those with mobility problems have easier access to services.

Policies with potentially significant adverse impacts: none identified.

Potential synergistic, cumulative and secondary impacts: none identified.

6.3 Ensure all groups have access to decent, appropriate and affordable housing

A Land Registry survey shows that the house price-to-earnings ratio of 6.6 in 2003, which was in line with the East of England average, but which is rising and which will be disadvantageous to those on low or modest incomes. Moreover, in common with elsewhere in the county, too much of the recently added stock has comprised large 4-5 bedroom houses on spacious plots. The situation is worsened by recent completions in which only 19% were classed as affordable. This is almost double the average rate over the period 1998-2003 but below the 30% target specified in ODPM guidance. The Council acknowledges that current provisioning does not meet Housing Needs Survey requirements of 800 units immediately, and a further 1047 per year thereafter, and that the requirement for this form of housing is growing.

The AAP quite clearly addresses this issue directly, supporting Development Control policy HG/3 in addressing the disparities outlined above in policy NS/10. Consultation supported the Council's preferred option of setting the ceiling for provision at 50% of all new development, well above the ODPM target, and Council Members have intervened to set an equally low threshold that an affordable 'quota' applies for all developments of two or more properties.

Policy NS/10 is consistent with Development Control policy HG/3 in applying the 50% threshold, although it slightly adjusts the proportions social rented and key / intermediate worker housing in favour of the latter, in recognition that it is a completely new settlement. As noted for objective 6.2, one area where the policy is somewhat deficient is in failing to make clear the level of provision required for elderly, retired residents since encouraging an appropriate age mix will be an important contributor to developing an inclusive community.

Policies with potentially significant positive impact: NS/10. The policy impact is assumed to be significant since, by 2016, Northstowe will contribute around 3000 affordable homes. This is equivalent to the current shortfall and three years of further need for the District as a whole (ie. regardless of additional provision at Camborne, Cambridge East and in other villages).

NS/10 is also consistent with Development Control policies HG/1, HG/2 and HG/4 in providing for housing densities substantially above the level of 30 dwellings per hectare currently required by PPG3, and in ensuring there is a suitable mix of property sizes to meet requirements identified in the 2002 Housing Needs Survey, which is primarily for 1 and 2 bedroom homes.

Policies with a potentially significant adverse impact: none identified.

Assessment of this objective in the Development Control Policies DPD raises the concern that setting an affordable quota for all but single-dwelling developments may act as a disincentive to the development of small plots. We assume this issue does not apply to Northstowe were housing growth will be provided by several developers on relatively large plots. We have noted that other policies on installing energy efficient and water conservation technology may add to the construction cost of dwellings, however large plot-based construction at Northstowe will make it more feasible for developers to buy appropriate technology in large numbers, reducing the unit cost.

Assessment of the Development Control Policies DPD also raises the concern about the ability of developers to 'compete' for suitable land in urban centres which would also be appropriate for retailing, office and other development, if they are also required to meet a quota of affordable housing and possibly to fund other parts of the development through Section 106 agreements. We assume this situation will not arise at Northstowe where the allocation of land for different uses can be planned and optimised from the outset.

[6.4 Encourage and enable the active involvement of local people in community activities](#)

Increased community involvement has been a hallmark of the current government, down from the establishment of National and Regional Assemblies to encouraging more consultation on decisions that affect the local community. Material in the Scoping Report focuses on the aspect of community involvement in decision-making, however this is difficult to measure accurately and objectively. Nevertheless the Scoping Report notes the most recent Quality of Life survey shows only one in five residents considers that they can influence decisions affecting the local area, and this leaves clear room for improvement.

As with the assessment of the Core Strategy DPD, we have adopted a broader definition of this objective which focuses less on empowerment and more on involvement of residents in their community both through social activity and semi-formal administrative forums. In this respect the AAP supports the objective in a number of ways. Policy NS/12 requires provision of a range of community facilities ranging from adult learning facilities, community centres, etc., to a youth centre and opportunities for dual-use of

school facilities. Less directly, the design of the town centre (policy NS/8) aims to provide a meeting place for residents, while the structure of local centres also aims to provide a local social focus based on a limited set of facilities (including primary school and possibly some local employment units). These facilities are also supplemented by extensive provision for formal recreation.

Northstowe also provides a near unique opportunity to build a new settlement around a broadband communications infrastructure supplying entertainment, telephone, information and community services. This opportunity is recognised by policy NS/25 although it does not specifically mandate the provision of broadband infrastructure. Nevertheless such technology provides an opportunity to deliver media that could help to involve residents more in community activities and decisions, and providing access to services to help the disabled and less mobile (ie. supporting objective 6.2).

Policies with a potentially significant benefit: NS/12, NS/22, NS/25.

Policies with a potentially significant negative impact: none identified.

Cumulative and other impacts: none identified.

[7.1 Help people gain access to satisfying work appropriate to their skills, potential and place of residence](#)

Unemployment has remained consistently low around the last 5 years at around 1%. This is well below the county average and suggests this will not be a problem provided the appropriate employment can be provided for the new residents of the new communities and new arrivals in existing ones. However one adverse trend in the current employment situation is that over a third of the District's population travel more than 5kms to work, although this is lower than the regional average and to be expected given its dispersed settlement pattern.

As we noted in the Core Strategy assessment of this objective, the key word in the objective is access. The AAP provides for access to a range of employment opportunities both by type and location. Policies NS/11(1) and NS/11(2) provide for a broad range of employment types including class A uses in the town and local centres, class B in suitable campus locations adjacent to the guided busway and in local centres, and public sector jobs in education, community relations and healthcare. The policy encourages growth in IT and R&D employment mirroring the recognised strengths of the sub-region. We assume that the intention at Northstowe coupled with that in the new business park west of Longstanton (Site Specific Policies DPD) aims to create a clustering of this type of employment consistent with the business park approach adopted around the fringes of Cambridge, and with Development Control policy ET/3). Nevertheless it is evident that the AAP intends a broad range of skill types and levels will be needed at Northstowe.

Based on the housing mix assumptions detailed in para. D4.7 of the AAP, and with assumptions about the number of wage-earners per household, we estimate that by 2016 Northstowe will house between 8000 and 9000 people requiring jobs. It is not clear what level of employment can be provided within

the settlement or at Longstanton, nevertheless we would assume a sizeable proportion of this total will work in Cambridge which offers a potentially wider range of employment opportunities.

Easier physical access to employment is clearly the objective of many of the sustainable transport policies and the spatial design linking the town centre, local centres, business parks, spinal bus route and guided busway interchanges.

Policies with potentially significant beneficial impacts: NS/2, NS/8, NS/11, NS/12, NS/14. All these policies help to facilitate expansion of a sustainable base of new employment, though their significance depends on how much employment can be attracted to the sub-region by other agencies.

Policies with potentially significant negative impacts: none identified.

The principal synergistic impact has been mentioned for other objectives, namely the planned co-location of housing and work to reduce commuting times and encourage modal shift wherever possible.

7.2 Support appropriate investment in people places, communications and other infrastructure

There is currently no data available and this objective will be difficult to measure. We assume appropriate investment will encompass private and public sector projects, with a sizeable proportion of the former being securing through Section 106 agreements.

The AAP makes extensive provision for securing funding for further infrastructure through such agreements, including:

- Additional planting for green separation (policy NS/6);
- Guided busway facilities (NS/7);
- Affordable housing (NS/10);
- Services, facilities and public art (NS/12, although the plan text suggests the onus will lie with public sector agencies and private sector providers);
- Traffic impact mitigation measures (NS/13);
- Longstanton bypass (NS/13 also);
- Subsidies for local public transport during early development stages (NS/14);
- Biodiversity mitigation measures (implicit in NS/19);
- Public open space and sports facilities (NS/21);
- Management facilities for the water infrastructure (NS/24);

- Maintaining the quality and integrity of landscaping features (NS/28);
- Coordinating provision of housing and community facilities and infrastructure (NS/30 and NS/32).

Policies with a potentially significant positive impact: NS/12, NS/14, NS/25, NS/26, NS/30, NS/32. Unfortunately the actual significance of these impacts cannot be assessed without more detail of the scale, scope and location of developments to which these policies would apply.

Policies with a potentially significant negative impact: none identified.

Cumulative and other impacts: none identified other than the implications for funding. This would be disadvantageous if, for example, it affected developers' ability to provide economically viable affordable housing, giving the Council recourse to use policy NS/10(5) to secure a lower level of supply than the AAP envisages.

7.3 Improve the efficiency, competitiveness, vitality and adaptability of the local economy

This is another sustainability area that is surprisingly difficult to assess in a robust and effective manner, and the primary indicators are indirect. Recent trends show an increase in viable VAT-registered firms of just below 0.9% per annum, somewhat below the District figure for 2001. Nevertheless the sub-region is also regarded not just as a centre of excellence in R&D and IT but also as an entrepreneurial hotbed.

Employment land policy (NS/11) clearly supports this policy by ensuring that Northstowe is an employment centre (ie. not just a dormitory suburb of Cambridge), which will create a substantial increase in employment and in all forms of economic activity in the northern part of the District. The policy also supports the objective in prioritising IT and R&D strengths but requiring a broad base of employment to maintain the vitality of the local economy.

The town centre policy (NS/8) and the internal relationships between it and local centres support the overall retail hierarchy in Core Strategy policy ST/8 while also seeking to protect facilities in nearby villages from loss of business to new development in Northstowe (consistent with Development Control policies SF/1 and SF/3).

Policies with potentially significant positive impact: NS/2, NS/8, NS/11, NS/12. The scale of impact cannot be judged without further information about the volume of employment that will be created, although the discussion of objective 7.1 suggests that Northstowe will also help to meet housing requirements for new businesses around the Cambridge fringe.

Policies with a potentially significant negative impact: none identified.

As noted previously there is a possible secondary impact from the effect of a new, well-provisioned market town on the use and economic viability of shops and other amenities in the surrounding villages.

6.3 How social, environmental and economic problems were considered in developing the policies

Social, environmental and economic problems were identified from the initial scoping work and are listed in section 4.4 of this report. The range of policies and options proposed in the Preferred Options Report include measures to address these issues through individual targeted policies (eg. that on landscape character protection corresponds to the need to preserve open views to Cambridge and its skyline).

As comments in the detailed assessments indicate, many aspects of policy are dictated by central and regional government planning guidance and strategy, government policy on housing, and adopted policies in the Cambridgeshire Structure Plan. Any plans and strategies which diverge from current guidance are unlikely to be regarded as acceptable, and therefore these documents constrain the number and range of alternatives that might be proposed and which are reasonable.

Table 9 cross-references the issues identified in the Scoping Report (see section 4.5) against the policies in the draft AAP to show the extent to which each issue is addressed by at least one policy⁶. It shows that in most cases an issue is addressed by several policies, with the over-arching ones (NS/1 vision, NS/2 development principles, NS/7 structure, NS/10 housing and NS/15) landscape principles addressing most of them.

A small number of issues are not addressed directly but would be addressed by corresponding policies in the Core Strategy DPD and Development Control Policies DPD and which are subsumed by the other documents in the LDF.

Policies NS/27 to NS/32 do not address any of the issues as they establish principles for managing the construction phase of the development.

It should be stressed that Table 9 indicates where a policy in the AAP can contribute to dealing with a particular issue but it is not possible to determine whether it will play a leading role or contribute indirectly. The table does not suggest that the AAP is a panacea for all these issues, but demonstrates that they have been addressed to some degree by its range of plan policies.

6.4 Proposed mitigation measures

As noted previously, a large number of the policies in the AAP are mitigation measures in their own right. Across the rest of the policies, apart from a small number of cases, the mitigation proposals fall into two categories:

- Measures to be defined in the development and design briefs for the site;
- Adjustments of policy text or the supporting text.

The full set of mitigation proposals are shown in Appendix 5.

6.5 Uncertainties and risks

⁶ The original cross-check was based on the Preferred Options Report, which contained 117 policies. Table 10 is based on identifying the corresponding policy area in the draft DPD; in some cases this may be policy itself or the supporting text.

The principal uncertainty is the limited information about the layout of the settlement and its surroundings, and the sequence for developing the site. Figure 1 presents the concept diagram, which provides the only available information about the layout of the site and the spatial relationships between the key features. Detail of layout, for example, around local centres will not be available until Masterplanning work is under way.

For this reason much of the assessment of impacts is qualitative, and has proved difficult to be conclusive about the magnitude of some impacts, and the significance of many of them. We have already noted this issue with comments in section 3.1 of this report, which acknowledge that many of the impacts we have identified as “significant” may only be regarded as “important” since they cannot be quantified.

Many of the policies are mitigation measures for recognised impacts and the lack of detail about layout and development process have caused us to take a pragmatic view of the effectiveness of the policies. Issues that are not clearly addressed in mitigation are identified in order that they can be incorporated into the site design brief and similar documents in due course. For example, without information about the sequence of development of different parts of the site, the layout of construction facilities and access, it is not possible to assess the duration and magnitude of noise and air quality impacts and it is only possible to refer to best practice design guidelines.

Table 9: Cross-check that Northstowe policies are addressing the environmental and sustainability issues identified in the Scoping Report.

Environmental, social or economic issue	NS/1	NS/2	NS/3	NS/4	NS/5	NS/6	NS/7	NS/8	NS/9	NS/10	NS/11	NS/12	NS/13	NS/14	NS/15	NS/16	NS/17	NS/18	NS/19	NS/20	NS/21	NS/22	NS/23	NS/24	NS/25	NS/26	NS/27	NS/28	NS/29	NS/30	NS/31	NS/32	
Land and water resources																																	
Limited brownfield land																																	
Sterilisation of sand & gravel	Not addressed specifically, but NS/28 provides for using materials on the site which might be uneconomic to use in other circumstances.																																
Altering natural drainage																																	
Increased water consumption																																	
Biodiversity																																	
Loss of local key habitats																																	
Impact on designations	Not addressed explicitly by the AAP, but Northstowe must be consistent with Core Strategy policies NE/6 and NE/7 which afford protection.																																
Landscape & townscape																																	
Impact on Cambridge's setting																																	
Loss of local character / style																																	
Uncontrolled development																																	
Sterilisation of archaeol. sites																																	
Loss of openness / tranquillity																																	
Climate change																																	
Increased flood risk																																	
Conserve energy + renewables																																	
High level of private car use																																	
Impact on strategic roads																																	
High levels of commuting																																	
Waste production is growing	Not addressed specifically as this lies outside the scope of the AAP although provision is made for a civic amenity site in the north of the settlement.																																
Growth = light + noise impacts	Not addressed specifically but development will be subject to controls imposed by Development Control policies NE/15 and NE/16.																																

As SA / SEA does not obviate the need for EIA, there will be a need for further detailed assessment once an appropriate level of design information is available to enable more accurate evaluation of the potential impacts. Nevertheless it appears this assessment will have to occur in a compressed timetable. The Council currently aims for adoption of the AAP in 2007, with work on the site likely to commence soon after. In the interim period it will be necessary to complete master planning, to issue design briefs for the development as a whole and for specific aspects, and for developers to prepare various strategies required by the AAP. In this same period it will be necessary to undertake a full EIA of the development which can make use of the emerging design information. It will be essential to undertake some activities within the EIA as early as possible so that any previously unidentified problems – notably the presence of protected species on the site – can be dealt with appropriately and the mitigation measures incorporated into the core planning documents.

7. IMPLEMENTATION

7.1 Links to other tiers of plans and programmes and the project level (environmental impact assessment, design guidance, etc)

The detailed assessments have identified a wide range of mitigation needs which require more specific guidance or definition of certain areas of policy.

To avoid repetition, the AAP does not make explicit reference to each relevant part of the Core Strategy DPD and Development Control Policies DPD. However a wide range of generic policies will apply to Northstowe even if this is not stated explicitly, and these include:

- Development principles: sustainable development, design of new development and construction methods;
- Green Belt: location and design of development; landscaping and design measures; recreation in the Green Belt; improvements to landscape and biodiversity;
- Natural environment: energy efficiency; renewable energy; groundwater; surface water and drainage; sustainable drainage; flood risk; water conservation; land contamination (use of former MoD land); lighting, noise and emissions;
- Travel: sustainable travel; (most other aspects are dealt with explicitly in the AAP);
- Services & facilities: protection of village services (impact of Northstowe on adjacent settlements); (most other aspects are again dealt with by specific AAP policies);
- Cultural heritage: archaeological sites;
- Economy & tourism: promotion of clusters; new employment development;
- Housing: (covered explicitly by AAP policies).

The Council is currently developing a list of documents that will be incorporated into the LDF and which will provide additional detail on how policies must be implemented in the local text. These documents include:

- A planning obligations SPD, which will indicate the type of contribution that may be sought in conjunction with specific types of development;
- A design guidelines SPD, providing additional detail on appropriate design, materials, layout, etc., for the general street scene but possibly also for conservation areas;
- An open space standards SPD, providing guidance on good design including safety;

- An energy efficiency SPD, providing guidance on appropriate technologies and design approaches for energy conservation.

These documents will provide guidance for all developments which will be relevant to detailed design at Northstowe also.

7.2 Proposals for monitoring

ODPM published new guidance in March 2005⁷ addressing the requirements for monitoring the effectiveness of plans in the LDF. While this does not deal directly with the requirements of SA Task E1, there is a clear opportunity to integrate the two processes as far as possible to prevent duplication.

The guidance advocates:

- No more than 50 parameters in total (for the initial LDF);
- No more than 3-4 indicators per policy objective;
- Also include indicators relating to the most relevant local context issues and any significant effects identified in the assessment.

This proposal takes a pragmatic approach to the guidance since it is not possible to provide 3-4 indicators per objective, and include the other two types, within a 'budget' of 50 objectives. Moreover the extremely broad scope of the DPD means that a wide range of potentially significant indicators can be recommended in order to cover the full breadth of policy areas.

Monitoring proposals are presented in Appendix 6. Finalising the monitoring plan is the Council's responsibility and it will also determine which parameters are to be included in the programme. This table presents our initial recommendations, which are based on the baseline and impact assessment summarised in this report, for the Council's consideration.

Note that Appendix 6 presents a table of parameters identical to those proposed in the Core Strategy since it is essential that a common monitoring framework applies to the LDF.

In addition to monitoring of the principal district-wide parameters, local monitoring will be necessary during construction to assess its impacts on:

- Air quality (vehicle emission and dust levels);
- Water quality in surface water courses;
- Road surfaces (transfer of dirt off-site);
- Ambient noise;
- Traffic levels around the site;
- Condition of vegetation and other landscaping measures.

⁷ ODPM, Local Development Framework Monitoring: A Good Practice Guide, March 2005.

The monitoring plan proposed in Appendix 6 should also be adapted so that it combines district-wide measurement with local monitoring around new development of certain parameters, notably traffic levels.

8. POST PRE-SUBMISSION CONSULTATION ACTIVITIES

8.1 Responding to representations

After publishing the pre-submission drafts of the AAP and of this report for public consultation, the Council received a substantial number of representations and the Council reviewed the implications for policies, proposing changes where necessary, during September and October 2005. Policy changes were then reviewed by Scott Wilson to evaluate their impact on the original assessment, and on cumulative and other impacts. Assessment tables presented in Appendix 8 were modified, adjusting scoring where necessary, and to amend text as appropriate. Other modifications were made to scoring of significant and cumulative impacts in Appendices 3 and 4 respectively, and to the summary of how well the AAP addresses the SA objectives as presented in Section 6.2.

Detail of changes to policies and the supporting text, and the resulting changes to this report, are documented in Appendix 7. There are two potentially significant changes:

- Removal of a clause from policy NS/24 which proposed measures to deliver a 25% saving in water consumption in new development on the site. The change has been necessitated by advice from the GO-East that such provisions lie outside the scope of the planning system, and the clause has been replaced by a more general statement referring to similar changes to the Cambridge East AAP and which reiterates the Council's commitment to this issue. This change was assessed as a negative impact (in absolute terms) though it is acknowledged that this is an impact of the scope of the planning system on such matters, rather than an impact of the AAP.

Scoring against 1 or 2 objectives was increased for several policies (NS/2 (Development Principles); NS/5 (Landscape & Setting); NS/7 (Structure of Northstowe); NS/14 (Alternative Modes); and NS/21 (Use of Existing Buildings)) though the changes did not fundamentally alter any assessment. In all other instances the changes necessitated minor amendment of scores against individual SA objectives and the changes indicated above.

The Council formally considered the proposed changes together with the revised appraisal in November and December 2005 and agreed the Area Action Plan for Submission to the Secretary of State. Further changes made by the Councils were also subject to further appraisal where necessary ahead of submission.

APPENDIX 1: BASELINE DATASET

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cams	Comparator	South Cams	Comparator		
LAND AND WATER RESOURCES							
Minimise the irreversible loss of undeveloped land and productive agricultural holdings	% dwellings completed on previously-developed land	2003 27%	Cambridgeshire and Peterborough 2002-03 48%	Average over period 1999-2003 26%	Average over period 1999-2003 26%	Structure Plan target for SCDC is 37%. Targets reflect limited supply of previously developed land available in the District, and the amount of housing development required. Large areas of PDL will be developed as part of Area Action Plans, to enable SCDC to meet the target later in the plan period.	District monitoring; County Monitoring; EERA Structure Plan AMR Indicator C

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cams	Comparator	South Cams	Comparator		
	Net density of new dwellings completed	2003 19.7 (gross) Dwellings per ha	Cambridgeshire and Peterborough 2002-03 18.45 (gross)	Average over period 1999-2003 18 (gross)	Cambridgeshire and Peterborough Average over period 1999-2003 20 (gross)	Densities in rural South Cambridgeshire have historically been lower than achieved in Cambridge and the Market Towns. Higher densities must be sought from new developments if Structure Plan targets are to be met.	District monitoring; County Monitoring; EERA Structure Plan AMR Indicator P is intended to collect data on net density, but currently is based on Gross. Monitoring systems and being developed to collect net data in the future.
Reduce the use of non-renewable energy sources	KWh of gas consumed per household per year	2001/2 15,395	UK 2001/2 17,004			The District figure compares favourably to the national figure. Further monitoring of trends is required.	Transco (plus household stock data) QoL/LIB058 provides the methodology, with information published on the Transco website. Future monitoring will require the figure to be calculated annually.

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs	Comparator	South Cambs	Comparator		
	Generating potential of renewable energy sources	8.94 GWh/yr (2002)	Cambridgeshire & Peterborough (2002) 333.5 GWh/yr* UK - 11450GWe	8.94 GWh/yr (1999)	Cambridgeshire & Peterborough (1999) 36.1 GWh/yr*	While energy generation from renewable sources has not increased in the District since 1999, a number of new projects have been initiated in the County.	Structure Plan APR indicator 21, monitored through planning process.
Limit water consumption to levels supportable by natural processes and storage systems							Water consumption data is available by water company regions. A method of estimating water consumption at the County and District level is being investigated. This indicator is a priority because sustainable water supply is a key local issue.

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cams	Comparator	South Cams	Comparator		
BIODIVERSITY							
Avoid damage to designated sites and protected species	% SSSIs in favourable or unfavourable recovering condition		Cambridgeshire and Peterborough 2004 68% UK – 63%		N/a		English Nature. The first complete survey of SSSI condition was published in early 2004. DEFRA target is 95% by 2010. Additional work is required to disaggregate the data to District level.
Maintain and enhance the range and viability of characteristic habitats and species	Total area designated as SSSIs (ha)	2004 954.01 ha.				The District has a relatively low amount of SSSI compared to many rural District. The amount designated has remained static for a number of years.	District GIS; English Nature

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs	Comparator	South Cambs	Comparator		
	Progress in achieving priority BAP targets	N/a		N/a			Awaiting implementation of monitoring software for County data. Expect to begin late 2004. Limited usefulness as LDF policies may not have a direct impact.
Improve opportunities for people to access and appreciate wildlife and wild places	% of rights of way that are easy to use (NB also see open space indicators below)	N/a		N/a			New survey conducted by County Council of 5% per year. Data available December 2004.
LANDSCAPE, TOWNSCAPE AND ARCHAEOLOGY							
Avoid damage to areas and sites designated for their historic interest, and protect their settings	% listed buildings 'at risk'	2004 2% (48 buildings)		2003 2% (49 buildings)		There have only been minor fluctuations in number of listed buildings at risk in the last 5 years, and they have remained a low percentage of the total stock of listed buildings.	District monitoring (no regional comparator)

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs	Comparator	South Cambs	Comparator		
Maintain and enhance the diversity and distinctiveness of landscape and townscape character	% of total built-up areas falling within conservation areas <i>(NB also see biodiversity indicators above)</i>	2004 21.2%				Figure varies as Conservation Areas are designated, or village frameworks amended through development plan review. % is likely to fall as major new developments are completed creating new built up areas.	District GIS (no regional comparator) Calculated as % of land within village frameworks that lies within a Conservation Area.
Create places, spaces and buildings that work well, wear well and look good	Satisfaction rating for quality of built environment	2002/03 90.0%	Cambridgeshire 2002/03 87.0%	In a 2003 survey, 33% believed their neighbourhood was getting worse (QoL 19)	Cambridgeshire In a 2003 survey, 33% believed their neighbourhood was getting worse (QoL 19)	Results indicate a high satisfaction rate, that is also higher than the countywide rate.	Quality of life survey – CCC Research Group (no regional comparator) QoL18/LIB133 The percentage of residents surveyed satisfied with their neighbourhood as a place to live Data in trend column not directly comparable.
	% of new homes developed to Ecohomes good or excellent standard.						SCDC Community Strategy Milestone Monitoring framework needs to be developed

Objective	Indicator (* key after table)	Current Situation		Trends		Assessment	Data Sources
		South Cams	Comparator	South Cams	Comparator		
CLIMATE CHANGE AND POLLUTION							
Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	CO2 emissions per domestic property per year						District monitoring (no direct regional comparator)
	<p>a) Annual average concentration of Nitrogen Dioxide (ug/m3)</p> <p>b) Days when fine particle concentration found to be in bandings 'moderate' or higher (days)</p>	<p>2003</p> <p>a)</p> <p>Bar Hill: 49.7</p> <p>Impington: 52.2</p> <p>Histon (urban background): 19</p> <p>Histon (roadside): 32</p> <p>b)</p> <p>Bar Hill: 40</p> <p>Impington: 72</p>	<p>National Air Quality Objectives</p> <p>a) 40 ug/m3 (To be achieved by end 2005)</p> <p>b) 35 days (to be achieved by end 2004)</p>	<p>a)</p> <p>Bar Hill: 38.2 (2001)</p> <p>Impington: 52.7 (2002)</p> <p>Histon (urban background): 31 (1999)</p> <p>Histon (roadside): 48 (1999)</p> <p>b)</p> <p>Bar Hill: 9 (2001) and 27 (2002)</p> <p>Impington: 22 (2002)</p>	<p>National Air Quality Objectives</p> <p>a) 40 ug/m3 (To be achieved by end 2005)</p> <p>b) 35 days (to be achieved by end 2004)</p>		<p>Air Quality Review and Assessment progress report 2004. Structure Plan monitoring based on district reporting.</p>

Objective	Indicator (* key after table)	Current Situation		Trends		Assessment	Data Sources
		South Cambs	Comparator	South Cambs	Comparator		
	Vehicle flows across urban boundaries	2003 Cambridge 170,036	N/a	2001 Cambridge 172,926	N/a	Rate of traffic going in and out of Cambridge is stable, but still higher than LTP target.	County monitoring (no regional comparator) Local Transport Plan
	% main rivers of good or fair quality (chemical & biological)	2000/02 Chemical 100% 2000 Biological 100%	Cambridgeshire and Peterborough 2000/02 Chemical 90% 2000 Biological 100%	1997/99 Chemical 85%	Cambridgeshire and Peterborough 1997/99 Chemical 75% 1998/2000 Biological 99%	The improving river quality in the District reflects improvements taking place across the county.	Environment Agency Cambridgeshire Structure Plan AMR indicator 16
Minimise waste production and support the recycling of waste products	Household waste collected per person per year (kg)	2003 352	Cambridgeshire 2003/4 498 (Hardcore included)	2002 282	Cambridgeshire (2001-02) 481 (Hardcore included)	The amount of waste produced per person is increasing. This will reduce the impact of increasing recycling and composting rates.	District monitoring (BV84) Waste Data for Cambridgeshire 2001/2002 and 2003/2004 (BV184)
	% household waste collected which is recycled	20.3% recycled (2000-02)	Cambridgeshire and Peterborough 2000-02 20.3%	1999-2000 20.3%	Cambridgeshire and Peterborough 1999-2000 20.3%	Recycling rates are increasing favourably	Structure Plan AMR indicator 20

Objective	Indicator (* key after table)	Current Situation		Trends		Assessment	Data Sources
		South Cams	Comparator	South Cams	Comparator		
	collected which is recycled	(2002-03) 5.3% composted (2002-03) (data excludes hardcore waste)	and Peterborough 16.19% recycled (2002-03) 8.48% composted (2002-03)	10.1% recycled 4.8% composted	and Peterborough 11.56% recycled (1999-2000) 6.78% composted (1999-2000)	compare favourably with other Districts in Cambridgeshire, although the composting rate is slightly lower. Further work is required to meet the recycling target of 25% by 2005.	Indicator 20 Waste Data for Cambridgeshire Waste Local Plan
Limit or reduce vulnerability to the effects of climate change (including flooding)							Appropriate indicators needs to be developed to monitor the impact of climate change. Possibly use GIS analysis of Environment Agency data to estimate no. of properties within flood risk areas.

Objective	Indicator (* key after table)	Current Situation		Trends		Assessment	Data Sources
		South Cambs	Comparator	South Cambs	Comparator		
HEALTHY COMMUNITIES							
Maintain and enhance human health	Life expectancy at birth (male & female)	2000-2002 Male – 79.0 Female – 83.0	England & Wales 2000-2002 Male – 75.9 Female – 80.6	1999-2001 Male – 79.0 Female – 82.6	England & Wales 1999-2001 Male – 75.6 Female – 80.3	Life expectancies in the District are significantly higher than the national average, and have risen alongside national rates.	Office of National Statistics
	% residents with limiting long-term illness	12.7%	East of England 15.6% England & Wales – 18.23 %	N/a	N/a	The age structure of the population of South Cambs is younger than that of the region overall – so less LLTI is to be expected.	Census of Population
Reduce and prevent crime, and reduce the fear of crime	Number of recorded crimes per 1,000 people	2003/04 57.0	Cambridgeshire 2003/04 93.6	2002/03 59.2	Cambridgeshire 2002/03 90.9	Crime in South Cambridgeshire is significantly lower than the County average, and has decreased while it has actually increased in the County as a whole. This reflects the rural nature of the District.	CCC Research Group; Home Office County Council Research Group mid-2002 population estimates.

Objective	Indicator (* key after table)	Current Situation		Trends		Assessment	Data Sources
		South Cambs	Comparator	South Cambs	Comparator		
	% residents feeling 'safe' or 'fairly safe' after dark	2002/03 70.0%	Cambridgeshire 2002/03 56.0%	N/a	N/a	The % of residents feeling safe after dark compares well to county levels, but indicates that there is still room for improvement.	Quality of life survey – CCC Research Group (no regional comparator) QoL15/LIB002
Improve the quantity and quality of publicly accessible open space	Ha of strategic open space per 1,000 people	4.3 ha/1000 *	Cambridgeshire 5.5 ha/1000 * Cambridgeshire and Peterborough 4.8 ha/1000 *			South Cambridgeshire does not compare favourably to countywide levels. New strategic open spaces are being planned as part of strategic housing developments.	Strategic Open Space study – CCC *All figures are combined 'natural greenspace' and 'parks & gardens' ha/1000 population
	Number of sports pitches available for public use per 1,000 people	2004 1.33				Provision varies greatly across the District, and there are also issues of cross border usage, particularly close to Cambridge. District Audits provide a more detailed comparison of provision compared to need.	District monitoring through recreation audits. Pitches are for Hockey, football, Cricket, Rugby etc (not MUGA). QoL/LIB038 Future monitoring will be dependent on future open space audits.

Objective	Indicator (* key after table)	Current Situation		Trends		Assessment	Data Sources
		South Cams	Comparator	South Cams	Comparator		
INCLUSIVE COMMUNITIES							
Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	% of population in categories 1-3 for access to Primary school, food shop, post office and public transport.	2004 83%	Cambridgeshire 2004 % Of rural areas 81%			Reflects the fact that many small villages in the District have limited services available locally.	County monitoring; Countryside Agency. Structure Plan AMR Indicator 22. Choice of services measured was based on availability within the settlement of four basics - primary school, food shop, post office and public transport. % of population in categories 1-3. No comparator data available, but Structure Plan AMR will provide future monitoring.
Redress inequalities related to age, gender, disability, race, faith, location and income	% residents who feel their local area is harmonious	2002/03 70.0%	Cambridgeshire 2002/03 64.0%	N/a	N/a	District figures compare favourably to the county comparator, but there is still room for improvement.	Quality of life survey - CCC Research Group QoL25/LIB139 Percentage of people surveyed who feel that their local area is a place where people from different backgrounds get on well together

Objective	Indicator (* key after table)	Current Situation		Trends		Assessment	Data Sources
		South Cambs	Comparator	South Cambs	Comparator		
	Index of multiple deprivation	2004 Average IMD score : 6.90	2004 Cambridgeshire average IMD score: 12.34	2000 Average IMD score: 7.33		South Cambridgeshire compares favourably to most regional and county deprivation indicators.	Office of Deputy Prime Minister, Indices of deprivation
Ensure all groups have access to decent, appropriate and affordable housing	House price/earnings ratio	2003 6.6	East of England 2003 6.6	2002 6.1	East of England 2002 5.6	House price to earnings ratio in South Cambs is around the regional figure but both the South Cambs and region ratios are worsening.	Land Registry & New Earnings Survey House prices for January to March average. Earnings data for April.
	% of all dwellings completed that are 'affordable'	2003 19%	Cambridgeshire 2003 12%	Average over period 1999-2003 9.8%	Cambridgeshire and Peterborough Average over period 1999-2003 10%	Rate is low compared to urban districts like Cambridge City, although actual numbers compare favourably with other Districts. Numbers of dwellings provided do not meet needs indicated by housing needs surveys.	District monitoring. Structure Plan AMR Indicator L.

Objective	Indicator (* key after table)	Current Situation		Trends		Assessment	Data Sources
		South Cams	Comparator	South Cams	Comparator		
Encourage and enable the active involvement of local people in community activities	% adults who feel they can influence decisions affecting their local area	2002/03 22.0%	Cambridgeshire 2002/03 21.0%	N/a	N/a	Although the rate compares favourably to the county comparator, only 1 in 5 people feel they can influence local decisions.	Quality of life survey - CCC Research Group QoL23/LIB137
	% adults who had given support to others (non-family) in past year	N/a	N/a	N/a	N/a		Quality of life survey - CCC Research Group

Objective	Indicator (* key after table)	Current Situation		Trends		Assessment	Data Sources
		South Cambs	Comparator	South Cambs	Comparator		
ECONOMIC ACTIVITY							
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Unemployment rate	January 2004 1.0%	Cambridgeshire January 2004 1.7%	January 2003 1.1%	Cambridgeshire January 2003 1.7%	The unemployment rate in the District has remained consistently low.	Nomis / CCC Research Group ONS claimant count unemployment figures with CCC RG economically active denominator Structure Plan AMR Indicator 1
	% residents aged 16-74 in employment working within 5km of home, or at home	2001 37.2%	East of England 2001 46.5%	N/a	N/a	South Cambs has a relatively widespread population and more concentrated workplaces. People are on average travelling further to work than they did in 1991	Census of Population

Objective	Indicator (* key after table)	Current Situation		Trends		Assessment	Data Sources
		South Cambs	Comparator	South Cambs	Comparator		
Support appropriate investment in people, places, communications and other infrastructure	Percentage of 15 year old pupils in schools maintained by the local authority achieving five or more GCSEs at grades A*-C or equivalent	2001 63.1%	Cambridgeshire 2001 53.6%		Cambridgeshire 1998 52.0%		QofL /BV38 (County Council monitoring)
	Infrastructure investment						County Monitoring. Structure Plan APR Indicator M: Investment secured for infrastructure and community facilities, including developer contributions for development that has an impact within the Plan area and the strategic improvements needed in the CSR Currently no data available

Objective	Indicator (* key after table)	Current Situation		Trends		Assessment	Data Sources
		South Cambs	Comparator	South Cambs	Comparator		
Improve the efficiency, competitiveness, vitality and adaptability of the local economy	Annual net increase (or decrease) in VAT registered firms, %	2001/02 0.9%	Cambridgeshire 2001/02 1.2%	2000/01 1.1%	Cambridgeshire 2000/01 1.1%	From being significantly greater than the county rate in 1997/98, the South Cambs rate has steadily fallen and is now below the county rate	NOMIS / CCC Research Group VAT stocks at the end of the year – percentage change from end of year to end of next year
	Economic activity rate	83.7%	East of England 79.3%	N/a	N/a	South Cambs has very high rates of activity. However, as there are no higher education establishments in the district except part of Girton College (a part of Cambridge University), a significant proportion of young people leave home to study at university and so are not counted in either the numerator or denominator – so the rates are likely to be higher than average	Census of Pop / NOMIS / CCC Research Group Expressed as a percentage of the working age population

APPENDIX 2: POLICY ALTERNATIVES ASSESSMENT

Consideration of Alternative Approaches and the Development of Draft Policies Potential For Alternative Approaches

Sustainability Appraisal is required to examine all reasonable alternative approaches. This column explores what potential alternatives could have been explored, and in many cases why alternative approaches were limited.

PPG/PPS

Indicates where clear guidance on the issue exists in government guidance, in the form of Planning Policy Guidance Notes, or Planning Policy Statements. This list is not exclusive, and there may be a wider variety of relevant guidance. The column is merely indicating where there is a clear link.

Structure Plan

The Local Development Framework is required to be in conformity with the Cambridgeshire Structure Plan 2003. A policy is listed where there is a clear link between the option or policy, and the Plan.

Draft RSS

The emerging Regional Spatial Strategy 14, the East of England Plan, includes many relevant policies.

Preferred Options Report

The Preferred Options Reports were subject to public participation in October 2004. They put forward options for policy approaches where the Council considered there were alternative approaches. Not all policies in the draft plan were put forward for consultation in the preferred options reports, as many are the result of clear guidance from other plans.

Pre Submission

Provides the policy number used in the Pre-Submission Draft Documents, which were subject to public participation in June 2005.

Initial Sustainability Appraisal Result Summary / Changes

Options within the Preferred Options Reports were subject to an Initial Sustainability Appraisal. A summary of the result, and initial changes to the reports prior to participation as a result of recommendations from the appraisal are detailed here.

Summary of Result of Preferred Options Public Participation

Around 6,000 representations were received through public participation on the Preferred Options Reports. A very brief summary of the issues raised are detailed here. Full details of the representations received are available to view on the Council's website.

Actions Following Preferred Options Consultation

The Council considered representations received at the Preferred Options stage, options were selected for development into draft policies, and actions as a result of representations to influence the direction the policy should take.

Justification for Policy Approach

Details the reasons why the draft policy was developed.

NS1 Vision

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
<p>The new town is guided by Structure Plan policy, as well as national policy, and policies being developed through the core strategy. Opportunities for significant alternative approaches are limited.</p>	<p>PPS1 para 33-39, PPG3 para 49, 54</p>	<p>P1/1, P1/3, P9/3</p>	<p>SS3, SS16, CSR1</p>	<p>NS4 – Vision- Preferred Approach</p>	<p>Appears to state all the requirements for a sustainable community. The Council has added bullet points relating to heritage features and social sustainability, provisionally worded: ADDED TO OPTION: To retain and incorporate into the town, those buildings and features that have an historic or architectural interest and which can give the town a sense of place and, in particular, which reflect its past aviation function. ADDED TO OPTION: As a place where social sustainability is a fundamental principle and where people can live a healthy lifestyle, in a safe environment and where most of their learning needs can be met.</p>	<p>The 101 representations received put forward a wide variety of concepts for inclusion in the vision for Northstowe.</p>
<p>Actions Following Preferred Options Consultation: Following a wide variety of representations, issues developed in the AAP include: Determine the ultimate size of Northstowe in the AAP and protect the character of existing villages and intervening countryside by extending the Cambridge Green Belt; Include opportunities for existing residents to access new and improved local services; Minimise the impact of noise and light pollution on surrounding villages and countryside; Be an exemplar of sustainable living; Incorporate best practice in urban design; Include landmark buildings and landscape features; Develop a balanced, viable, socially inclusive and cohesive community; Should not increase flood risk elsewhere; Integrate with the surrounding landscape; Include provision for country parks; Achieve a net increase in biodiversity; Develop trigger mechanisms for the provision of infrastructure, services and facilities; Require segregated cycle and footpath provision; Discourage traffic from travelling through existing villages; Minimise pollution and waste from construction; Provide a household waste recycling facility.</p>						
<p>Justification for Policy Approach: The Structure Plan requires Northstowe to be a sustainable high quality settlement. The vision and development principles capture the fundamental principles for the development of the town, based on a wide variety of guidance and best practice principles.</p>						

NS2 Development Principles

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The new town is guided by Structure Plan policy, as well as national policy, and policies being developed through the core strategy. Opportunities for significant alternative approaches are limited, or dealt with through other options or policies.	PPS1 para 33-39, PPG3 para 49, 54	P1/1, P1/3, P9/3	SS3, SS16, CSR1	NS4 – Vision- Preferred Approach		Consulted on as part of the vision. The 101 representations received put forward a wide variety of concepts for inclusion in the vision for Northstowe.
Actions Following Preferred Options Consultation: As above for vision.						
Justification for Policy Approach: The Structure Plan requires Northstowe to be a sustainable high quality settlement. The vision and development principles capture the fundamental principles for the development of the town, based on a wide variety of guidance and best practice principles.						

C1/a Site Objectives

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The new town is guided by Structure Plan policy, as well as national policy, and policies being developed through the core strategy. Opportunities for significant alternative approaches are limited, or dealt with through other options or policies.						
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Clarifies the overall objective of meeting the requirements of the Structure Plan.						

C2/a-c Green Belt Objectives

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The new town is guided by Structure Plan policy, as well as national policy, and policies being developed through the core strategy. Opportunities for significant alternative approaches are limited, or dealt with through other options or policies.				NS4 – Green Belt Objectives - Preferred Approach	Acceptable. An additional bullet point has been added during as a result of this initial assessment process. ADDED TO OPTION: Every opportunity should be taken to provide opportunities for and outdoor recreation and public access to the open countryside around Northstowe.	Objectives were generally supported, although this was qualified by concerns that there had to be adequate separation for Longstanton and Oakington.
Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan, as modified. Add new bullet: "TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT". Extend Green Belt so that the outer boundary follows the road between Over and Willingham and the road between Over and Longstanton north of the St. Ives railway.						
Justification for Policy Approach: The green belt objectives within the site and setting objectives are Northstowe specific, and must be read in conjunction with the Core Strategy Green Belt objectives.						

C3/a-d Landscape Objectives

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The new town is guided by Structure Plan policy, as well as national policy, and policies being developed through the core strategy. Opportunities for significant alternative approaches are limited, or dealt with through other options or policies.						
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Draws together themes tested through chapter specific objectives.						

NS3 The Site for Northstowe

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Site options were guided by the requirements of Structure Plan Policy P9/3 - east of Longstanton, north of Oakington so that the development makes best use of previously developed land and can be well served by the rapid transit system based on the former St.Ives railway line. A series of criteria were devised in order to consider the relative score of 10 sites meeting the Structure Plan criteria. The sites worked out as minor variations of three themes.				NS1 – Site Option A	This option is the most sustainable. Land taken from agricultural use is minimised while use of brownfield land and the area of Green Belt land are maximised. It avoids 'spill' of the community across the Guided Busway, turning Northstowe into two half settlements, but with the northern area having reduced access to the service core.	Generally the most favoured site option. A total of 192 representations on this Option were received, of which 117 were in support. In part this support is based on the fact that as the Preferred Options Report put forward a Preferred Approach for Green Separation, this site would result in the smallest ultimate size of town of the 3 site options, with the least traffic generation and impact on drainage and would be contained within the line of the St Ives railway route. There are 75 objections, which include concerns that: the site is too small and cramped for 8,000 dwellings; not all the airfield is truly brownfield; there is insufficient Green Separation for Longstanton and Oakington; the Guided Bus proposal is unacceptable.
				NS2 – Site Option B	This option involves increased land take, a reduction in Green Belt land, and additional impacts on resources compared to Option A. However its greater size would make better use of the planned infrastructure. Moreover if expansion of the core settlement (Option A) is envisaged at some stage it would make sense to plan a more coherent and larger settlement from the outset.	This received a total of 108 representations. Very few representations (5) supported this option. There were 103 objections. Particular concerns generally suggest that the advantages of finding land for another 1,000 dwellings are outweighed by the disadvantages which include: Less well identified site boundaries than Site A; Uses more agricultural land including land of high quality; The impact on Longstanton, with existing development on Station Road being drawn into Northstowe which it is perceived would "wrap around" the village; The difficulties of re-routing the B1050.
				NS3 – Site Option C	As for NS2. Again, the greater size of the development would make better use of the infrastructure however the design would be less coherent than NS2 due to the severing effect of the busway.	Out of a total of 130 representations on this option, there was some support (50 representations), although some of this was based upon the misunderstanding that it was the Fairfield option. Supporters cite: This is the only option to deliver 10,000 dwellings; It would give greater Green Separation for Longstanton and Oakington; specify that the Fairfield option is preferred; better to design the town around both sides of the Guided Busway. Objectors (90 representations) focus on: the lack of clear boundaries to the site; 10,000 dwellings would be too large with the greatest impact on traffic and drainage; impacts on four villages by encroaching also onto Rampton and Willingham; would have the greatest impact on the landscape; uses more

					agricultural land and especially good quality land; is less well served by the Guided Busway which would be difficult to bridge; would be less sustainable pattern of development with part of the town severed by the proposed express Guided Busway – that part of the town north of the Guided Busway having less connectivity with the rest of the town; has the poorest fit with the Structure Plan especially in relation to being at Longstanton/Oakington.
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Actions Following Preferred Options Consultation: The Options for choosing a site brought forward a very high level of response. The Preferred Options Report put forward the 3 site options without expressing a preference. Of these sites there was very little support for Site B. Site C received some support but raised concerns about the impact on the wider landscape and other village communities without any benefit for Longstanton/Oakington and problems of severance by the Guided Busway. The most favoured site option was A, which would bring forward a town of 8,000 dwellings, at the lower end of the Structure Plan range, and which would be contained within the line of the St Ives railway/Guided Busway which would provide a very clear boundary. Site A is taken forward into the AAP.

Justification for Policy Approach: A new town of 8,000 dwellings is within the range of acceptable town size proposed in the Structure Plan. The Structure Plan Examination in Public Panel which recommended that the size for Northstowe should fall within the range 8,000 to 10,000 dwellings advised that the principle factors in determining size were likely to be secondary education, landscape and design issues, and impact on neighbouring communities.

Discussions with the County Council conclude that the best secondary education at Northstowe would be achieved with one larger school rather than two small schools. At 8,000 dwellings Northstowe would be a good-sized school which would support 8 forms of entry. 10,000 dwellings would support a 10-11 form of entry school. There are only three schools in Cambridgeshire which provide 10 or more forms of entry and experience demonstrates that a larger school would not be desirable. The size of secondary school does not therefore appear to be a limiting factor. However, given the proximity of Option A to Longstanton and Oakington, the County Council advises that it is possible that those 2 villages would be considered for inclusion in the catchment for the Northstowe school, in which case Northstowe at 8,000 dwellings with Longstanton and Oakington would support a 10-11 form entry secondary school.

The landscape analysis demonstrates that Option A will have the least impact on the wider landscape by containing Northstowe almost wholly in views from the west by Longstanton village.

Containment by the St Ives railway to the east will also ensure that impact on Willingham and Rampton is minimised. Given the Structure Plan requirement for Northstowe to be located at Longstanton/Oakington and make best use of the previously developed land at Oakington Airfield, for these 2 villages the impacts will also be minimised because Northstowe will be at the lower end of the size range; Options B and C would give no greater separation and would result in these villages being simply as close to a larger town. Local impacts can be managed by a number of means but principally (1) the Structure Plan requirement for green separation for these 2 villages which can be supported by locating lower intensity uses on the nearest edges of Northstowe and (2) ensuring that access roads avoid traffic passing through the 2 villages.

Option A also has the best fit with the requirement to be east of Longstanton and north of Oakington, would be best integrated into the proposed express Guided Bus service running along the disused St Ives railway line (by a local loop with a greater frequency of stops through the town) which provides the opportunity to create a sustainable design of new town and minimises the amount of agricultural land (including land of higher quality) that would be taken for development.

NS4 Extended Cambridge Green Belt						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
<p>The Area Action Plan is required by the Structure Plan to review any additional areas that serve the purposes of the green belt, having regard to the new settlement proposals. Three alternative options were put forward for consultation: a do nothing option (rejected option C); an alternative option (alternative option b) which added green belt designation to areas between Oakington and Longstanton; and a preferred option (Option A), which enlarged the green belt to surround the town. Any other options would be a variation on these themes.</p>	PPG2 para 2.6 - 2.11	P9/2b		NS6 – Green Belt – Preferred Option	<p>We agree that this is the preferred option. It proposes GB designation to ensure the long term separation of Northstowe from Cambridge and the surrounding villages around the town its and to support biodiversity objectives and keep high quality open space close to residents.</p> <p>The Council also intends to revised the wording of para. 5.7 to clarify the Green Belt proposals under each option. ADDED TO OPTION: there are three options for drawing the Green Belt in the vicinity of Northstowe. The approach to defining the Green Belt in each option NS6 to NS8 is the same whichever site option is chosen. The precise boundaries around the town will vary depending on the site as shown on the maps.</p>	NS6, the Preferred Option, which would extend the Green Belt to surround Northstowe and designate as Green Belt the Green Separation between Northstowe and Longstanton/Oakington, was the most favoured option (47 representations in support). However, GO-East, in their support for Site B, suggested that it should be further extended north of the St Ives railway and west of the B1050.
	PPG2 para 2.6 - 2.11	P9/2b		NS7 – Green Belt – Alternative Option	<p>Not as attractive as the Preferred Option because green separation does not wrap around the north side of the town and does not preclude further extension of the settlement in the future if demand arises.</p>	There was no support for this option.

	PPG2 para 2.6 - 2.11	P9/2b	NS7 – Green Belt – Rejected Option	Does not provide any Green Belt protection for green separation between the town and adjacent villages or preclude further extension of the settlement in the future if demand arises. Does not conform to several of the SEA/SA objectives.	There was almost unanimous support for the Council's position of rejecting this option.
Actions Following Preferred Options Consultation: Develop preferred option into policy, but further extended north of the St Ives railway and west of the B1050. The boundaries of the Green Belt in this additional area will be the road between Willingham and Over and the road between Over and Longstanton.					
Justification for Policy Approach: The Structure Plan requires the outer boundary of the green belt to be reviewed as part of the planning for Northstowe. It is logical to completely surround Northstowe and it would provide clear and distinct boundaries. Green Separation is included in the Green Belt, as protection against coalescence is a key function of the green belt.					

NS5 Landscaping the Setting of Northstowe						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Development must relate sensitively to the landscape. The policy provides an approach to achieving this consistent with the approaches developed in the AAP. There are no significant reasonable alternatives.				Not included.		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Northstowe will be a major feature in the landscape, it is important it is designed and maintained to respect the landscape character of the area and maintain the landscape setting.						

NS6 (1) Green Separation from Longstanton and Oakington

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Taken as a whole, the site requirements of the Structure Plan constrain the amount of green separation that can be achieved. Appraising options that vary the distance by a small margin would not have provided significantly different appraisal results.				NS40 - Landscape Extent of Green Separation from Longstanton and Oakington – Preferred Approach.	Acceptable.	There are representations in support of this approach but there are also others which seek a greater degree of separation.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: Maintaining the village character of Oakington and Longstanton is required by the Structure Plan. In preparing the Preferred Option, the Council considered in detail the purpose of Green Separation and how to achieve it. The distance was not the only determining factor in achieving adequate separation and that the treatment of that separation was crucial. An appropriate landscape treatment for the different parts of the green separation was considered in order to maintain visual separation between the existing villages and Northstowe and then the physical extent of land that would enable that treatment to be implemented effectively. A minimum of 200m separation is appropriate, a greater minimum distance is not considered necessary to maintain village character but in sensitive areas such as Conservation Areas, site specific proposals are made.						

NS6 (2) Extent and Treatment of Green Separation – Longstanton All Saints

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Requirement to reflect the character of the area limits the appropriateness of alternative approaches.				NS41 - Landscape Treatment of Green Separation at Longstanton – Preferred Approach.	Acceptable. If the separation areas are not within conservation management areas we assume they would be covered by the proposal in option NS43.	Drew a limited number of representations, most in favour. However, one representation that if it is comprised entirely of paddocks and small copses it would not be attractive or offer sufficient public access as the uses are too exclusive and difficult to control.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: The approach will provide for a varied landscape which is appropriate for the historic landscape character. The predominant historic character of land adjoining Longstanton comprises paddocks, with hedgerows and small copses. The term paddock portrays a pattern of smaller fields rather than a land use.						

NS6 (3) Extent and Treatment of Green Separation – Conservation Area, Long Lane, Longstanton St.Michaels						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Requirement to reflect the character of the area limits the appropriateness of alternative approaches.				NS42 - Landscape Treatment of Green Separation at Conservation area, Long Lane, Longstanton – Preferred Approach.	Acceptable. Proposals also respect need to preserve local archaeological feature.	Approach was in general supported although one representation suggests that this is a prescriptive approach too detailed for an AAP.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: Special treatment is required to protect the conservation area.						

NS6 (4) Extent and Treatment of Green Separation – Conservation Area, St.Michael’s Mount, Longstanton						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Requirement to reflect the character of the area limits the appropriateness of alternative approaches.				NS43 - Landscape Treatment of Green Separation at Conservation Area St. Michaels Mount Longstanton – Preferred Approach.	Acceptable. Additional planting would merge with that proposed in NS46.	Many representations consider that St Michael's Mount forms part of the village of Longstanton St Michael's even if it is not in the village framework and therefore it should receive 200m separation.
Actions Following Preferred Options Consultation: Amend so that the 200m green separation is measured from the curtilage of St Michael's Mount and not from the village framework.						
Justification for Policy Approach: The property reads visually as part of the village, and can be argued as being part of the village for the purposes of maintaining village character.						

NS6 (5) Extent and Treatment of Green Separation – Oakington

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Requirement to reflect the character of the area limits the appropriateness of alternative approaches.				NS44 - Landscape Treatment of Green Separation at Oakington – Preferred Approach.	Acceptable. All green separation options propose mixture of copses and open areas in keeping with the existing landscape character.	Generally supported although there was a concern that it should include woodland planting.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: The character proposed should be a mixture of parkland and tree groups, rather than extensive woodland areas to best reflect the existing character. The positioning of tree groups will be designed to restrict views through to Northstowe whilst retaining some open areas around them.						

NS7 The Structure of Northstowe

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Draws together many themes, all of which are covered by other options. Alternative approaches limited by other guidance, particularly the Structure Plan.						
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Policy draws together the main themes for the structure of Northstowe, including land uses, services & facilities, transport, character, and design.						

D2 a-I Town Centre Objectives

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Limited by requirements of other plans and programmes, and the vision for Northstowe.				NS9 – Town Centre Objectives – Preferred Approach	Acceptable – many positive sustainability impacts.	General support for the objectives, but two representors specifically objected to the restriction on large retailers.
<p>Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan, as modified: Amend 5th bullet to read "To ensure that no single store [within the town centre provides more than 10% of the total retail floor space or] sells such a range of comparison and convenience goods that it would threaten the development of the remainder of the town centre." [Deleted text]</p> <p>Justification for Policy Approach: The Structure Plan requires Northstowe to have a town centre to meet the needs of Northstowe, but limited in size so as to not serve the wider Cambridge Sub-Region.</p>						

NS8 (1) Town Centre Location

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The preferred option best reflects the objective to locate the town centre at the heart of Northstowe, accessible by a variety of transport modes. Any other location would not perform this role so effectively.				NS10 – Town Centre Location – Preferred Approach	Acceptable.	Some support for the preferred option, but acknowledgement that the location is dependent on the site option selected. Concerns over the location relative to Rampton Drift.
<p>Actions Following Preferred Options Consultation: Develop the preferred approach into policy. Provide clarity that the town centre is likely to be located to the east of Rampton Drift.</p> <p>Justification for Policy Approach: In order to be situated in a location which meets the Structure Plan requirements for the location of Northstowe and to make the town centre convenient for the approximately 20,000 people that will live in the town, the town centre at Northstowe needs to be relatively central and well connected by internal public transport, cycleways and footpaths with the rest of the town. Impacts of the town centre and its activities on Longstanton and Oakington villages and presently outlying development will be minimised by locating the town centre within rather than on the edge of Northstowe and similarly by locating the main access roads away from any the properties. As Rampton Drift lies relatively central to the area of search for the site of Northstowe, it will have a bearing on the location of the town centre if the objective is to avoid the town centre having an adverse impact on the residents of Rampton Drift.</p>						

NS8 (2-5) Town Centre Form

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are two clear main alternative options, to which other approaches would be minor variations.		P3/1		NS11 – Town Centre Form – Preferred Approach	Acceptable – design is consistent with character of the other Cambridgeshire market towns and the linear form could reduce the distance between housing and a subset of centralised services. Note that at this stage of development of the AAP is it not clear what impact the linear shape would have on the achievement of housing densities since other options suggest a higher density around the settlement core.	Mixed representation with both supports and objects. The objections point out that this option is premature at this stage. There are also concerns with regard to locating the secondary school at the town centre.
		P3/1		NS12 – Town Centre Form – Alternative Approach	Choice appears to turn largely on aesthetics and the preference for a form typical of the local area.	Generally object as the option is premature at this stage. One representor supported as a concentrated town centre may be more efficient in terms of trips generated.
<p>Actions Following Preferred Options Consultation: Develop the preferred option into a policy in the Northstowe Area Action Plan. Develop policy that requires secondary school to be located at a local centre, providing an opportunity for additional services at that local centre reflecting the role of the secondary school.</p> <p>Justification for Policy Approach: It is important to establish the general character of the settlement at an early stage. A linear market town high street style is the most appropriate option, and this must be determined early in the development process, in order to be a central principle in the design process. Locating the secondary school in the town centre may not be appropriate, but it must instead be located at a local centre, providing an opportunity for additional services at that local centre reflecting the role of the secondary school.</p>						

NS8 (6-7) Town Centre – Vitality and Viability

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Requirement for a town centre strategy is a procedural policy with no alternative approaches. Potential variation is possible on the commencement of development of the town centre.		P3/1, P9/3	SS5, E10	Not included.		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: A requirement for early commencement of the town centre is essential to ensure that facilities are available to meet the needs of early residents of the town.						

D3a-f Local Centres Objectives

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Limited by requirements of other plans and programmes, and the vision for Northstowe.				NS13 - Local Centres Objectives – Preferred Approach	Acceptable – local centres provide basic facilities on the doorstep.	General support for the objectives, with clarification sought on the number and size of local centres, and their transport requirements.
Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan, as modified: Amend the objective (3rd bullet) which will be included in the Area Action Plan to ensure that all of Northstowe's future residents are within 600 metres of a local centre which will be located at 800 metres spacings along the main public transport spine. When read with the policy objective for higher densities around the town centre, local centres and public transport stops, this will ensure that almost all of the future residents of Northstowe will actually be within 400 metres of a local centre or the town centre. Amend the fourth bullet point to read: "To ensure that local centres COLLECTIVELY LOCATED ALONG A PUBLIC TRANSPORT SPINE TOGETHER WITH THE TOWN CENTRE provide for all the day to day needs of local residents for convenience shopping and service provision."						
Justification for Policy Approach: Local centres ensure good access is available to local services, within walking distance of homes.						

NS9 Local Centres						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Provision of local centres is required to meet the needs of the new community. Alternative approaches could be taken to their size, facilities and location.		P9/3		Not included.		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Primary Schools are located at the heart of local catchment areas, and will provide an opportunity to be the focus for local centres. They will also provide opportunities for linking to the dedicated local busway. This will support provision of services within reasonable walking distance.						

Local Centres - Employment (NS11 (1b))						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Potential alternative approaches to the types of employment located at local centres. Preferred approach offers only reasonable alternative given status of local centres following the structure Plan and PPS6.		P9/3		NS14 – Local Centres Employment – Preferred Approach	Acceptable – failing to provide some employment within the settlement would turn it into a dormitory community and this might have knock-on effect on commuting travel choices. Note that the sustainability objectives address the desirability of building on regional hi-tech excellence, but this option ensures a balance is maintained with smaller but vital local support industries.	General support for the option.
Actions Following Preferred Options Consultation: Develop approach into a policy in the Area Action Plan.						
Justification for Policy Approach: Providing an appropriate mix of uses for the towns includes making small-scale employment opportunities available in local centres.						

D4 a-c Housing Objectives

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Limited by requirements of other plans and programmes, and the vision for Northstowe.				NS15 – Housing Objectives – Preferred Approach	Acceptable.	General support for the objectives, although there were concerns over whether the build rates could be achieved.
Actions Following Preferred Options Consultation: Utilise preferred approach in the Area Action Plan. Amend 3rd bullet point to read: "- To ensure the provision of a range of housing types and sizes, including affordable housing, to meet the identified needs of all sector of the community, INCLUDING KEY WORKERS."						
Justification for Policy Approach: The aim for Northstowe to be a sustainable balanced community is influenced by the quality, mix, type and affordability of the housing it provides.						

Housing Mix

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
This issue has been addressed through the core strategy. Alternative approaches would be to operate a different policy for Northstowe.	PPG3 para 11	P1/3	H2	NS20 – Housing Mix – Preferred Approach	Acceptable.	Some support for the approach, but also concerns over whether it will result in a balanced community.
Actions Following Preferred Options Consultation: Utilise preferred approach in the Area Action Plan, by applying the core strategy housing mix policy to Northstowe.						
Justification for Policy Approach: Policy HG/2 of the Development Control Policies DPD sets out targets for housing mix that seek to ensure that developments provide a mix of housing sizes that address the high level of need for smaller 1 and 2 bedroom homes in the Cambridge area. For many years, the market in South Cambridgeshire has been providing a high proportion of larger properties of 4 bedrooms or more, at the expense of smaller properties. The district wide targets aim to redress this imbalance, whilst at the same time are mindful of the need to create balanced communities.						

NS10 (1) Northstowe Housing – Housing Supply

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
		P9/3				

Actions Following Preferred Options Consultation:

Justification for Policy Approach: 6000 dwellings prior to 2016 at Northstowe is a requirement of the Structure Plan.

NS10 (2) Northstowe Housing – Housing Density

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Density requirements are given a clear steer by Structure Plan policy P5/3, requiring at least 40 dwellings per hectare where there is a good range of services or good public transport accessibility. The only alternative is therefore to require a higher density for all or some areas of Northstowe.	PPG3 para 58	P1/3, P5/3		NS16 – Housing Density – Preferred Approach	We concur this is the preferred option. Although it implies higher housing density than the alternative, this need not be achieved at the expense of design and open space provision.	The majority of representors on this option were objecting to imposition of high densities.
	PPG3 para 58	P1/3, P5/3		NS17 – Housing Density – Alternative Option	Given the requirement to meet the Structure Plan targets this option introduces uncertainty without guaranteeing any significant compensating improvement in overall design and space provision. Moreover if housing targets cannot be met it would be necessary to compensate for them by housing in other locations.	Mixed representations, minor changes requested, the density requirement is too high, some supports.

Actions Following Preferred Options Consultation:

Develop alternative option into a policy in the Area Action Plan

Justification for Policy Approach: Creating a town which minimises the amount of land that will need to be taken for development and which provides a basis for sustainable living where services and facilities are nearby for most of its residents means development at densities of at least 40 dwellings per hectare. The approach should be design-led and seek to make the most effective and efficient use of land across the development. Higher densities will be appropriate in the town and local centres and around public transport stops, there will be some small areas that are less accessible and where lower densities are more appropriate.

NS10 (3) Northstowe Housing – Housing Types and Quality

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives are to seek certain housing types, or a do nothing option that would leave it to the market to decide.	PPG3 para 11	P5/4, P1/3	SS16, H2	NS18 – Housing Types – Preferred Approach	Acceptable.	Some support, although concerns were expressed over the impact of density requirements.
Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan.						
Justification for Policy Approach: In order to meet the need for smaller dwellings in the area and to respond to the density requirements for the town, a variety in dwelling types will need to be provided. This will also help provide interest in the character and design of the town.						

NS10 (4) Northstowe Housing – Affordable Housing Funding

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
An affordable housing policy is included in the core strategy. Options were put forward for different percentage requirements. An alternative approach would be to operate a different policy for Northstowe.	PPG3 para 15	P5/4, P9/3	H2	NS19 – Affordable Housing – Preferred Approach	Clearly supports sustainability and addressing current structural problems in the housing market.	Support for provision of affordable housing, but some concerns over the percentages that should be required. There is some concern that whilst this is acceptable where there is an already established community, if 50% of the housing in Northstowe is affordable it is unlikely to make for a balanced town.
Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan, as modified: Amend to include a specific reference to key workers. Include appropriate policy on affordable housing funding at Northstowe, which rules out contributions for off site provision, and requires very clear evidence to be provided by the developer to the satisfaction of the planning authority of insurmountable funding issues at the time of a detailed application developer e.g. Housing Corporation grant not being available. In such cases, contributions may be able to be used to fund a lower percentage of affordable housing on site. The Area Action Plan will make clear that this approach would not apply at the outline planning stage when setting the affordable housing requirement.						
Justification for Policy Approach: The development strategy for the Cambridge area has regard to the high level of housing need in the area, as identified in the 2002 Housing Needs Survey which also recommends a 50% target for affordable housing in new developments. If the affordable housing need is not addressed in the major new developments, this would undermine the development strategy to provide for the housing needs of the Cambridge area and would provide market housing which would be taken up by those living and/or working outside the Cambridge area. It is therefore appropriate for Northstowe to play its part in providing significant levels of affordable housing. The key to ensuring that the affordable housing element is consistent with securing a balanced and sustainable community overall, will be the mix of tenure and dwellings sizes.						

D5 a-d Employment Objectives

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Limited by requirements of other plans and programmes, and the vision for Northstowe.				NS21 – Employment Objectives – Preferred Approach	Acceptable. Meets requirement to contribute to the sub-Region's recognised strengths in hi-tech industry, while providing a range of employment for those with other skills. The desirability of a base of employment types is covered by option NS24.	General support for the preferred approach.
Actions Following Preferred Options Consultation: Develop approach into objectives in the Area Action Plan.						
Justification for Policy Approach: Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Baseline Report. In particular the objectives reflect Northstowe's role to provide local employment, but also improve the housing / jobs balance.						

NS11 (1a) Northstowe Employment – Main Employment Area

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The total amount of employment land provision at Northstowe is Guided by the Structure Plan. Alternative options exist as to where to locate the main employment area. A town centre location offers significant advantages in accessibility, alternative locations where therefore not considered.		P2/1, P2/3, P2/4, P9/3	E3, E4, E5	NS22 – Main Employment Location – Preferred Approach	Acceptable.	Some responses sought an explicit statement that, as with the town centre, employment areas should not be near existing residences and conservation areas (including Rampton Drift, Toad Acre, and St Michael's).
Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan. Specify that the employment area will be located within the town, to the south of the town centre and away from existing village communities.						
Justification for Policy Approach: The employment area will most appropriately be embedded within the town to maximise accessibility to it from within the town, in particular from the local public transport loop which will pass through the heart of the town, whilst maintaining separation from existing communities.						

NS11 (1b) Northstowe Employment – Employment at Local Centres

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Potential alternative approaches to the types of employment located at local centres. Preferred approach offers only reasonable alternative given status of local centres following the structure Plan and PPS6.		P9/3, P2/1, P2/3	E3, E5	Covered by option NS14		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Small scale employment is a suitable use for local centres.						

NS11 (1c) Northstowe Employment – Employment not Suitable for the Town Centre

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives on the location and the amount of land allocated for this type of land uses.		P9/3, P2/1, P2/3		NS23 - Employment uses not appropriate in Town Centre – Preferred Approach	Logical to locate these land uses close to transport hubs as the specialised nature of skills may mean a proportion of the staff will commute into the settlement – ideally by guided bus, but possibly by car.	General support for the preferred approach.
Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan, provided the development serves a local function for Northstowe and its immediate hinterland.						
Justification for Policy Approach: To ensure that there is a balance of employment in Northstowe which will ensure that everyone living in the new town has the opportunity of finding employment, it will be necessary to plan for light industry and local services. An area for general industrial (B2) (including small scale pilot manufacturing), storage and distribution (B8) is also needed, serving a local function for Northstowe and its immediate hinterland. This reflects a number of Structure Plan and Core Policies, regarding the range of uses, promotion of clusters, and selective management of employment development.						

NS11 (2) Northstowe Employment – Range of Uses

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Theoretical alternatives exist as to the range of uses, but they are significantly restricted by Structure Plan requirements for selective management of employment, promotion of clusters, and achievement of the strategy to improve the housing / jobs balance.		P2/1, P2/2, P2/4, P2/5, P9/3, P9/7	CSR4	NS24 – Range of Uses – Preferred Approach	Meets requirement for broad base increasing probability that staff can be found among the incoming residents (with knock-on effects on commuting levels).	Some support for approach.
Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan, as modified: Add new bullet following first bullet: "RESEARCH AND EDUCATIONAL INSTITUTES"						
Justification for Policy Approach: Employment development at Northstowe will be subject to Policy ET/1 of the Development Control Policies DPD, that reserves employment land for development that can demonstrate a clear need to be located in the area, to serve local needs, or contribute to the continued success of the Cambridge Sub-Region as a centre of high technology and research.						

D6 a-d Community Facilities, Leisure, Art and Culture Objectives

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Limited by requirements of other plans and programmes, and the vision for Northstowe.				NS25 – Community Facilities, Leisure, Art and Culture Objectives – Preferred Approach	Acceptable – coordinating timing of the delivery of new services will be critical and we assume this would be covered in due course by a management plan.	General support for the preferred approach, with minor clarification sought on some points.
Actions Following Preferred Options Consultation: Develop Preferred Approach into objectives in the AAP. Include sports development as an integral part of community development; request Cambridgeshire Horizons to undertake further work on services and facilities needed to inform Masterplanning; retain list of likely services and facilities needed but clarify that this is a provisional minimum requirement.						
Justification for Policy Approach: It is vital that new residents have access to services and facilities, in order to create a viable sustainable settlement.						

NS12 (1-4) Community Facilities, Leisure, Art and Culture - Publicly Provided Services and Facilities

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Procedural policy to ensure adequate provision of services, with no reasonable alternatives.	PPG3 para 49, PPG13 para 19	P3/2, P6/1, P9/3	SS12	NS26 – Publicly Provided Community Facilities, Leisure, Art and Culture – Preferred Approach	Acceptable.	General support for the preferred approach, with some additional facilities sought.
Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan						
Justification for Policy Approach: It is vital that new residents have access to services and facilities, in order to create a viable sustainable settlement. Before planning permission could be granted for Northstowe, the needs of the development must be determined in accordance with detailed assessments, prepared in consultation with service providers. Some of this work will be carried out in partnership with Cambridgeshire Horizons. This will lead to the preparation of strategies setting out the services and facilities required of the development and a phasing plan for the timely delivery of publicly provided community services, facilities, leisure, art and culture, including the provision of key services and facilities for early phases of the development. This will form the basis of a planning obligation.						

NS12 (5-8) Community Facilities, Leisure, Art and Culture - Commercially Provided Services and Facilities						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Procedural policy to ensure adequate provision of services, with no reasonable alternatives.	PPG3 para 49, PPG13 para 19	P3/2, P4/1, P6/1, P9/3		NS27 – Commercially Provided Community Facilities, Leisure, Art and Culture– Preferred Approach; NS81 Commercial Leisure – Preferred Approach	Acceptable. We assume private sector service providers will undertake or use market research to identify an appropriate and marketable set of services.	Some support, but concerns over the level of provision that can be required.
Actions Following Preferred Options Consultation: Develop Preferred Approach but amend as follows: request Cambridgeshire Horizons to undertake further work on services and facilities needed to inform Masterplanning; retain list of likely services and facilities needed but clarify that this is a provisional minimum requirement.						
Justification for Policy Approach: Not all services and facilities will be provided by the public sector. A large number of facilities at Northstowe will be provided commercially e.g. health and fitness clubs, cinemas, tennis, bowling, golf courses, etc. Some of these would be considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided. This will be particularly important in the early phases of development in order to ensure that Northstowe has a basic range of services and facilities which will help attract its first residents. The priorities for commercial leisure provision will be considered in consultation with potential service providers and other neighbouring local authorities in order that deficiencies and priorities can be identified. The needs of the development will be identified as part of the assessment and strategy referred to for publicly provided services and facilities above.						

NS12 (9) Community Facilities, Leisure, Art and Culture – Location of Services and Facilities

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Policy reflects fundamental principles of government policy and the Structure Plan. There are no reasonable alternatives.	PPG13 para 19, PPG17 para 21			Not included		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Providing accessible services and facilities is a key element of producing a sustainable settlement.						

NS12 (10) Community Facilities, Leisure, Art and Culture – Public Art

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives could be a do nothing option, or a specific requirement higher than the Council's policy requirement. Both are not reasonable alternatives.			C3	Not included		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Reflects the council's public art policy.						

D7 a-h Transport Objectives

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Limited by requirements of other plans and programmes, and the vision for Northstowe.				NS28 – Transport Objectives – Preferred Approach	Sustainability benefits due to the focus on public transport, cycling and walking, and the degree of integration of the Guided Busway and local loop into the layout of the settlement.	There was considerable support, but also concerns that the transport infrastructure be provided at appropriate stages of development.
<p>Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan, as modified: Amend 1st bullet to read "...routes within the town linking homes to PUBLIC TRANSPORT and the main areas of activity..."; Amend the 2nd bullet to read "to develop an improved RIGHTS OF WAY network of paths..."; Amend 4th and 6th bullets - references to the "Local Bus Loop" should refer instead to a "dedicated busway"; Amend final bullet to read "...when SERVICES and transport infrastructure will need to be provided".</p> <p>Justification for Policy Approach: For Northstowe to be a truly sustainable place it will be important to ensure that the transport infrastructure encourages the use of more sustainable forms of travel – public transport, cycling and walking. The compact, higher density form of development proposed will also favour journeys to be made by these modes. At the same time provision will have to be made for cars and goods vehicles. It will be important to integrate the various modes, providing interchanges to encourage maximum use of the sustainable modes.</p>						

NS13 (1) Road Infrastructure

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
None.		P1/3, P9/3		Not included		
<p>Actions Following Preferred Options Consultation:</p> <p>Justification for Policy Approach: Policy sets a requirement to ensure highway safety.</p>						

NS13 (2) Road Infrastructure – A14 Improvements

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	1.1 Summary of Result of Preferred Options Public Participation
None.				Not included		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Development of Northstowe needs to be carefully phased to ensure adequate infrastructure improvements along the A14 corridor are in place in order to avoid exacerbating the existing congestion and safety problems. This may include the early provision of parallel local distributor roads.						

NS13 (3-4) Road Infrastructure – Primary Road Access

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The points of access detailed in the option are required to meet the access requirements of Northstowe. Alternatives would not be reasonable, or offer only minor variations.		P1/3, P9/3		NS29 – Sites A and B Road Access – Preferred Approach	Acceptable. Proposals focus on access from the northwest round to the southwest which is where most of the traffic will arise. No mention is made of access from the east (see NS31 to NS33).	Some support for the approach, but also concerns about the impact on nearby villages. There is considerable concern that the Northstowe development should not be allowed to go ahead prior to the much needed improvements to the A14.
Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan. The upgrading of the A14 is vital for the full development of Northstowe, given the existing traffic conditions along the corridor. There needs to be a guarantee that the A14 upgrade will be implemented before any planning permission is granted. Some development at Northstowe may be able to proceed before the A14 upgrading as it will take more than a year after the development commences before houses will be available for occupation and completion rates will take a year or two to get up to full speed. The Area Action Plan should indicate that any planning application for Northstowe should be able to demonstrate that travel conditions will not significantly worsen the existing conditions, even if this means the developers putting in infrastructure in advance of the Highways Agency. For example, this could be the provision of a parallel distributor road, improvements to junctions and the links to the parallel road.						
Justification for Policy Approach: Links from an improved Hatton's Road and from Dry Drayton Road will provide access onto the A14 / parallel distributor roads so as not to increase traffic passing through local villages. A link to the Longstanton West Bypass / Station Road, Longstanton junction will provide additional access onto the local road network to the north, allowing adjoining villages to access the facilities and services at Northstowe. Development of Northstowe needs to be carefully phased to ensure adequate infrastructure improvements along the A14 corridor are in place in order to avoid exacerbating the existing congestion and safety problems. This may include the early provision of parallel local distributor roads.						

NS13 (5) Road Infrastructure – Emergency Access

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Options offer three alternatives to Road access from the east side of Northstowe. A potential alternative would be a do nothing option (or providing emergency access as required by statutory bodies).				NS31 - Additional Road Access to Station Road Oakington Option A	Appears marginally preferable to Option B as it will reduce traffic impacts in Oakington and does not require an additional crossing of the guided busway. Its impact on Westwick depends on anticipated traffic volumes.	This option received support, but there are concerns that providing such a link into Northstowe would encourage traffic from the Cottenham direction, and from Northstowe, to use this route and then access Cambridge, the A14 and M11 via Oakington village.
				NS32 - Additional Road Access to Cottenham Road Westwick Option B	Acceptability depends on traffic levels. It diverts traffic away from Westwick and Cottenham but introduces a new road into open landscape, and will require an extra crossing of the guided busway.	The option received some support, but also objections on the impact of such a road on surrounding villages and the environment.
				NS33 - Additional Road Access to Cottenham Road Westwick Option C	Unsuitable. Unlike options A and B it does not divert additional traffic away from Westwick and Cottenham.	The option received some support, but also objections on the impact of such a road on surrounding villages.
Actions Following Preferred Options Consultation: Option A will be utilised to provide for emergency access, cycling, pedestrians and horse riders only.						
Justification for Policy Approach: Concerns over local traffic generation lead to rejection of the three additional access options to Oakington. An access only road will improve permeability to Northstowe via non-car modes.						

NS13 (6) Road Infrastructure – Mitigating Traffic Impact

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Mitigation of traffic impact is required by Core Strategy Policy TR3. There are no reasonable alternatives.	PPG13 para 23-27	P1/3, P9/3		Not included		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: If Northstowe has an impact on the traffic, it should be required to mitigate that effect.						

NS13 (7) Road Infrastructure – Willingham Bypass

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternative option would be a do nothing option, but that is unreasonable if an impact is established.	PPG13 para 23-27	P1/3, P9/3		Not included		
Actions Following Preferred Options Consultation: Although not listed as an option, a number of representors pointed out the need for a Willingham Bypass.						
Justification for Policy Approach: If Northstowe has an impact on the traffic of Willingham, it should be required to contribute towards mitigation of that effect.						

Car Parking Standards						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
A variety of options exist as to what parking standards should be applied, but reasonable options are selected on the basis on PPG13 and policies in the Core Strategy.	PPG13 Para 52	P8/5	T16	NS37 – Car Parking Standards - Preferred Option	We concur that this is the preferred approach since it is based on standards in the Local Plan that conform to current guidance designed to meet overarching transport policy objectives. However NS37 and NS38 are not exclusive and a move to the latter might be possible once the settlement is occupied and there is information about the travel choices that residents and visitors are making. As a result of our comments in the detailed assessment the Council intends to add further text as shown below dealing with disabled needs and corporate travel plans. A key phrase is the need to provide "genuine (travel) choice without excluding the car" . ADD: This will include making adequate and convenient provision for disabled parking. (Addressed through the Core Strategy Parking Standards). ADD: Employers will be required to prepare green travel plans to show how they intend to ensure sustainable travel by their employees.	Mainly objections, with concerns being raised about insufficient parking in Northstowe.

	PPG13 Para 52	P8/5	T16	NS38 – Car Parking Standards - Alternative Option	We conclude it would be inappropriate to implement stringent parking controls in certain areas at the outset if this could discourage inward migration. Nevertheless parking would have to be kept within standards, and a more stringent policy might be adopted once the settlement is established and if modal shift is seen to be happening.	Mixed representations, both supports and objects. Concerns about insufficient parking in Northstowe raised.
Actions Following Preferred Options Consultation: Develop a hybrid of NS37 and NS38 into policy in the Northstowe Area Action Plan. This will require car parking provision in accordance with the maximum standards as set out in the Core Strategy, but will seek to minimise parking in some areas with good accessibility and close to facilities and services, and the exploration of shared use parking in suitable locations.						
Justification for Policy Approach: Maximum car parking standards are set out in the Core Strategy and will apply to the development at Northstowe. In addition, given that Northstowe will be served by HQPT, opportunities for reduced levels of parking will be explored in locations close to facilities and services, and for car pooling and shared parking, for example on mixed-use sites, particularly where there is a suitable mix of day and night-time uses.						

NS14 (1) Alternative Modes						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The principle of provision of alternative transport modes is required by government guidance, the Structure Plan and the Core Strategy.		P1/3, P8/1, P8/2, P9/3		Not included		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Adequate provision for alternative modes of transport is a necessary step towards achieving a sustainable settlement.						

NS14 (2-4) Alternative Modes – Public Transport

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The Guided Bus is a scheme detailed in the Structure Plan and Local Transport Plan. Alternatives exist as to how it is integrated into Northstowe.	PPG3 para 47, PPG13 para 19	P1/3, P8/1, P8/2, P9/3	T13	NS34 Public Transport – Preferred Approach	Clearly promotes several aspects of sustainable development. The Council proposes to add a fifth paragraph to the supporting text: ADDED TO OPTION: Whilst the alignment of the local route within the town will aim to maximise accessibility to residents of the town, where there is best opportunity to achieve greatest patronage and achieve a change in travel modes as new residents move into the town, there will also be benefits to local villages where enhanced cycle and footpath links will provide access to high quality public transport within the town and beyond to Cambridge and St Ives.	Whilst there is support for the Preferred Approach, objections to the Guided Busway proposals have been made.
Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan. The guided bus is a matter for the Transport & Works public inquiry. The Structure Plan makes clear that Northstowe should be developed making best use of this proposal.						
Justification for Policy Approach: High Quality Public Transport (HQPT) will form a fundamental part of making Northstowe a sustainable new town and minimise its impact of the environment. The most significant connection for public transport for Northstowe will be the Guided Bus, offering services to the main centres of attraction in Cambridge and St. Ives / Huntingdon, and various points in between. All development within Northstowe will be within easy access of a public transport stop. The dedicated local busway should maximise coverage within Northstowe, with the aim that all areas will be within easy walking distance of a stop. A careful balance must be struck between coverage and quality of service.						

NS14 (5) Alternative Modes – Park and Ride

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Park & Ride is part of the guided bus scheme. Alternatives exist as to how it is integrated into Northstowe.		P1/3, P8/1, P9/3		NS35 Park and Ride – Preferred Approach	Acceptable.	General support for the preferred approach.
Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan.						
Justification for Policy Approach: Direct access to the park & ride from Northstowe is not required as residents have access to the dedicated local busway. The Park & Ride will support use of the guided bus by those from further afield.						

NS14 (6) Alternative Modes – Cycling and Pedestrians

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Provision for Cyclists and pedestrians required by Structure Plan and Core Strategy. There are no reasonable alternatives.	PPG13 para 76, 79	P1/3, P8/1, P8/8, P9/3	T12	NS36 Pedestrian and Cycle links – Preferred Approach	Acceptable. Possibly reword the text to make explicit provision for the less able-bodied.	General support for the preferred approach.
Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan, as modified: refer to connection to the wider rights of way network, and provision for horse riding.						
Justification for Policy Approach: Developing good quality linkages for pedestrians, horse riders and cyclists is vital to reducing car use.						

NS14 (7) Alternative Modes – Car Pooling

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
No reasonable alternatives. A do nothing option would miss the opportunity to explore its potential.		P1/3, P8/1, P9/3		Not included.	Acceptable. Possibly reword the text to make explicit provision for the less able-bodied.	General support for the preferred approach.
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Car pooling can reduce the amount of land required for car parking. Policy makes clear this should be assessed through the Transport Assessment and Travel Plan.						

D8 a-i Landscape Objectives

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Limited by requirements of other plans and programmes, and the vision for Northstowe.				NS39 – Landscape Objectives – Preferred Approach	Acceptable – with coordination of green space areas in the settlement with external open space/recreation area being a particular strength.	General support for the approach, with some amendments to wording sought.
Actions Following Preferred Options Consultation: Ensure the plan acknowledges that there is a clear relationship between landscape and biodiversity.						
Justification for Policy Approach: Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Baseline Report.						

NS15 (1) Landscape Principles – Landscape Strategy

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are a variety of alternative approaches to management and design of landscaping. The option puts forward the only reasonable approach at this stage of the planning process.	PPG3 para 52	P1/3, P7/4	ENV1	NS57 – Landscape Management Strategy – Preferred Approach; NS79 Landscaping Recreational Areas – Preferred Approach	Option is largely a procedural issue, but it meets several sustainability objectives including the prospect of community involvement.	Some support, but also concerns about exact management and ownership arrangements not being set out in the AAP.
Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the area action plan, requiring a management strategy to be prepared for Northstowe.						
Justification for Policy Approach: It is not possible or appropriate for the Area Action Plan as a high level planning policy document prepared at an early stage in the process of developing the new town to be prescriptive about how maintenance and management of public open space will be dealt with, including issues of community involvement and funding. What is important is to highlight it as an important issue to be addressed and provide an appropriate policy hook to ensure that this issue must worked up more fully as part of a planning application, on which there will be public consultation. It is also important to make the link between the management of open spaces which have a variety of uses and which need an integrated approach to management, such as landscape, biodiversity, rights of way and drainage. A single ownership of facilities offers significant benefits, and should be required.						

NS15 (2) Landscape Principles – Treatment of Construction Spoil

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Reflects preferred approach to construction spoil detailed in policy NS27.		P1/3, P7/4				
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Reflects preferred approach to construction spoil detailed in NS27						

NS15 (3) Landscape Principles – Water as a Defining Feature in the Landscape

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific design principle with limited potential for reasonable alternative approaches.		P1/3, P7/4		NS53 – Water as a feature in the landscape – Preferred Approach	Acceptable.	Approach was generally supported.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: Water is a key element in the landscape of the Fens and Fen Edges. The use of water in Northstowe is therefore consistent with this, and can contribute to the character of the built environment.						

NS15 (4) Landscape Principles – Existing Landscape Features

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
No reasonable alternatives.	PPS1 para 20	P1/3, P7/4	ENV2			
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Seeks to utilise and protect existing landscape features for the benefit of Northstowe.						

Landscape West of Station Road

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Potential alternatives as to the amount of landscaping in this location. Option reflects assessment of distance required to protect the open nature of the countryside.		P1/3, P7/4	ENV2	NS50 –landscape west of station road – Preferred Approach	Acceptable.	
Actions Following Preferred Options Consultation: No longer relevant as site option A was selected.						
Justification for Policy Approach: No longer relevant as site option A was selected.						

Landscape Willingham and Rampton						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Potential alternatives as to the distance utilised and the amount of landscaping. Options limited by the site options.		P1/3, P7/4	ENV2	NS51 – landscape Willingham and Rampton – Preferred Approach	Acceptable. Visual impact is inevitable given the requirement to build the settlement. Separation between Northstowe and the other villages will be greater if site option A or B is taken forward.	Some support, but also objection to development north of the railway.
Actions Following Preferred Options Consultation: No longer relevant as site option A was selected.						
Justification for Policy Approach: No longer relevant as site option A was selected.						

Landscape Site Option C Treatment of Land between Northstowe and the villages of Willingham and Rampton						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Potential alternatives are a wide variety of land uses. Due to quality of agricultural land, option is only reasonable alternative.		P1/3, P7/4	ENV2	NS52 – Landscape Site Option C Treatment of Land between Northstowe and the villages of Willingham and Rampton – Preferred Approach	Acceptable.	Some support, but also objection to development north of the railway.
Actions Following Preferred Options Consultation: No longer relevant as site option A was selected.						
Justification for Policy Approach: No longer relevant as site option A was selected.						

NS16 (1) Landscape Treatment of the Edges of Northstowe – The Eastern Water Park

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Potential alternatives on the area covered by the water park. Given requirements of the site, and drainage, there are no reasonable alternatives.		P1/3, P7/4	ENV2	NS49 – Landscape St.Ives Railway– Preferred Approach; NS54 Landscape Water Park – Preferred Approach	Acceptable. The option text suggests the water feature would occupy all of the green separation along this side of Northstowe and it is not clear whether there would be vegetation screening. The Council has subsequently revised the text of the option as shown: ADDED TO OPTION (italics): The outer edge of the new town along the St Ives railway will require an area in the order of 100m in depth to provide a linear water park and tree planting which will provide an attractive amenity for the town and also a landscape buffer to the open countryside	There was some support, but also concern over the specific landscape treatments used, or whether the separation could be used elsewhere. There were also concerns over how this option would work if Site Option C was selected, and also that it was inconsistent with the wording of other separation policies.

Actions Following Preferred Options Consultation: Amend so that in the second sentence "a minimum" is deleted and the sentence be amended to read: "...This should be IN THE ORDER OF 100 metres..."

Justification for Policy Approach: The 100m width is the best assessment at this time of the land necessary to provide adequate surface water drainage facilities and sufficient associated landscaping to provide an appropriate landscape treatment on this side of the town in long distance views and also provide access routes along the water park so that it can become an attractive amenity for the town and the wider area as part of a circular route around the outer edge of the town linking proposed country parks. The series of balancing lakes best reflect the Fen Edge Character.

NS16 (2) Landscape Treatment of the Edges of Northstowe – Airfield Road Between Longstanton and Oakington

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Not utilising this existing feature would be contrary to other policies. Alternative approach of removing it is therefore not reasonable.		P1/3, P7/4	ENV2	NS46 – Landscape Treatment at Airfield Road– Preferred Approach	Acceptable.	In general this approach is supported although one representation suggest this is too detailed a matter for the AAP.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: An existing tree belt exists as a major feature in the landscape. This can be enhanced to make a positive contribution to the landscape setting of Northstowe.						

NS16 (3) Landscape Treatment of the Edges of Northstowe –Sporadic Linear Development B1050 Station Road Longstanton

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives would be to vary the area of the landscaping zone, but variations are restricted by the requirements of the site.		P1/3, P7/4	ENV2	NS47 – Landscape Sporadic Linear Development on the B1050 south of the railway – Preferred Approach	Acceptable. There is a need to balance the requirement to separate the existing housing from the new settlement without hemming it in.	A number of representations object saying that these properties should have 200 metre separation not 50 metre.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: The ribbon of 5 houses in the countryside south of the railway on the B1050 lies outside the established village of Longstanton. The amenity of these properties can be protected by a narrow tree belt on the edge of Northstowe.						

Landscape Treatment of the Edges of Northstowe –Sporadic Linear Development B1050 Station Road Longstanton North of Railway

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives would be to vary the area of the landscaping zone, but variations are restricted by the requirements of the site.		P1/3, P7/4	ENV2	NS48 – Landscape Sporadic Linear Development on the B1050 North of the railway – Preferred Approach	Acceptable. The access road into the northern quarter (under Option NS3) will need to be landscaped sympathetically in line with other green separation proposals.	Approach was generally supported.
Actions Following Preferred Options Consultation: No longer relevant as site option A was selected.						
Justification for Policy Approach: No longer relevant as site option A was selected.						

NS17 (1-3) Landscaping Within Northstowe – Green Corridors

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternative would be a do nothing option, but this is not reasonable as it does not reflect Structure Plan policy P1/3.		P1/3, P7/4	ENV2	NS55 – Landscape Green Corridors– Preferred Approach		Approach was generally supported.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: As well as visual amenity, green corridors will offer a recreational facility, and also support wildlife.						

NS17 (4) Landscaping Within Northstowe – Crossing Green Corridors

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternative approaches.		P1/3, P7/4	ENV2	NS76 Crossing Green Corridors– Preferred Approach	Acceptable. In response to our assessment the Council proposes an additional statement in the option. ADD: Safe and appropriate crossing facilities for wildlife should also be provided, such as tunnels under roads.	Approach was generally supported, but some modification sought.
Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Northstowe Area Action Plan, as modified: '...such as tunnels under roads, AND DITCHES ALONGSIDE ROADS WHERE APPROPRIATE.' Refer to safe and appropriate crossings for people, as well as wildlife.						
Justification for Policy Approach: Any road and bus crossings must take account of the implications for safety of people and wildlife.						

NS17 (5) Landscaping Within Northstowe – Rampton Drift

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives would be to apply an area of green separation, but variations are restricted by the requirements of the site.		P1/3, P7/4	ENV2	NS45 Landscape Treatment at Rampton Drift– Preferred Approach	Sympathetic landscape treatment is required to integrate retained housing at Rampton Drift with the surrounding, new settlement without isolating it.	Whilst there were a few supports, a number of representations seek a separation of 50m or greater.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: Rampton Drift will be incorporated into Northstowe and will therefore be surrounded by urban uses. It is important to ensure that this area is sensitively integrated into the new town whilst maintaining its residential amenity. It is not considered that a specified distance is required in the Area Action Plan in order for this to be appropriately achieved.						

NS17 (6) Landscaping Within Northstowe – Landscaping of the Built Environment

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Reflects structure plan and core strategy principles. There are no reasonable alternatives.		P1/3, P7/4	ENV2			
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Landscaping of the built environment is required in order to achieve a high quality sustainable settlement.						

NS17 (7) Landscaping Within Northstowe – The Town Park

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.		P1/3, P7/4	ENV2			
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Required to ensure a successful town park.						

NS17 (8) Landscaping Within Northstowe – Landscaping of Open Spaces

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.	PPG3 para 52	P1/3, P7/4	ENV2			
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Required to ensure a successful open spaces.						

NS18 (1) Linking Northstowe to it's Surroundings – Access Roads

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives, as landscaping must reflect the existing landscape character.		P1/3, P7/4	ENV2	NS56 - Landscape Access Roads- Preferred Approach	Acceptable, although measures other than ponds and vegetation are not specified.	Approach was generally supported.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: Appropriate landscaping is required so that new roads do not appear as alien features in the landscape.						

NS18 (2) Linking Northstowe to it's Surroundings – Connecting to the Wider Landscape

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.		P1/3, P7/4, P8/9	ENV1	Not included.		
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: Integration of development with adjoining landscapes is required by the Structure Plan, and the Core Strategy.						

D8 a-i Biodiversity Objectives						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Limited by requirements of other plans and programmes, and the vision for Northstowe.				NS58 – Biodiversity Objectives – Preferred Approach	Well integrated with other options, especially those integrating green corridors and water features into the landscape to provide a habitat for the modest range of local wildlife. The Council also proposes to add an additional bullet point to the option as a result of the assessment: ADD: To focus conservation effort upon species of local biodiversity importance and to ensure that habitat creation schemes provide suitable opportunities through the use of characteristic planting schemes or innovative landscaping.	Support for objectives.
Actions Following Preferred Options Consultation: Utilise objectives in the Area Action Plan.						
Justification for Policy Approach: Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Baseline Report.						

NS19 (1) Existing Biodiversity Features – Biodiversity Surveys						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.	PPG9 para 26	P1/3, P7/2	ENV3	Not included.		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Essential in order to protect and enhance the biodiversity of the area, as required by the structure plan and the core strategy.						

NS19 (2) Existing Biodiversity Features – Management Strategy

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.		P1/3, P7/2	ENV3	Not included.		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Essential in order to protect and enhance the biodiversity of the area, as required by the structure plan and the core strategy.						

NS19 (3) Existing Biodiversity Features – Retention of Existing Features

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.		P1/3, P7/2	ENV3	Not included.		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Essential in order to protect and enhance the biodiversity of the area, as required by the structure plan and the core strategy.						

NS20 (1) New Biodiversity Features – Eastern Water Park

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.		P1/3, P7/2, P9/3	ENV3	NS59 – Biodiversity Water Park – Preferred Approach	Ostensibly a management option and therefore procedural, but clearly supports biodiversity objectives.	Support for the approach, but some concern over management issues.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: Drainage requirements provide an opportunity to create wetland habitats and support biodiversity, as required by the structure plan and the core strategy.						

NS20 (2) New Biodiversity Features – Southern Parkland Country Park

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist on the location and size of the country park, which was addressed through other options / policies. Requirements to reflect existing landscape character and to promote biodiversity limit alternatives as to its implementation.	PPG17 para 25	P1/3, P4/2, P7/2, P9/3	ENV3	NS60 – Biodiversity Southern Parkland– Preferred Approach	Biodiversity impact difficult to isolate as this area appears to occupy land that is currently open space and presumably the aim would be to preserve as much of its natural character as possible. Sustainability benefits come from preservation of open area and improved access for exercise and recreation.	Approach was generally supported.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: Country parks offer an opportunity to create wildlife habitat over a wide area. The policy reflects the local landscape character.						

NS20 (3) New Biodiversity Features – The Northern Country Park

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist on the location and size of the country park, which was addressed through other options / policies. Requirements to reflect existing landscape character and to promote biodiversity limit alternatives as to its implementation.	PPG17 para 25	P1/3, P4/2, P7/2, P9/3	ENV3	Not included.		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Country parks offer an opportunity to create wildlife habitat over a wide area. The policy reflects the local landscape character.						

NS20 (4) New Biodiversity Features – Green Corridors Through and Beyond the Town

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.		P1/3, P4/2, P7/2, P9/3	ENV3	NS61 - Biodiversity Green Corridors Beyond the Town – Preferred Approach	Very positive biodiversity proposal which helps to mitigate any threat of habitat fragmentation by Northstowe and other development at Longstanton that precedes it. The Council has also proposed a change to the wording of this option in response to our assessment, clarifying the dual role of green corridors in human recreation and biodiversity value. ADDED TO OPTION (see italics): It is the Preferred Option that the green corridors <i>running through the town should be managed for biodiversity and should be established continued beyond the town to provide links to larger scale wildlife habitats further afield such as Fen Drayton Pits and Needingworth Quarry.</i>	Approach was generally supported.

Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.

Justification for Policy Approach: Green corridors provide connectivity between open areas and larger areas on the periphery. Integration of development with adjoining landscapes is required by the Structure Plan, and the Core Strategy.

NS20 (5) New Biodiversity Features – Creating Habitats within the Urban Area

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.		P1/3, P7/2, P9/3	ENV3	Not included		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Reflects core policy NE/6, and supports the protection and enhancement of biodiversity.						

D10 a-i Archaeology and Heritage Objectives

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Limited by requirements of other plans and programmes, and the vision for Northstowe.				NS62 – Archaeology and Heritage Objectives – Preferred Approach	As worded some of the objectives are procedural, but they are still consistent with relevant SEA/SA objectives.	Approach was generally supported, but clarification was sought on how it could be used as an educational resource.
Actions Following Preferred Options Consultation: Utilise objectives in the Area Action Plan.						
Justification for Policy Approach: Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Baseline Report.						

NS21 Use of Existing Buildings

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.	PPG15	P1/2	ENV3	NS63 - Archaeology and Heritage Use of Existing Buildings – Preferred Approach	Acceptable, although buildings appear to have only modest heritage value.	Drew a limited response, most of which was in support. However, English Heritage consider that whilst mitigation is important, opportunities for enhancement should also be pursued.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: The policy seeks to retain structures of historical or architectural interest. It would be misleading to include references to the enhancement of archaeology and built heritage, as it is difficult to envisage how the construction of a new town can realistically be expected to enhance archaeology and built heritage. Archaeology can be preserved in situ and documented, but this cannot be said to constitute enhancement. The same applies to built heritage, as it is considered that the most appropriate setting for structures with a heritage value is the historic setting in which they were originally constructed. The development of Northstowe will mean that the original setting will be replaced. Preservation, maintenance and mitigation are more realistic goals.						

D11 a-d Meeting Recreational Needs Objectives

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Limited by requirements of other plans and programmes, and the vision for Northstowe.				NS64 – Recreation Objectives– Preferred Approach	Acceptable. The Council might consider additional wording to reinforce its plans to integrate recreational facilities into the open space provision in the settlement, and with transport systems that serve it.	General support, but call for clarification on access to countryside recreation.
Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Northstowe Area Action Plan, as modified: Replace final bullet point with: 'TO PROVIDE OPPORTUNITIES TO ACCESS AND ENJOY THE SURROUNDING COUNTRYSIDE.'						
Justification for Policy Approach: Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Baseline Report.						

Public Open Space						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
An alternative approach would be to utilise a different minimum public open space standard for Northstowe.	PPG17 para 6-7	P1/3, P9/3	C4, C5	NS65 - Public Open Space- Preferred Approach	Acceptable.	Approach was generally supported.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: The minimum outdoor play space standards detailed in the Core Strategy are based on an audit and needs assessment for the District as required by PPG17. Although the standard is based primarily on existing villages, the close relationship to the nationally recognised NPFA standard provides a degree of legitimacy for using it for Northstowe.						

NS22 (1-3) Urban Recreation – Formal Sports Provision						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.	PPG17 para 1	P1/3, P9/3	C4, C5	NS68 - Formal Sports Provision- Preferred Approach	As worded the option is a procedural issue and it is not appropriate to assess it.	Support for preparation of a strategy for formal sport provision.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: A strategy for formal sport provision will enable comprehensive planning of facilities at Northstowe. It will be developed in partnership with stakeholders.						

NS22 (4) Urban Recreation – Location of Sports Facilities (dual use)						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
An alternative approach would be to use a method of provision other than dual use.				NS69 - Dual Use Sports Provision– Preferred Approach	Acceptable, however the reference to floodlit sports pitches suggests some outdoor provision – see comments against option NS66.	Approach was generally supported.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: Cambridgeshire has a well developed network of village colleges which provide dual use facilities. It offers a value for money approach so that all people have access to good quality local sports facilities.						

NS22 (5-6) Urban Recreation – Location of Sports Facilities (pitches)						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
An alternative approach would be to locate facilities elsewhere in the town.				NS66 - Location of Sports Pitches– Preferred Approach	Acceptable. The option supports the role of the school as part of the communal core infrastructure. The only other issue is the potential impact of out-of-school sports activity on residents living near the school.	Support in principle, but there was concern that school pitches should not count towards public open space requirements, and that the approach may be too prescriptive.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: Locating a cluster of pitches and facilities adjacent to the secondary school will allow flexibility of use by the school and the community.						

NS22 (7) Urban Recreation – Accessibility to Outdoor Sports Pitch Provision

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternative approaches are possible on the distance threshold.	PPG17 para 7	P9/3	C4, C5	NS67 - Distance to Formal Sport– Preferred Approach	Acceptable as it is consistent with national guidelines.	Approach was generally supported.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: PPG17 requires local standards for open space provision to include considerations of accessibility. The standard will ensure that facilities are within walking distance of all residents.						

NS22 (8) Urban Recreation – Location of Children’s Play and Youth Facilities

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternative approaches are possible on the distance thresholds.	PPG3 para 53, PPG17 para 23	P9/3	C4, C5	NS70 – Local areas for play– Preferred Approach; NS71 – Local equipped areas for play– Preferred Approach; NS72 – Neighbourhood equipped areas for play– Preferred Approach;	Acceptable – conforms to national standards. In due course it would be helpful to clarify how these areas are integrated with other open space provision within the urban areas.	No objection, but should be dealt with at the detailed design stage.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: Distribution of play spaces is important to ensure provision meets local needs. Standards are based on NPFA recommendations.						

NS22 (9) Urban Recreation – Town Park

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives would be a do nothing option, or variations in the minimum size or type of space provided.		P9/3	C4, C5	NS73 – Town Park– Preferred Approach	Acceptable – a positive contribution to the townscape, although the statement that a single feature rather than a string should be explained .As a result of this assessment the Council proposes to amend the supporting text as shown below. ADDED TO OPTION: To fulfil this function it is important that it is one continuous space rather than a series of interlinking green areas around the town centre, <i>which would not provide the same focus, attraction and opportunities for community events as a single larger high quality park.</i>	Provision of a town park was generally supported. Opinion was divided over whether the option was too specific, or whether a specific location should be detailed.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: A town park will provide a town centre facility and focus for the towns outdoor activities. To achieve this it must be a single space, and the minimum size proposed will ensure it is large enough to fulfil this function.						

NS22 (10) Urban Recreation – Green Corridors						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives of allowing formal pitches in green corridors or not both covered in options.				NS74 – Green Corridors– Preferred Option	The purpose of this pair of preferred approach and potential options is not clear. NS75 advocates a slightly more managed approach to layout and function of parts of the green corridors but only where this does not affect landscape or biodiversity value. At this stage it is not possible to judge these impacts or to assess how many locations could be designed under option NS75. As worded NS75 appears preferable simply because it provides more flexibility in design while recognising other impacts of introducing formal recreation into these areas.	General support for this option.
				NS75 – Green Corridors– Alternative Option	This option is the same as the Preferred Option, but with the prospect to introduce suitable alternative uses (specifically formal recreation) where there is sufficient space and where it would not affect landscape and biodiversity. It represents a marginally more flexible option than NS60 and is therefore preferable provided the above impacts are avoided.	There were a number of objections to this option, while two representors pointed out pitches could be accommodated without harming the purposes of the separation.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: Formal sport pitches could detract form the general role of the green corridor. There may however be opportunities to create pitches alongside a green corridor to create a wider area of open space.						

NS22 (11) Urban Recreation – Water Features

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The two reasonable alternatives to the approach to drainage lakes are covered in options.				NS77 – Water Features – Preferred Option	We concur that this is the preferred option. In addition to aesthetic and townscape benefits the linear layout appears more consistent with the proposed role of this feature in drainage works (options NS87 and NS88) and also its contribution to the network of green corridors that will have benefits in helping some local wildlife re-establish itself on the site.	General support for this option.
				NS78 – Water Features – Rejected Option	We concur that this feature, although acceptable, adds less in terms of townscape value (benefit in one location) and does not support the green corridor approach. Given the emphasis placed in NS63 and other policies on features in sympathy with local character, we note there are few patches of open water away from the floodplain, and it could be argued further that this feature would be inconsistent with local character.	Support for rejection of this option, apart from one support on the basis of the recreational potential of a single lake.
Actions Following Preferred Options Consultation: Develop the preferred option into a policy in the Northstowe Area Action Plan, as modified: ensure policy states that motorised water sports will not be acceptable.						
Justification for Policy Approach: The potential benefits for formal sport do not outweigh the impact on the fen edge character and the greater potential to enhance the design of the new town. The policy reflects the approach to the water park detailed in NS15.						

NS22 (12) Urban Recreation – Phasing of the Delivery of Open Space

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.				NS82 – Phasing of the Delivery of Open Space– Preferred Approach	Also procedural but supports sustainability objectives especially establishing open space and vegetation to build landscape / townscape character early. A key issue not mentioned is the need to carefully integrate early landscaping with construction planning to avoid damage to these areas as they are established.	Approach was generally supported, but must also address countryside recreation and landscaping.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.						
Justification for Policy Approach: Due to the time required to develop sports pitches, early provision is essential. Phasing is also addressed in policy NS/31 on Order of Service Provision, and will also be addressed through the landscaping strategy.						

NS23 (1-3) Countryside Recreation – Country Parks

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist on the location of any country parks.	PPG17 para 25	P4/2, P9/3		NS84 – Countryside Recreation– Preferred Approach	Acceptable – these areas appear to lie outside the planned footprint of the settlement and would therefore lie within the Green Belt, although the proposed land use is consistent with the purpose of GB policy.	There was some support for this option. There were also concerns that a country park was not suitable for green separation, and also comment that no provision should be made for a country park outside the site of the new town as no need has been demonstrated and it is unreasonable to require a developer to make provision of facilities beyond what is reasonably required to serve Northstowe or address under provision elsewhere in the sub-region.
Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Northstowe Area Action Plan, taking account the results of the County Council's Strategic Open Space Study.						
Justification for Policy Approach: Country parks will provide residents the opportunity to connect with the surrounding countryside. Strategic Open Space is a type of open space for which is reasonable to seek developer contributions, and the level will reflect the outcome of the County Councils Strategic Open Space Study. There will therefore be no obligation imposed on developers to provide facilities at a level above that reasonably required by Northstowe. The sites selected offer the best opportunity to be accessible to the town. The country park is not incompatible with the land allocated for green separation.						

NS23 (4) Countryside Recreation – Access to the Countryside

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives, the Structure Plan requires urban fringe areas to provide improved access to the countryside.		P4/2, P8/9, P9/3		NS85 – Access to the Countryside– Preferred Approach	Intrinsically sustainable in terms of landscape and townscape character, biodiversity value, provision of green space and of areas to encourage recreation (human health objective).	There was support for the approach. A number of representors sought reference to bridleways.
Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan. Include reference to bridleways.						
Justification for Policy Approach: Policy will enable access for residents to the countryside.						

NS23 (5) Countryside Recreation – Golf Provision

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
A do nothing alternative would have a negative impact on access to facilities.	PPG17 para 13			NS83 – Golf Provision – Preferred Approach	Acceptable. We assume a suitable relocation site would be identified through the process covered by option NS81.	There was support for provision of a new golf course. A number of representations object to the loss of the existing golf course, even if it were to be replaced locally.
Actions Following Preferred Options Consultation: Require replacement of the golf course with other golf facilities to meet local need.						
Justification for Policy Approach: The present golf course occupies such a strategic and central location within all of the site options that it will be developed. PPG17 allows for replacement of a recreational facility if is lost., in order to continue to meet needs.						

D12 a-i Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal Objectives

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Limited by requirements of other plans and programmes, and the vision for Northstowe.				NS86 – Land Drainage and Water Conservation Objectives – Preferred Approach	Acceptable – biodiversity value of drainage is not mentioned specifically but is covered implicitly through the maintenance of natural drainage processes.	Whilst there was some support, there was considerable concern expressed about floodrisk to surrounding villages, particularly Longstanton.
Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan, as modified: Include additional objective: 'IF THE NORTHSTOWE DEVELOPMENT WILL HAVE A DIRECT IMPACT ON FLOODING AT LONGSTANTON, IT WILL MITIGATE EXISTING FLOODING PROBLEMS IN THE VILLAGE.'						
Justification for Policy Approach: Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Baseline Report.						

NS24 (1) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Surface Water Drainage

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Options cover the two broad alternatives.	PPG25 para 40-42, 61	P1/2, P6/3, P6/4, P9/3	ENV9	NS87 – Surface Water Drainage – Preferred Option	These options cannot be assessed on their technical merits at this stage without more details of layout. The design of the preferred option is consistent with other drainage features for the settlement in having both practical, recreational and aesthetic value. This feature is assumed to be the same as that defined in option NS59. As a result of our comments the Council intends to adjust the supporting text as shown below. ADDED TO OPTION (italics): Surface water from within the development would need to be guided to a series of channels which could be set within green corridors running through the urban area and which would then feed down to the main water holding area, which would form a linear feature along the western boundary of the St. Ives railway line, and have the potential to be the Water Park described elsewhere in this report.	General support for this option.
	PPG25 para 40-42, 61	P1/2, P6/3, P6/4, P9/3	ENV9	NS87 – Surface Water Drainage – Alternative Option	This option appears less attractive because it concentrates runoff in a particular location, moreover the design of the feature, as described in the supporting text, makes no reference to integration with other	Support for rejection of this option.

					components of a sustainable drainage system, which should be a pre-requisite in an area adjacent to fenland and where there are constraints on water supply.	
<p>Actions Following Preferred Options Consultation: Develop the preferred option into policy in the Area Action Plan, as modified: Refer to a series of connected water bodies, rather than specifically referring to lakes. Require in the Area Action Plan the use of Sustainable Drainage Systems where practicable.</p> <p>Justification for Policy Approach: Water is a key element in the landscape of the Fens and Fen Edges. The use of water in Northstowe is therefore consistent with this, and can contribute to the character of the built environment.</p>						

NS24 (2) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Foul Drainage and Sewage Disposal

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives to the requirements in the policy.	PPG25 para 40-42, 61	P1/2, P6/3, P6/4, P9/3	ENV9	NS89– Foul Drainage and Sewage Disposal– Preferred Approach	It might be argued the proposal does not meet the proximity principle, however the concerns about flooding at Longstanton must be taken into account. It is not possible to assess this option otherwise but it is assumed the capacity of the treatment works is sufficient to handle output from a further 8000 to 10000 homes plus associated services and businesses.	Whilst there was some support for the option, it was noted that the exact method of foul water drainage was still being explored by stakeholders, and a criteria based policy detailing requirements on what the drainage systems must achieve was more appropriate.
Actions Following Preferred Options Consultation: Whilst Uttons Drove may still prove to be the appropriate solution for foul drainage and sewage disposal, do not include exact list of foul drainage measures in Area Action Plan, instead include a criteria-based policy detailing requirements that a system must achieve.						
Justification for Policy Approach: The policy clearly established what the foul drainage and sewage disposal system must achieve. It aims to ensure protection for the environment, and from flooding, at all stages of the development.						

NS24 (4) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Mitigating Flood Risk at Oakington

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Four alternative options address the only realistic alternatives available.	PPG25 para 40-42, 61	P1/2, P9/3	SS14, ENV9	NS93– Alleviating Floodrisk at Oakington – Option A	The principal problem with this option is the introduction of earthworks for flood containment. This is stated to be an alien feature in the local landscape, although we believe this is not the case in the fenland further to the north.	Mixed representations with supports and objections. Representations also made clear that the exact measures required were still being investigated.
	PPG25 para 40-42, 61	P1/2, P9/3	SS14, ENV9	NS94– Alleviating Floodrisk at Oakington – Option B	The option appears more consistent with local landscape and drainage character. We suggest the Council consults the Environment Agency and English Nature to discuss whether other surface drainage infrastructure that will be planned in and around Northstowe would [a] provide compensation for any biodiversity damage caused by lowering water levels; or [b] help to maintain groundwater volumes.	General support for this option. Representations also made clear that the exact measures required were still being investigated.
	PPG25 para 40-42, 61	P1/2, P9/3	SS14, ENV9	NS95– Alleviating Floodrisk at Oakington – Option C	The choice between options B, C and D rests largely on the extent to which the new drainage feature can be accommodated in the existing landscape without excessive impact, and on its biodiversity impacts. This option has the potential to reduce flood risk to properties in Oakington.	Some support for this option. Representations also made clear that the exact measures required were still being investigated.

	PPG25 para 40- 42, 61	P1/2, P9/3	SS14, ENV9	NS96- Alleviating Floodrisk at Oakington - Option D	As for Option NS95.	Some objection to this approach. Representations also made clear that the exact measures required were still being investigated.
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Actions Following Preferred Options Consultation: Develop a criteria based policy in relation to flood alleviation requirements in the Area Action Plan.

Justification for Policy Approach: NS93, NS94, NS95 and NS96 set out options for alleviating the flooding of the Beck Brook in Oakington, namely a new channel, a new balancing pond or by modifications to the existing balancing pond at Bar Hill. In response, the Environment Agency indicates that the method has yet to be determined and therefore that a preference should not be made at this stage. A criteria based policy for the AAP has been developed instead. If the Northstowe development will have a direct impact on flooding at Longstanton, it will be required take the opportunity to mitigate existing flooding problems in the village.

NS24 (5) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Mitigating Flood Risk at Longstanton

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives to deal with the flooding through other measures. Policy reflects Environment Agency advice on the best approach.	PPG25 para 40-42, 61	P1/2, P9/3	SS14, ENV9	Not included.		

Actions Following Preferred Options Consultation:

Justification for Policy Approach: The Structure Plan requires any additional floodrisk elsewhere to be avoided. If there is an impact on Longstanton it will be required to be mitigated. The Hatton's Road improvements will have an impact on Longstanton Brook, which requires mitigation.

NS24 (7-8) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Management and Maintenance of Water Courses

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
All realistic options are considered as options.				NS90 - Management and Maintenance of Water Courses – Preferred Approach	This option is primarily concerned with financial sustainability which is not one of the assessment criteria.	Whilst there was some support for this approach, a number of representations stated that it was inappropriate to determine the exact management arrangements at this stage.
				NS91 - Management and Maintenance of Water Courses – Rejected Option A	This option is primarily concerned with financial sustainability which is not one of the assessment criteria.	Whilst there was some support for this approach, a number of representations stated that it was inappropriate to determine the exact management arrangements at this stage.
				NS92 - Management and Maintenance of Water Courses – Rejected Option B	This option is primarily concerned with financial sustainability which is not one of the assessment criteria.	Whilst there was some support for this approach, a number of representations stated that it was inappropriate to determine the exact management arrangements at this stage.

Actions Following Preferred Options Consultation: Develop a criteria based policy for management and maintenance of watercourses, detailing the requirements any management body must meet, including achieving management in perpetuity

Justification for Policy Approach: It is vital to ensure that surface water drainage is suitably managed and maintained. Whilst the body responsible has yet to be determined, it is important for the AAP to establish requirements that body must meet.

NS24 (9) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Water Conservation						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives available on the specific water conservation measures sought.		P1/3, P9/3	ENV9	NS97 - Water Conservation – Preferred Approach	Acceptable – very clear sustainability benefits.	Approach was generally supported, one representor expressed concern about imposing specific targets.
Actions Following Preferred Options Consultation: Develop the preferred approach in the Area Action Plan.						
Justification for Policy Approach: Water consumption of new development was identified as a key issue in the Sustainability Appraisal Scoping Report. The scale of development require action to be taken to conserve water. The 25% target offer a realistic and achievable goal.						

D13 a-b Telecommunications Objectives						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Limited by requirements of other plans and programmes, and the vision for Northstowe.				NS98 – Telecommunications Objectives – Preferred Approach	Acceptable. We recommend the Council could add an additional bullet point highlighting the role of this infrastructure in providing high-capacity communications for local businesses, and providing an additional medium for community interaction.	General support, with specific technologies suggested.
Actions Following Preferred Options Consultation: Utilise objectives in the Area Action Plan.						
Justification for Policy Approach: Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Baseline Report.						

NS25 Telecommunications Infrastructure						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.		P1/3, P6/5	E6	NS99 - Telecommunications- Preferred Approach	Acceptable. It may be appropriate to add an option proposing a strategy and management plan because roll-out of the infrastructure must be coordinated with construction of the site.	General support, with specific technologies suggested.
Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Northstowe Area Action Plan.						
Justification for Policy Approach: Effective telecommunications can offer sustainability benefits in terms of opportunities for home working etc.						

D14 a-d An Exemplar in Sustainability Objectives						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Limited by requirements of other plans and programmes, and the vision for Northstowe.				NS100 – Energy Objectives – Preferred Approach	Acceptable – broad overarching objectives that are clearly consistent with sustainability and Kyoto commitments. A wording change to emphasis the desirability of energy reduction / efficiency measures in all aspects of design might be considered, although this is evident in options NS101 and NS102.	Considerable support for sustainability goals, with calls for demanding standards to be set.
Actions Following Preferred Options Consultation: Utilise objectives in the Area Action Plan.						
Justification for Policy Approach: Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Baseline Report.						

Energy Provision

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Addressed through the core strategy, an alternative approach would be to operate a different standard for Northstowe.	PPS22 para 8, 18	P1/3, P7/7, P9/3	ENV8	NS101 – Energy Provision– Preferred Approach	Qualified acceptance. Our assessment of the equivalent options in the Core Strategy suggest further consideration be given to wind energy and to biomass generation. This is an implicit change to this option although we suggest it is an improvement and does not mean it is rejected on sustainability grounds.	Considerable support for sustainability goals, with calls for demanding standards to be set.
Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan, utilising the District Wide Policy on renewable energy and new developments.						
Justification for Policy Approach: To be implemented through Core Policy NE/3: The Government has set a clear target for the generation of 10% of UK electricity from renewable energy sources by 2010. Therefore, it is reasonable to expect larger developments to contribute towards this target. The emerging RSS14 includes a policy (ENV8) which would require all developments above a certain threshold to demonstrate that 10% of energy requirements can be met by Renewables. The approach in this policy would therefore be consistent.						

Energy Conservation						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Addressed through the core strategy, an alternative approach would be to operate a different standard for Northstowe.	PPS1 para 22	P1/3, P9/3	ENV8	NS102 – Energy Conservation – Preferred Approach	Acceptable. No mention is made in any options or the supporting text of the role of ISO14001 standards in requiring a clear energy management strategy for the community as a whole, and for individual businesses. We recommend that this issue should be addressed when drafting policy. As a result of our assessment the Council has agreed to amend its overall policy on energy. Detail of its response can be found in the sustainability appraisal of the Core Strategy Preferred Options Report. As a result of our assessment the Council has agreed to amend its overall policy on energy. Detail of its response can be found in the sustainability appraisal of the Core Strategy Preferred Options Report.	Considerable support for sustainability goals, with calls for demanding standards to be set. Also concerns over additional costs this may create.
Actions Following Preferred Options Consultation: Issue addressed by Core Policy NE/1.						
Justification for Policy Approach: Encouraging energy efficiency required by draft RSS and the Structure Plan. Building regulations are due to become more stringent on energy conservation, so encouragement for achieving standards above the minimum is appropriate.						

NS26 An Exemplar in Sustainability

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
None, approach required by the Structure Plan.		P1/3, P9/3	SS16	NS103 – Energy Provision Exemplar Projects – Preferred Approach	Acceptable as the option involves providing additional energy efficiency options to a proportion of homes in Northstowe.	General support for providing exemplar projects, but not purely based on energy efficiency.
Actions Following Preferred Options Consultation: Revisit the Exemplar Projects policy to make it all-encompassing and not energy specific.						
Justification for Policy Approach: The Structure Plan requires Northstowe to be an example of excellence in the creation of a sustainable settlement. This could be achieved through particular projects, or an increased level of sustainability above existing requirements across the whole development.						

E1 a-e Phasing and Implementation Objectives

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Limited by requirements of other plans and programmes, and the vision for Northstowe.				NS104 – Phasing and Implementation Objectives – Preferred Approach	The second bullet point should be changed, ideally, to state “implementation of a landscape strategy”, this has been addressed in the policy.	Some support, but also concerns that infrastructure, including transport and flood alleviation measures are timed to coincide with the phases of development.
Actions Following Preferred Options Consultation: Utilise objectives in the Area Action Plan.						
Justification for Policy Approach: Issues of timing of infrastructure provision have been covered by policy NS31.						

NS27 (2) Construction Strategy – Site Access and Haul Roads

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.				NS105 Site Access – Preferred Approach	Acceptable, recognising the inevitability of adverse impacts during construction and the provision for appropriate mitigation measures contained in other options in this section.	Generally supported, with a number of representors emphasising the need to protect existing communities.
Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Northstowe Area Action Plan.						
Justification for Policy Approach: Northstowe will be under construction for a long-time, and it is important to minimise the impact both on existing communities, and the early phases of Northstowe.						

NS27 (3) Construction Strategy – Storage Compounds, Plant and Machinery

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.				NS106 Storage Compounds, Plant and Machinery– Preferred Approach	Acceptable.	Generally supported, with a number of representors emphasising the need to protect existing communities.
Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Northstowe Area Action Plan.						
Justification for Policy Approach: An important part of the strategy to minimise the impact of construction on existing communities.						

NS27 (4) Construction Strategy – Construction Activities						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The only alternative, a do nothing option, is clearly inferior.				NS107 Construction Activities– Preferred Approach	A procedural option which has not been assessed, although it is clearly desirable.	Approach was generally supported.
Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Northstowe Area Action Plan.						
Justification for Policy Approach: An important part of the strategy to minimise the impact of construction on existing communities.						

NS27 (5) Construction Strategy – Construction Spoil						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	1.2 Summary of Result of Preferred Options Public Participation
The two broad alternative approaches are covered by the options.				NS111 Construction Spoil – Preferred Option	Neither option is ideal, particularly in terms of its effect on soil structure. The Preferred Option is marginally superior provided redistribution of spoil is managed effectively so that it is re-laid and stabilised quickly to limit dust problems.	General support for the preferred approach, but acknowledgement sought that not all types of spoil would be suitable to retain on-site.
				NS112 Construction Spoil – Preferred Option	This is clearly an inferior option as it will be necessary to dispose of the spoil elsewhere under conditions which do not create environmental or sustainability problems, and removal will increase the number of haulage trips to/from the site.	No objections to rejection of this option, but calls for acknowledgement sought that not all types of spoil would be suitable to retain on-site.
Actions Following Preferred Options Consultation: Develop the preferred option into a policy in the Northstowe Area Action Plan, as modified: Refer to 'all SUITABLE construction spoil...'						
Justification for Policy Approach: Managing spoil requires a careful strategy. Transporting large amounts of spoil is unsustainable, but it must be carefully sited if retained on site to avoid creation of alien features in the landscape. While as much spoil as possible should remain on the site, the policy should acknowledge that this is not appropriate for every type of spoil.						

NS27 (6) Construction Strategy – Development Starting on Site

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.		P9/3		Not included.		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Important to ensure all new residents have access to services and facilities from the outset.						

NS28 (1) Strategic Landscaping – Early Delivery of Landscaping

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.				NS108 - Strategic Landscaping – Preferred Approach	Acceptable. Option is consistent with the landscape management strategy (options NS80 & NS104) to integrate it with early landscaping with construction activity, and proposes planning conditions to ensure developers provide appropriate measures and ongoing management.	Approach was generally supported.
Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Northstowe Area Action Plan.						
Justification for Policy Approach: Landscaping is a vital part of minimising the impact of development, and due to the time it takes to establish effective landscaping it is vital that implementation of a landscape strategy beings early in the development.						

NS28 (2) Strategic Landscaping – Green Separation						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The two broad alternative approaches are covered by the options.		P1/3		NS109 - Green Separation– Preferred Option	We concur this is preferable to minimise the impact of construction activity on existing communities. These requirements should be built into the overall management plan so that planting occurs early and the vegetation becomes an effective barrier earlier in the long construction period of the town.	There was considerable support for this option. Two representors were concerned about the additional burden this could place on developers.
		P1/3		NS110 - Green Separation– Rejected Option	We concur that this is an inferior option.	Mixed response, with support for both rejecting and utilising this option.
Actions Following Preferred Options Consultation: Develop the preferred option into a policy in the Northstowe Area Action Plan.						
Justification for Policy Approach: The Structure plan requires green separation to maintain village character. If this is to be achieved while the development is taking place, it will need to be established prior to development commencing. Much of the landscaping of green separation will mean working with the existing landscape, and therefore be easier than starting from scratch.						

NS29 (1-2) Making use of existing buildings / resources on site – Recycling of Building Materials

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Structure Plan and Core Strategy requirements for sustainable construction minimise potential for alternatives.	PPS1 para 22	P1/3		NS113 - Recycling of Building Materials – Preferred Approach	Acceptable. The option might be made even more sustainable by stating that opportunities should be sought to use appropriate recycled materials from other locations.	Support for recycling, but concerns over the location of plant relative to existing communities.
Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan, as modified: Delete references to a minimum distance of 200m and replace with the following text: "...which would be located towards the outer edge of the Oakington Barracks."						
Justification for Policy Approach: Recycling will reduce the waste generated by the new development.						

NS29 (3) Making use of existing buildings / resources on site – Use of Raw Materials

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Structure Plan and Core Strategy requirements for sustainable construction minimise potential for alternatives.	PPS1 para 22	P1/3		NS114 - Use of Raw Materials – Preferred Approach	Acceptable.	Some support, but also concerns that existing trees should be retained.
Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan.						
Justification for Policy Approach: Recycling materials available on the site could reduce the additional resources required for the development. A significant amount of the trees on the site are non-native species. Deciding which trees to retain will be a matter for the design stage.						

NS29 (4) Making use of existing buildings / resources on site – Re-Using Existing Buildings

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.	PPS1 para 22	P1/3		Not included.		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: Buildings could play a useful role in the early establishment of a community at Northstowe.						

Accommodation for Construction Workers

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The main alternative would be a do nothing option.				NS115 – Accommodation for construction workers- Preferred Approach	This option refers primarily to site management during construction. Whilst there may be local capacity available to house these workers, locating them within the community will result in some influx of additional disposable income and reduce journeys to work. It is unreasonable at this stage to speculate on what level of local employment will be available during the construction period.	Objection on the basis of detrimental impact on local villages through overloading resources, social disturbance, and there would be a need for policing, and access should not be through villages.
Actions Following Preferred Options Consultation: This approach is rejected.						
Justification for Policy Approach: The potential problems and implications for continuing with this approach are recognised , most of which would be beyond the remit of the Area Action Plan or control of the local planning authority. This approach is discontinued, and it will be a matter for the construction industry to sort out.						

NS30 Management of Services, Facilities, Landscape and Infrastructure

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.		P6/1		NS80 – Management of Services, Facilities, Landscape and Infrastructure - Preferred Approach	This is largely a procedural issue and has not been assessed although it is positive in encouraging support for developer contributions.	There is general agreement that the management of open space must be addressed prior to the commencement of development. But there is representation that it is premature to settle on the model presented and that the AAP should set out general guidelines to inform detailed discussions.
Actions Following Preferred Options Consultation: Develop a criteria based policy requiring the management plan to be approved prior to the S.46 agreement, and single ownership of facilities, but allowing greater flexibility on the exact method of management.						
Justification for Policy Approach: The exact model of management most suitable has yet to be determined, therefore a criteria based policy is an appropriate response. The model detailed in the preferred approach has proved successful in other new communities. A working group has been established to explore possibilities of a Northstowe Development Trust, and also the other possibility of a community trust to manage both open space and community facilities. As detailed in the preferred approach, a single ownership of facilities offers significant benefits, and should be required.						

NS31 Achieving the build rate

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.		P9/3		NS116 – Achieving the build rate - Preferred Approach	Ostensibly this is a procedural option, but clearly there is an overwhelming requirement to achieve build rates in order that the Council can meet commitments to government housing targets.	Some support, but also concerns over whether the rate can actually be achieved.
Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Northstowe Area Action Plan.						
Justification for Policy Approach: Setting a challenging build rate is vital to achieving the development required by the Structure Plan. Evidence from other new communities suggests it is achievable. Although the build rate is influenced by a range of factors, there are steps developers can take to support it.						

NS32 Timing / order of service provision						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.		P6/1, P6/2, P9/3, P9/8	CSR5, H3	NS117 – Timing / order of service provision - Preferred Approach	Acceptable.	Support, but concerns that it must be implemented effectively.
Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Northstowe Area Action Plan.						
Justification for Policy Approach: A policy is necessary to ensure provision of services, facilities and infrastructure when they are needed at each stage of development.						

E2 a-b Planning Obligations and Conditions Objectives						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.				Not included.		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: To clarify requirements of the development.						

APPENDIX 3: CUMULATIVE, SYNERGISTIC & SECONDARY EFFECTS

Policy	Policy area	1.1 Land	1.2 Energy	1.3 Water	2.1 Designated sites	2.2 Habitats / species	2.3 Access to sites	3.1 Heritage assets	3.2 Character	3.3 Good spaces	4.1 Emissions	4.2 Waste & recycling	4.3 Climate change	5.1 Human health	5.2 Crime	5.3 Open space	6.1 Services / facilities	6.2 Inequalities	6.3 Affordable housing	6.4 Involvement	7.1 Access to work	7.2 Infrastructure	7.3 Economy	
		Key: +/++ positive (synergistic) impact -/-- negative (cumulative) impact +/- mixed impacts ? - impact uncertain blank – no impact																						
NS1	The vision	-	-	-					+	+		-	--											
NS2	Development principles	-	-	-					++	++	++	--	+	+		+	+/-		+		+	+	+	
NS3	The site	+	--	--							--		+/-				+							
NS4	Extended Green Belt	+					+		+	?			+/-											
NS5	Landscaping the setting	-				+	++	+	++	++	+			+		++								
NS6	Green separation					?	+	+	+	?			+			+								
NS7	Structure of Northstowe	-						+	++	++	++		++	+		+	++				+	++	+	
NS8	The town centre		?	-				?	+	+	+	-					+				+	+	++	
NS9	Local centres		?	-						+	+	-		++			++		+		+	+	+	
NS10	Northstowe housing	?	--	--					-	?		--	?			?	+		+		+			
NS11	Northstowe employment	?	-	--					?	?	+	--				?	+				++		++	
NS12	Community services, etc.		-	?					+	++		-		+		?	++				+	++	+	
NS13	Road infrastructure	-	-							?	--											-	+	
NS14	Alternative modes		+							?	++			++			++					+	++	
NS15	Landscape principles			+		+			+	+														
NS16	Edge treatment								+	+			++			+								
NS17	Landscaping in N'stowe					?		?	++				++											
NS18	Links to surroundings					?			+															
NS19	Existing biodiversity					++	?																	
NS20	New biodiversity					++	+						+	+		++	+							
NS21	Use of existing buildings		+					++	?			?												
NS22	Public open space					?			+	+			+	++		++	++						++	

Policy	Policy area	1.1 Land	1.2 Energy	1.3 Water	2.1 Designated sites	2.2 Habitats / species	2.3 Access to sites	3.1 Heritage assets	3.2 Character	3.3 Good spaces	4.1 Emissions	4.2 Waste & recycling	4.3 Climate change	5.1 Human health	5.2 Crime	5.3 Open space	6.1 Services / facilities	6.2 Inequalities	6.3 Affordable housing	6.4 Involvement	7.1 Access to work	7.2 Infrastructure	7.3 Economy	
Key: +/++ positive (synergistic) impact -/-- negative (cumulative) impact +/- mixed impacts ? - impact uncertain blank – no impact																								
NS23	Countryside recreation					?				+	?			++		+	+							
NS24	Land drainage, etc.			++		+						?	++										++	
NS25	Telecom. infrastructure																						+	
NS26	Sustainability exemplars		+	++									++										+	
NS27	Construction strategy		?	?		-					--	++	?	?										
NS28	Strategic landscaping								+	?														
NS29	Using existing materials		+					?				+												
NS30	Management of facilities																							
NS31	Achieving the build rate																							
NS32	Timing / order of services								?	?							+					+	+	?

Summary comments on synergistic and cumulative impacts

Objective	Overall rating	Commentary
1.1 Land	–	The various forms of development at Northstowe collectively result in net absolute negative impacts in terms of consumption of land (including that needed for new road links), although the impact is compensated by the use of moderately high housing densities, limiting the provision of employment land, and selecting a site that makes the best possible use of local brownfield land.
1.2 Energy and natural resources	--	Again, the principal cumulative impact is the demands for energy from the sustained increase in housing, employment, community facilities, retailing, recreational sites, etc., although these are offset by policies encouraging use of energy efficient technology and design, and recycling of materials. The principal mitigation measure would be to increase the level of provision of technology, or the efficiency improvements required, although the Council does not wish to introduce measures that appear too draconian if this discourages developers. Note also that these impacts are also cumulative with those of other developments to the southwest of Longstanton, and which are proposed in the Site Specific Policies DPD. This applies also to objectives 1.1, 1.3, 4.1 and 4.2.
1.3 Water resources	--	Once more the principal cumulative impact is the demand on water supply from sizeable growth in housing in particular, but also from employment sites (consumption may be high for particular forms of R&D), retailing, etc. These impacts will have a cumulative impact in an area already suffering water shortages, and where other substantial development (notably Cambridge East) is planned. The impact is offset by water conservation measures within the Development Control Policies DPD and this AAP, and by landscaping policy on water features which are designed to maintain groundwater recharge rates. Note also that it is assumed that the master plan will aim to intersperse green space and impermeable surfaces as much as possible to prevent localised secondary impacts on groundwater percolation, and the effect this may have on the local water table.
2.1 Wildlife designations	(none)	None of the policies has an apparent impact on this issue due to the limited presence of designations in the surrounding area. Our mitigation proposals suggest undertaking a survey to detect protected habitats and species as early as possible and in parallel with the master planning phase and therefore this assessment might change if these are identified locally.
2.2 Habitats & species	?	Loss of existing open spaces in the barracks and golf course will be compensated by other forms of open space and landscaped areas. It is not possible to assess the net effect on local biodiversity – ie. whether the result is an improvement on what is there today - without further detailed inspection of the existing features, but the plan makes provision to protect trees, hedgerows and to supplement these with new features. However these benefits are offset by the long-term possibly cumulative effect of disturbance of quite large areas by construction activity, and the initial assessment is that any efforts to encourage wildlife to remain on the site during this period will have limited success for this reason.
2.3 Access to wildlife sites	(none)	No significant cumulative or synergistic impacts identified.

Objective	Overall rating	Commentary
3.1 Heritage assets	(none)	No significant cumulative or synergistic impacts identified, although various policies support the objective by proposing re-use of buildings sympathetically or landscaping to reduce visual impacts.
3.2 Maintain character	++	Various policies combined facets of local architecture, landscaping and settlement pattern into the new town so that it is consistent with nearby villages in these respects if not in age. This represents an obvious synergistic benefit in terms of the overall 'feel' of the settlement although it is not clear what impact this will have on rates of housing occupancy and employment provision. The only negative impact is the impact of the higher housing density – untypical of surrounding villages – on character, and this is a challenge that will have to be addressed in the design brief.
3.3 Spaces that work well	++	<p>Again, there is a synergistic impact from policy measures which provide for a high quality built environment with an appropriate level of provision of services, amenities, etc. that are readily accessible, although there are difficulties in determining whether this is a positive cumulative effect, or a set of overlapping significant impacts.</p> <p>However against this there is a long-term cumulative effect on residents of the surrounding villages of a sustained period of construction and the impacts this entails. These cannot be quantified without more information about the site design and the phasing of work. However site access and activities will need to be phased not only with the completion of housing and supporting infrastructure, but also to restrict the nuisance and impacts on residents of existing settlements, so that they do not persist throughout the main 10 year construction period.</p>
4.1 Emissions	?	<p>The broad nature of this objective makes it difficult to summarise the overall effect in a single mark. There is scope for positive cumulative impact from a design that encourages modal shift away from the private car, provided that co-locating housing, employment, shops, etc. encourages this, and that public transport services including the guided busway result in more sustainable commuting patterns. Such policies will also mitigate the potential cumulative impact of the development on traffic levels on the strategic road network locally, since access to Northstowe will be primarily from the congested A14, and new traffic will begin to grow several years before widening of the main road begins.</p> <p>However, as noted above, the construction phase of the development will give rise to sustained impacts arising from site traffic, dust and other emissions generated by development work, noise from site activities, etc., which will require careful scheduling of the location and extent of the work to limit the effects on residents in the neighbouring settlements and the housing completed early in Northstowe. Effective green separation should provide a physical, visual and sound barrier insulating residents at the edges of Longstanton and Oakington from the impacts of the nearby new town. However, the detailed design should avoid locating land uses likely to generate substantial levels of noise or light along the green separation areas to limit potential impacts on residents in Longstanton and Oakington. Nevertheless the settlement will introduce sources of noise and light into open land this is not or barely lit at night, and the design guide will need to ensure these impacts are mitigated appropriately through the layout of the street scene and use of street furniture.</p>

Objective	Overall rating	Commentary
4.2 Waste & recycling	--	There is an absolute negative impact from the creation of a new town which will grow as it expands. Development Control policy DP/6 will apply and provides for screened storage of waste and recycling facilities, and para. D15.4 proposes a possible location for a household waste recycling centre, nevertheless development entails an increase in arisings, especially alongside that arising from other developments proposed in the LDF. Also, encouraging R&D, biotech. and other sectors that are already well represented in the sub-region is likely to increase arisings of special and hazardous wastes, and will place demands on disposal capacity. Policy NS/25 on the construction strategy also emphasises the intention to maximise re-use of construction spoil and other materials to prevent the accumulation of material and attendant problems of redistributing or removing it from the site.
4.3 Climate change	+	It is not clear that there is a strong positive, synergistic impact. The need to prevent the development contributing to local flood risk is addressed in several policies, and supported by relatively high housing densities that enables open space to be incorporated into the settlement, which will assist with groundwater percolation. Nevertheless the town will cover land this is large open at present and this will have a cumulative effect on runoff rates as the settlement expands, which must be handled by the SUDS. The AAP focuses on flooding as the principal climate change impact, nevertheless the introduction of energy efficient technology and design will make an incremental and slow cumulative benefit, which will be complemented by the corresponding policy in the Development Control Policies DPD. Their aggregate benefit would be increased if the policies required an increased level of provision, a greater level of efficiency, or if they were complemented by a policy to encourage greater use of technology in existing dwellings.
5.1 Human health	+	Another objective where it is difficult to be conclusive about whether the benefits are cumulative. Several policies provide for recreational infrastructure whether this is its primary function (play areas, sports fields) or secondary (use of green corridors for recreation). Sustainable transport policies, promotion of alternative modes, and an urban design locating housing near to shops, employment, etc. to encourage people to walk or cycle will also contribute. However in all cases generating a cumulative benefit depends on residents' willingness to use these facilities and to walk rather than drive.
5.2 Crime	(none)	No obvious cumulative or synergistic impacts identified.
5.3 Public open space	+	A further case where there is no clear cumulative impact, but where the objective is supported by several policies designed to address an issue where the District is known to be under-performing. Notwithstanding the nature of the impact depends on how much these spaces are used. One uncertainty at this stage is the extent to which a range of land uses can be accommodated within the footprint of the settlement while still delivering adequate open spaces and good design / layout. It is not possible to assess this without at least a master plan for the settlement.
6.1 Access to services, etc.	++	The AAP clearly aims to create synergies anticipated by PPS1 in co-locating (as far as possible) or providing easy access over short distances between housing, transport access, shops, amenities and leisure facilities in and beyond Northstowe through the

Objective	Overall rating	Commentary
		medium of the settlement design. Cumulative benefits derive from the effect of this design on journey patterns – multi-purpose trips reduce the overall number of trips; local services reduce trip length, etc. – and on transport mode. The benefits of increased sustainable travelling will cumulate over time as the settlement grows, and could be furthered with frequent bus routes to adjacent villages (eg. Over and Rampton) who may be the most likely out-of-town visitors to Northstowe's facilities.
6.1 cont'd		The Council's stated intention is to provide a greater range of amenity at Northstowe than would be expected in an established town of comparable size. This clearly suggests the quality and range of facilities should be satisfactory, and policy specifically aims for a good mix of convenience and comparison shopping as well as preventing a small number of outlets to dominate the local retail scene. Nevertheless there is a concern that Northstowe might be too successful and affect the viability of existing facilities in the surrounding villages. Development Control Policy SF/1 protects village services and facilities but offers little help if loss of customer makes such amenities uneconomic. It is not clear that a retail impact assessment has been proposed for the facilities proposed at Northstowe (possibly because the type and range of potential retail outlets cannot be established at this time) and this is clearly a priority to prevent such secondary impacts.
6.2 Reduce inequalities	(none)	No significant cumulative or synergistic impacts identified.
6.3 Access to housing	?	In Northstowe alone there are no significant synergistic impacts although clearly the settlement will contribute significantly to realigning the District's housing supply by type, size and cost with demand, and to meeting further needs over the coming decade.
6.4 Active involvement	(none)	No significant cumulative or synergistic impacts identified.
7.1 Work, skills, potential	+	As with 6.1, there are synergies in co-locating work and housing as far as this is feasible which affect sustainable commuting patterns. Nevertheless land supply means there is limited scope to provide extensive local employment even if retailing and community services provide additional opportunities, and this means a substantial proportion of the local economically active population will have to commute to work, probably in central or northern Cambridge. The AAP also seeks to ensure that employment opportunities within Northstowe are not focused on a limited range of sector, which would be socially divisive, and this will have beneficial secondary impacts on social inclusivity. Note also that one of the criteria for this objective concerns the health of the rural economy, and the concerns about the impact of Northstowe on surrounding villages which are discussed under objective 6.1 above apply to this objective also.
7.2 Investing in people, etc.	+	Collectively a range of policies provide for an extensive range of social and utility infrastructure appropriate to a development of this scale, although this is not strictly a synergistic impact.
7.3 Economic vitality	++	The development adds to business development by facilitating a growth in local employment whether in core services, general business, or more specialised activities for which the sub-region is famed. The main concern is that employment and housing

Objective	Overall rating	Commentary
		growth meets current pent-up demand for growth in the sub-region but that this merely fuels further demand for housing and employment land, creating an impact that is both cumulative and cyclical.

APPENDIX 4: SIGNIFICANT IMPACTS MATRIX

The symbols below are used to indicate the nature of relative significance of impacts:

√	Policy has a significant medium / long-term benefit on the objective
√	Policy may have a potentially significant benefit in the longer term
	Policy has minor impacts which are not significant, or has a neutral effect
x	Policy may have a potentially significant adverse impact in the longer term
X	Policy has a significant medium / long-term adverse impact on the objective

Your attention is drawn to the discussion in section 3.1 of this report which defines the nature of 'significant impacts' in the context of this assessment.

Policy	Policy area	1.1 Land	1.2 Energy	1.3 Water	2.1 Wildlife sites	2.2 Habitats / species	2.3 Access to sites	3.1 Heritage assets	3.2 Character	3.3 Good spaces	4.1 Emissions	4.2 Waste & recycle	4.3 Climate change	5.1 Human health	5.2 Crime	5.3 Open space	6.1 Services / facilities	6.2 Inequalities	6.3 Affordable housing	6.4 Involvement	7.1 Access to work	7.2 Infrastructure	7.3 Economy
NS1	The vision		X	X					√														
NS2	Development principles	√							√	√							√				√		√
NS3	The site	√	X	X								X											
NS4	Extended Green Belt								√		√												
NS5	Landscaping the setting					√	√		√							√							
NS6	Green separation	√				√	√		√	√				√			√						
NS7	Structure of Northstowe										√			√			√				√		
NS8	The town centre		X	X								X					√						√
NS9	Local centres									√							√						
NS10	Northstowe housing	√	X	X						√		X					√	√	√				
NS11	Northstowe employment		X	X							√	X					√	√			√		√
NS12	Community services, etc.		√	X						√	√	X					√			√	√	√	√
NS13	Road infrastructure										X												
NS14	Alternative modes		√							√	√			√			√	√			√	√	
NS15	Landscape principles		√			√	√			√		√		√			√	√					
NS16	Edge treatment								√	√			√				√						
NS17	Landscaping in N'stowe					√	√		√	√			√	√			√						
NS18	Links to surroundings						√		√					√			√						
NS19	Existing biodiversity				√	√																	
NS20	New biodiversity					√	√		√	√						√	√						
NS21	Use of existing buildings							√															
NS22	Public open space									√				√			√			√			
NS23	Countryside recreation						√				√			√			√	√					
NS24	Land drainage, etc.			X								√	√										

Policy	Policy area	1.1 Land	1.2 Energy	1.3 Water	2.1 Wildlife sites	2.2 Habitats / species	2.3 Access to sites	3.1 Heritage assets	3.2 Character	3.3 Good spaces	4.1 Emissions	4.2 Waste & recycle	4.3 Climate change	5.1 Human health	5.2 Crime	5.3 Open space	6.1 Services / facilities	6.2 Inequalities	6.3 Affordable housing	6.4 Involvement	7.1 Access to work	7.2 Infrastructure	7.3 Economy
NS25	Telecom. infrastructure																√	√		√		√	√
NS26	Sustainability exemplars		√	√							√	√										√	
NS27	Construction strategy										√	√											
NS28	Strategic landscaping																						
NS29	Using existing materials											√											
NS30	Management of facilities																					√	
NS31	Achieving the build rate																						
NS32	Timing / order of services																					√	

APPENDIX 5: MITIGATION PROPOSALS

Policy / policies	Proposed mitigation	Delivery mechanism (proposed or known)
NS/1	None, but see below.	
NS/2	This is an extensive policy, following the Vision statement in NS/1 which is very broad and high-level. It might be helpful to review the balance of the two policies and either to incorporate more of NS/2 into NS/1 or to eliminate NS/1 and incorporate it into NS/2.	Revision of policy text if appropriate.
NS/3	None.	
NS/4	None.	
NS/5 and NS/6	None.	
NS/7	Consider removing the policy since its content appears to be repeated in more detail by subsequent policies.	Editorial changes.
NS/8	The objective of preventing local retailing being dominated by a single large multi-purpose outlet (or perhaps a very small number of such outlets) could be given greater prominence in the policy text.	Revision of policy text if appropriate.
NS/9	At least one basic amenity – ideally a convenience store – to be available at the time the first properties in the area around each local centre are occupied. This will encourage use of the facility from the outset, but with new residents also able to use the bus service to reach a wider range of services in the town centre.	Define requirement in development brief, or require provision in the local masterplans for each part of the development.
NS/10 and NS/11	None	
NS/12	None	
NS/13	None	
NS/14	Amend the wording of clause e) of the policy to make it clear that employers will be expected to prepare green travel plans consistent with sustainable transport policy in this AAP and in the Development Control Policies DPD.	Minor adjustment of policy text.
NS/15	Ensure provision is made for access by the disabled or less mobile.	Address in design brief / guide.
NS/16	None.	

Policy / policies	Proposed mitigation	Delivery mechanism (proposed or known)
NS/17	Need to identify components of existing vegetation that will be retained. Need to ensure green corridors are a safe area, balancing the need for discrete lighting while limiting light pollution in open areas. Consider additional green corridors at the north and south ends of the settlement which could be connected to the adjacent green separation.	Define in brief for master plan. Address in design brief / guide. Review / adjust concept diagram if necessary.
NS/18	Consider designating areas such as parts of the network of green corridors and their extensions into the surrounding countryside as Countryside Enhancement Areas, identifying them as locations where character and tranquillity are to be preserved as far as possible (and consistent with policy NE/5 in the Development Control Policies DPD)	Define in strategic master plan and possibly define in a separate SPD.
NS/19	An ecological survey should occur as soon as is feasible to establish whether there protected or locally important wildlife is present anywhere on the site. If this is the case, it will be necessary for the developer to incorporate appropriate mitigation or conservation measures into the master plan, and to ensure English Nature and other bodies have ample, early opportunity to comment on the proposals so that they can be integrated into the development schedule from the outset.	Require developers to collectively commission a survey as soon as possible. Identify mitigation / conservation needs and incorporate them into the master plan and design guides as appropriate.
NS/20	None.	
NS/21	Make clearer the Council's requirement for development to respect the setting of landmarks in adjacent settlements, notably St Michael's church at Longstanton – this is consistent with Development Control policy CH/1 and also with CH/5 which protects the character of conservation areas.	Adjust policy text.
NS/22 and NS/23	None.	
NS/24	Design of the water feature and SUDS will need to pay particular attention to the existence of an area of high flood risk along Cottenham Lode to the east and southeast of the site, and should avoid increasing the risk of flooding of Reynolds Ditch, which drains the north-east of the site and lies close to one end of the SUDS / water park.	Address in Master Plan, ideally informed by a revised flood risk assessment which takes account of the effect of Northstowe.
NS/25	None.	

Policy / policies	Proposed mitigation	Delivery mechanism (proposed or known)
NS/26	As noted in the Core Strategy there is scope to be more prescriptive in setting more ambitious targets for deploying energy efficient and water-saving technology. However the Council considers that it has specified a target this is achievable and which will not penalise developers, encouraging them to deploy these facilities and establish a local 'market' for this technology.	
NS/27	Make clear reference to Development Control policy DP/6 which makes more specific statements about sustainable construction methods, particularly the need to prevent water and dust contamination. Integrate the strategies for Northstowe with those for other development planned to the west of Longstanton (in Site Specific Policies DPD) to avoid cumulative impact of construction traffic. Ensure a survey of contaminated land is carried out prior to any initial redevelopment activity, as required by Development Control policy NE/18.	Adjust policy text and define in design brief. Coordination of master plan for Northstowe with development briefs for other facilities. Contaminated land survey during preparation of master plan.
NS/28 to NS/30	None.	
NS/31	None. The policy raises an issue about coordinating the delivery of housing and services, but this is addressed by policy NS/31.	
NS/32	None.	

APPENDIX 6: OUTLINE MONITORING PLAN

Indicator	Current value	Type	Data source(s)	Data quality	Threshold	Reaction(s)	Responsibility
Loss of undeveloped land							
Brownfield land stock	Not known	Important local context indicator	Urban capacity studies / GIS?	Not known	Dynamic, depends on consumption of existing stock and future needs ⁸	Periodic survey of available land for redevelopment	SCDC, through future capacity studies?
Housing completed on brownfield land in last year	27% (2003)	Important local output indicator	Planning proposals	Council is source so assumed to be good	37% (Structure Plan target). Also 42% - suggests brownfield stock is being used to quickly	Review balance of greenfield and brownfield use	SCDC, adjusted through phasing of housing delivery?
Hectareage of employment land completed on brownfield land in last year	Not specified	Local output indicator	Planning proposals	Council is source so assumed to be good	Dynamic, depends on existing stock and future needs (see above)	As above	SCDC, adjusted through phasing of employment land availability?
Energy consumption							
Gas consumption (KwH) per home per year	15,395KwH (2001/2)	Significant (adverse) impact indicator	Utility companies	Somewhat crude measurement but will indirectly track impact of energy saving initiatives	Any increase (since this suggests adverse trend on a wide scale) ⁹	Review design criteria (notably policies NE/1 to NE/3)	SCDC can change energy efficiency targets for new housing but not householders' attitudes
Electricity consumption (KwH) per home per year	No information	Significant (adverse) impact indicator	Utility companies	As above	As above	As above?	As above
% of new homes achieving the EcoHomes 'good' standard	Not yet collected	Important local output indicator	BRE	To be determined	75%?	Enforce standards with revised policy	SCDC

⁸ A possible threshold is if the projected stock of brownfield land is less than that needed to meet projected allocations for housing and employment land for the next five years.

⁹ Ideally the data would be available on a parish or settlement basis to identify any particularly poorly performing areas.

Indicator	Current value	Type	Data source(s)	Data quality	Threshold	Reaction(s)	Responsibility
Water consumption							
Water consumption per household per year	No information	Significant (adverse) impact indicator	Water companies	Not known	As above	Review design criteria; possibly set targets for installing new technology using policy NE/18	SCDC?
Avoid damage to designated sites							
% of SSSIs in favourable or unfavourable recovering condition	72% (2005)	Local context indicator	English Nature annual / semi-annual surveys	Good	Any reversal in improvement rate shown in recent years (review once achievement is over 90%?)	Council Environmental Officer to discuss appropriate actions with E.N. contacts	English Nature
Maintain / enhance characteristic habitats, etc.							
Achievement of BAP targets for habitats & species	Not yet measured	Local output indicator ¹⁰	County Council; English Nature	Not known, and parameters will be difficult to calibrate initially	To be determined	Liaise with RSPB, English Nature and wildlife groups	English Nature, RSPB, other groups
Improve opportunities to enjoy wild places							
% of rights of way open and in good condition ¹¹	Not known	Local output indicator	Council's annual survey	Assumed to be acceptable – based on 5% sample	Initially at least 65%, but should be increased over time	Identify priorities for improvement; liaise with Countryside Agency and others	SCDC, Countryside Agency, BTCV and other voluntary groups?
Levels of usage of rights of way and other sites	Not known	Local output indicator	Possibly through QoL survey or similar	May be patchy and inconsistent	To be determined	Liaise with other agencies to promote facilities	To be determined – possibly SCDC & Countryside Ag'cy

¹⁰ Only counts as an output indicator if statistics can measure the impact of LDF policies; otherwise it is a context indicator.

¹¹ Ideally this parameter should also include Countryside Enhancement Areas (policy NE/11) and possibly sites for remediation in the Green Belt (policy GB/8). Note that DEFRA also publishes a headline sustainability indicator – frequency of visits to the countryside. This is a potentially useful indicator that also tracks transport mode, however it is not clear that it is collected systematically at regional or lower level.

Indicator	Current value	Type	Data source(s)	Data quality	Threshold	Reaction(s)	Responsibility
Avoid damage to heritage assets							
% of listed buildings at risk	2% (2004)	Local context indicator (proxy for development pressure)	Council's GIS and Devt Control records	Not known	To be determined	Review allocations and development control criteria ?	SCDC
Maintain & enhance townscape & landscape							
% of developments in or within 400m of a conservation area, SMR or similar	Not known	Local context indicator (proxy for development pressure)	English Heritage (Pastscape database)	Good although very fragmented	To be determined	Review allocations and development control criteria	SCDC
Create spaces that look good, etc.							
Satisfaction with quality of the built environment	90% (2002/3)	Local output indicator	QoL Surveys	Generally good but depends on response rates	75% satisfaction 20% concern with deterioration	Review spatial pattern and ideally identify specific problems from responses. Address with design guidance / revision of SPD ?	SCDC and others depending on causes
Reduce emissions & pollutants							
CO ₂ emissions per dwelling / year	Not measured	Significant (adverse) impact indicator	To be developed	Not yet established	To be determined	Review design criteria and amend SPD, Development Brief and other documents	SCDC
Background NO ₂ /NO _x levels	Ca. 50 µg/m ³	Significant (adverse) impact indicator	AQ Monitoring network – needs to be supplemented with more local monitoring	Quality good but compromised by small no. of sites	40 µg/m ³	Consider declaring AQMA. Could be obviated if more detailed local data available	SCDC
Background PM ₁₀ levels	Between 40 and 70 µg/m ³	Significant (adverse) impact indicator	As above – and may need to be monitored on ad hoc basis for large construction sites	As above	40 µg/m ³ to end 2005 then 20 µg/m ³	Depends on source – declare AQMA if problem is widespread or identify local	SCDC

Indicator	Current value	Type	Data source(s)	Data quality	Threshold	Reaction(s)	Responsibility
						sources	
% of main water courses in good or fair quality	100% (2002)	Local context indicator	EA monitoring	Good	94%	Identify sources and nature of contaminations	SCDC / EA / others
No. substantiated public complaints about odours, noise, light and other problems	Not measured	Local context indicator	Council records?	Not yet established	To be determined	Determine need for new policy / plan guidance or action on case-by-case basis	SCDC / Env. Health / others
Waste arisings							
Household waste collected per household / year	Not measured	Local output indicator	WCA records	Not yet established	To be determined (based on BVPI target)	Consider fiscal & other measures	SCDC / WCA
% household waste from which value is recovered	25.6% (2002/3)	Local output indicator	WCA records	Good	40% (2005)	Improve resident involvement and awareness. Look at new treatment approaches	SCDC / WCA / others
Limit / reduce vulnerability to climate change							
No. of properties at risk from flooding	Not yet calculated	Significant (adverse) impact indicator	GIS-based survey	Should be good	To be determined	Review flood risk prevention measures with Env. Agency	SCDC / Environment Agency
Maintain and enhance human health							
Life expectancy at birth	Male – 79 years; female – 82 years (2002/3)	Local context indicator	Office of National Statistics (census + monitoring)	Good	Any reduction	Alert PCTs and regional health authorities	Health trusts, D of Health, etc.
Exercise levels ¹²	Not yet calculated	Local output indicator	Local surveys	Will depend on sample size and response rates	To be determined	Alert PCTs	Health trusts and SCDC
No. of people commuting on foot or cycle	14% (2003 – East of England only)	Local output indicator	Local surveys, possibly also with data from corp.	Will depend on sample size and response rates	To be determined, though should be at least 30% for	More promotion; review patterns to identify problem	SCDC + County Council transport planning

¹² Indicator to be determined, though it could be based on the percentage of people involved in sporting activity at least once a week, or the number who walk at least two miles each week for leisure (including dog walking).

Indicator	Current value	Type	Data source(s)	Data quality	Threshold	Reaction(s)	Responsibility
			travel plans		new development	areas	
Reduce crime and the fear of crime							
Recorded crimes per 1000 people ¹³	57 (2003)	Local context indicator	Local research groups	Assumed to be good	Any increase (?)	Liaise with police authority; identify spatial patterns	SCDC & Cambs Police
% of residents feeling safe or fairly safe after dark	70% (2003)	Local context indicator	QoL Survey	Will depend on sample size and response rates	Any reduction	Identify localities where perception is poor	SCDC
Improve quantity / quality of public open space							
Hectareage of strategic open space ¹⁴	4.3 ha. / 1000 people	Local output indicator	Open space surveys	Assumed to be good, though depends on survey frequency	To be determined (not clear what national targets exist at present)	Review allocation; identify scope to expand space and funding sources	SCDC & also Cambs County Council
Improve quality, range and accessibility of services & facilities							
% of population in categories 1-3 for access to a range of basic amenities ¹⁵	83% (2004)	Local output indicator	County monitoring; also data from Countryside Ag'cy; supplemented by council monitoring	Assumed to be good	Any reduction, and any failure to meet spatial targets in AAPs (eg. policies NS/6 & NS/8 in Northstowe AAP)	Review design briefs and housing allocations to prioritise growth at best-served sites	SCDC
Available capacity in local primary and secondary schools	Not identified	Significant (adverse) impact indicator	Local survey / education authority monitoring	Assumed to be good once collected	To be determined based on discussions with ed. authority ¹⁶	Review provision with education authority and impact of any remaining housing	SCDC + Cambs Education Authority

¹³ Ideally this indicator should discriminate between types of crime - burglary; thefts of vehicles; thefts from vehicles; sexual offences; crime against the person – consistent with UK sustainable development and ONS indicators.

¹⁴ The scope of this parameter could be expanded to provide detail of different types of open space, and this could subsume information about informal play space, formal recreation / sporting facilities, etc. An alternative indicator would be the % of residents living within 200m of open space, although comparative statistics do not exist currently and the indicator would have to be estimated using the Council's GIS system.

¹⁵ In principle this parameter could be used to assess the viability of housing allocations in smaller communities. Monitoring should also ensure that spatial criteria in the AAPs in particular for locating all dwellings within a given distance of local centres, public transport access, etc. are being achieved.

¹⁶ The 2000 settlement survey reveals that many village colleges had student enrolments well in excess of their nominal capacity, and the threshold should reflect a realistic normal capacity for each type of establishment.

Indicator	Current value	Type	Data source(s)	Data quality	Threshold	Reaction(s)	Responsibility
Reduce inequalities related to age, gender, etc.							
% of residents who feel their local neighbourhood is harmonious ¹⁷	70% (2002/3)	Local output indicator	QoL survey	Good but depends on sample size / response rates	Any reduction	Review pattern and nature of concerns to identify appropriate responses	SCDC + community groups
Ensure all groups have access to housing							
House price / earnings ratio	6.6 (2003)	Significant (adverse) impact indicator	Land registry; Office of National Statistics	Good	To be determined, but initially set at 5 as indicative of wider national conditions	Review housing allocations and criteria for affordable housing	SCDC
% of homes judged unfit to inhabit or of sub-standard quality	Not identified	Significant (adverse) impact indicator	Housing Needs survey	Good, though survey is periodic	To be determined	Review housing completion rates and affordable housing provision	SCDC
House completions available under 'affordable' funding / tenancy	19% (2003)	Significant (adverse) impact indicator	Planning applications (Dev't Control)	Good	50% (or target in Core Strategy if this changes)	Review housing allocations and criteria for affordable housing	SCDC
Encourage active involvement in community activities							
% of adults who feel they can influence decisions	22% (2002/3)	Local context indicator	QoL survey	Good but depends on sample size / response rates	To be determined	Follow-up survey to determine reasons for feeling lack of influence	SCDC + community groups
Usage levels for community facilities in new development ¹⁸	Not yet measured	Local output indicator	Local survey	May be difficult to measure accurately and consistently	To be determined	Initiatives to encourage more use of facilities	SCDC

¹⁷ Note that the baseline include the index of multiple deprivation. While this might be included in monitoring it is not evident that land use planning policy can substantially affect the parameter, compared to other areas of Council policy on social and welfare provision.

¹⁸ This is a speculative indicator intended to measure whether the design policies for new communities at Northstowe and Cambridge East are successfully encouraging community involvement; it is not proposed as a county-wide measure. However, consideration needs to be given to the feasibility of this measure.

Indicator	Current value	Type	Data source(s)	Data quality	Threshold	Reaction(s)	Responsibility
Help people gain access to satisfying & appropriate work							
Unemployment level	1.0% (2004)	Local output indicator	Office of National Statistics and local sources	Good, though depends on calculation method	+0.5% increase in any 12-month period	Identify spatial and sectoral pattern; review employment land allocations	SCDC ?
% of economically active residents working within 5kms of home	37.2% (2001)	Significant (adverse) impact indicator	Office of National Statistics (needs to be supplemented by more regular local monitoring?)	Good provided it is based on full survey rather than a sample	Reduction below 35%	Review employment land allocations and/or development criteria	SCDC
Support appropriate investment in infrastructure, etc.							
% of pupils achieving 5 or more A* to C GCSE grades	63.1% (2001)	Local context indicator	QoL survey and Education Auth'y monitoring	Good	To be determined (through discussion with education auth'ty)	Liaise with education authority	County / local education authorities and schools / colleges
Level or value of developer contributions in the current year	Not currently measured	Local output indicator	Planning applications	Depends on ease of data collection	To be determined ¹⁹	Review policy on contributions and revise SPD as necessary	SCDC
Improve the vitality, etc. of the local economy							
Net annual growth in VAT registered firms	0.9% (2001/2)	Local context indicator	Cambs CC survey	Assumed to be good though may be surveyed infrequently	Shrinkage of >0.1% in the year	Investigate sector and spatial pattern?	SCDC ?
Economic activity rate	83.7% (2001) ²⁰	Local context indicator	Office of National Statistics	Good	Change of -2% or more	Review spatial and sectoral pattern	SCDC ?
Sectoral split of employment	Not yet determined	Local output indicator	Local survey?	To be determined	To be determined (threshold needs to reflect shifts in sectoral balances)	Review policy on employment land use allocations	SCDC ?

¹⁹ The indicator ideally needs to measure the volume of contributions relative to the area developed, the notional market value of the development or the land it occupies, or some other meaningful comparator, since it is meaningless to set a threshold or target level solely in terms of value of contributions.

²⁰ Note that this parameter expresses the % economically active out of the population within the economically active age band (15-75). The figure as a percentage of total population was just over 73% at the time of the last census.

APPENDIX 7: DETAIL OF POST-CONSULTATION CHANGES

NORTHSTOWE AAP

Chapter A: Introduction

Amend A.5 2nd bullet: A Strategic Design Guide will identify the particular character of Northstowe and set out the general principles for good design of the town as a whole TO BE SUBMITTED TO AND APPROVED BY THE LOCAL PLANNING AUTHORITY PRIOR TO THE GRANTING OF PLANNING PERMISSION FOR RESERVED MATTERS APPLICATIONS..	Clarifies requirements to establish design principles.	No change required
Amend the title of chapter E1 to read "Implementation".	<i>Editorial changes, the implications of which are reviewed below in the section on Chapter E.</i>	
Include new chapters in Part E: "E3 Delivering Northstowe" to include matters affecting delivery and a housing trajectory. "E4 Monitoring Northstowe" drawn from the separate Monitoring Strategy and provide a framework to ensure that the implementation and delivery of Northstowe is efficiently and effectively carried out.	<i>As above.</i>	

Chapter B: Vision & Development Principles

NS/1 The Vision for Northstowe

Amend the vision at Policy NS/1 to read: "Northstowe will be a sustainable and vibrant new community with its own distinctive identity which is founded on best practice urban design principles that draw on the traditions of fen-edge market towns and which encourages the innovation that is characteristic of the Cambridge Sub-Region"	Editorial change identifying underlying approach and commitment to a design consistent with the existing surroundings. These requirements were clear from other policies and their accompanying text, however this was not strictly evident in NS/1 originally.	Scoring against objective 3.2 increased to '++' and corresponding changes made to the assessment of this objective in section 6.2 of the main report, and to Appendix 4.
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NS/2 Development Principles		
Amend NS/2 (8) to read: "With well designed and landscaped urban and residential areas to create neighbourhoods with their own character and legibility, and which respect the underlying historic character of the site established by reference to Historic Landscape Character database and archaeological evaluation."	Minor change responding to a representation from English Heritage which emphasises the need for the development to recognise the historic character of the surrounding site(s). As the original assessment was moderately positive for performance against objective 3.1 it was considered this was a clarification rather than a significant change to the intent of the policy.	No change required
Include new chapter in Part E: "E4 Monitoring Northstowe" drawn from the separate Monitoring Strategy.	<i>As indicated above, this change is reviewed under the section on Chapter E (see below).</i>	
Amend policy NS/2 (1) to read: "A Strategic Masterplan will need to be submitted to and approved by the Local Planning Authority prior to the granting of any planning permission to ensure that Northstowe will develop:"	Change strengthens the intention to produce a Masterplan; this is primarily procedural and more clearly states the process which was assumed in the original assessment. However it removes reference to a Design Guide while retaining it in clause 28.	No change required, however given the large number of design-related components in the clauses of this policy we suggest the need for Design Guides and Statements is an important requirement and the Council might consider restating this reference in the core policy itself.
Amend policy NS/2 (2) to read: " As a town of not more than 8,000 dwellings (6,000 dwellings by 2016) with appropriate employment, services, facilities and infrastructure, and with no increase in dwellings being agreed without a change in the Local Development Framework;	Change appears to be a response questioning the ability to deliver the housing trajectory to 2016	No change required
Amend policy NS2 (7) to read: "A distinctive town character which takes its cues from other Cambridgeshire market towns and more recent high quality traditions within the Cambridge Sub-region. It should reflect best practice urban design, encourage innovation and engenders an inclusive, vibrant and diverse community spirit with a strong sense of local identity."	Additional reference to good urban design practice adopted more recently (ie. not just reflecting traditional character). This change appears positive provides it references successful design styles and is a slight expansion of the original policy clause.	Score against objective 3.3 increased to '++' and this change is reflected in the assessment of this objective in the main report, and corresponding points in Appendix 4.
Amend policy NS/2 (11) to read: "Where people can live in a healthy and safe environment, and where most of their learning needs are met;"	Removes the reference to a healthy lifestyle. Other assessments of policies relating to sustainable transport acknowledged that the AAP cannot force a healthy lifestyle on people but can only encourage	No change required

	them to do it (by providing appropriate infrastructure). The change does not affect the assessment, though the clarification is acknowledged in the supporting text.	
Amend policy NS/2 (16) to read: 'With a DEDICATED network of high quality footpaths, bridleways and cycleways to support sustainable transport, recreation and health, within the town, and an improved network connecting it to neighbouring villages, the open countryside and the wider network;'	Editorial change reflecting text elsewhere in the document.	No change required
Amend policy NS/2 (17) to read: "With High Quality Public Transport links, in particular the Cambridgeshire Guided Busway, to Cambridge as the sub-regional centres and focus of employment."	Emphasises the role of the Guided Busway, which was taken fully into account in the original assessment.	No change required
Amend policy NS/2 (18) to read: "A town centre which meets most of the needs of the residents and those of nearby villages for shopping, leisure and entertainment on a scale and with the variety of facilities appropriate to a market town, with landmarks (both built and natural) and other points of interest including public art to create a legible sense of place;"	Minor clarification of nature of landmarks.	No change required

<p>Amend policy NS/2 (23) to read: "With the developers of the town providing normal necessary services, infrastructure and facilities, appropriate for a settlement of 8,000 as defined by the masterplan, including making provision for long-term management and maintenance;"</p>	<p>Change is response to various objections clarifying that provision of facilities, etc. in the longer term will involve public and private sector bodies other than those which develop the site initially. This change clarifies the responsibilities but it is assumed this does nothing to change the range and quality of services or timing of delivery, and that this therefore does not affect the assessment.</p>	<p>No change required</p>
<p>Amend policy NS/2 (25) to read: "With appropriate measures to avoid any risk of flooding to the development, any additional risk of flooding to surrounding communities or land; and to mitigate current flood risks affecting Oakington village and Longstanton Village;"</p>	<p>Clarification consistent with policy NS/24.</p>	<p>No change required</p>
<p>Add new criterion after NS2 (25): 'Making drainage water features an integral part of the design of the town so that they also provide for amenity, landscape, biodiversity and recreation'</p>	<p>Reflects principles established elsewhere in the Area Action Plan and which were evident in the original policy option.</p>	<p>No change required</p>

<p>Amend policy NS/2 (26) to read: "Phased to ensure that the necessary landscaping and infrastructure are provided from the start and services and facilities are provided in step with the development and the needs of the community;"</p>	<p>Clarification responding to two objections which note that part of the policy refers to provision of much of the infrastructure and services "from the start", while there are other references to delivery "in phase with" development. Clearly it is impractical to deliver some infrastructure, services and facilities at the outset if they would lie unused, nevertheless we consider that a delivery strategy which is sustainable should ensure certain crucial elements are available at the outset so that they can be used immediately by new residents, and not that they should only be delivered once occupancy reaches a threshold level. This applies to more than just basic utilities and similar infrastructure. The original assessment scores objective 7.2 (infrastructure delivery) as '?' – ie. requiring further clarification. This change does not appear to have altered this situation and further clarification does appear necessary.</p>	<p>No change required</p>
<p>Amend NS/2 (27): 'Minimising the impact of development during construction on both the existing and new communities AND TO THE ENVIRONMENT'</p>	<p>Further clarifies the purpose of the construction strategy detailed later in the AAP.</p>	<p>No change required</p>
<p>Amend policy NS/2 (28) to read: " With Local Masterplans, Design Guides/Design Codes will be prepared for each phase of development, to be submitted to and approved by the local planning authority, prior to the granting of permission for reserved matters applications."</p>	<p>Change corresponding to the first amendment of this policy (see first item against NS/2 above) which removes the reference to Masterplan but which retains the need for Design Guides, etc. The change does not alter the range of planning documents that the Council expects to review in support of development proposals.</p>	<p>No change required</p>

Chapter C: The Site & Its Setting

NS/3 The Site for Northstowe		
Amend policy NS/2(2) to read: "As a town of approximately 8,000 dwellings (6,000 dwellings by 2016) with appropriate employment, services, facilities and infrastructure."	<i>Repeat reference to a change made to Chapter B.</i>	
Add new criterion to end of policy NS/3: 'Any part of the site that does not come forward for development by 2016 will be safeguarded for development for the period post 2016 to meet longer-term development needs.'	Procedural change.	No change required
Add new paragraph after C1.12: The Structure Plan requires that any land that does not come forward for development by 2016 be designated as safeguarded land to meet longer-term development needs, consistent with the strategy set out in the Structure Plan and emerging RSS14.	As above.	No change required
Amend the fourth bullet point in paragraph C1.3 to read: "An ultimate capacity for 8,000 to 10,000 dwellings, with 6,000 dwellings by 2016;"	<i>Repeat reference to a change made to Chapter B.</i>	
Add to beginning of C1.12: Having taken all the above factors into consideration, the Council has identified a site with capacity for 8,000 dwellings.	Editorial change.	
NS/4 Extended Cambridge Green Belt		
Revise the proposed Green Belt boundaries at Rampton, Willingham, Over and Longstanton to follow the boundaries of urban uses (residential, industrial etc) contained within the Village Frameworks.	Change appears to clarify the spatial relationship between the extended Green Belt and the settlements which it surrounds. This was implicitly assumed in the assessment.	No change required

Delete the final sentence of paragraph C2.5 and amend the Area Action Plan proposals map to show the urban edge of Northstowe which will also be the green belt boundary (drawn to be consistent with the provisions of policy NS/6 and wherever practicable to follow natural features or to reflect local field patterns).	Change responds to objections about reviewing the location of the Green Belt in due course, and that the green separation should be included in it.	Whole policy assessment was reviewed but it was not considered that the change fundamentally affected any of the individual scores or comments.
NS/5 Landscaping and Setting of Northstowe		
Amend Policy NS/5(e) to read: "To ensure a high degree of connectivity between the new town and the wider countryside for wildlife and people, including extending the rights of way network (public footpaths and bridleways).	Change formalises the nature of connectivity to be provided. This is consistent with Core Strategy policy GB/6 (and implicitly NE/5) and with NS/18 in the AAP. However the original assessment suggests the provision of rights of way was implicit rather than explicit.	Scoring against objectives 2.3 (access to wild places) and 5.3 (access to open space) increased to '++' and corresponding changes made to section 6.2 of the main report and to Appendices 3 and 4. Scoring against 5.1 (health) was changed from conditionally positive ('+') to positive.
Amend NS/5 (1) (h): 'Include appropriate planting AND LANDSCAPING alongside all new access roads and the parallel distributor roads alongside the A14 as well as more substantial planted areas in blocks beyond the highway boundary and in association with balancing ponds.'	Further clarifies the role of planting in this area, the dual role of planting was clear from other policies in earlier drafts of the AAP.	No change required
NS/6 Green Separation from Longstanton & Oakington		
Inset a new sentence in paragraph C4.2 (between the 2nd and 3rd sentence) to read: "Existing tree cover within the green separation will be maintained or enhanced (in some cases they will require thinning)."	Responds to two objections, one from the parish council, noting the need for thinning in some locations. It is assumed that this action will not compromise other objectives (biodiversity, veg. screening) and in some instances will help to create the coppiced natural landscape proposed elsewhere in this policy.	No change required

<p>Amend policy NS/6 (3) to read: "In addition to the Conservation Area (included in the Core Strategy) a further 50m beyond Long Lane is included in Green Separation to protect the setting of the Conservation Area and allow for appropriate landscape treatment."</p>	<p>Clarifies the function of this additional area and removes explicit reference to "supplemental planting". It is assumed the latter change gives more flexibility for treatment of this area but that this will not compromise other policy objectives.</p>	<p>No change required</p>
<p>Amend proposals map so that St.Michaels Mount is in the village Framework.</p> <p>Amend Policy NS/6 (4) to read: "The landscape character of a series of hedged paddocks and small copses will be maintained and enhanced adjoining St Michael's Mount."</p>	<p>The minimum level of separation has been specified in other policies and scored positively in the preceding sustainability assessments.</p>	<p>No change required</p>
<p>Add the following to the end of policy NS/6 (1): "Where the public has access to land adjoining Oakington and Longstanton, mitigating measures to protect the privacy and amenity of potentially affected properties will be provided."</p>	<p>Change appears fair and realistic.</p>	<p>No change required</p>
<p>Insert a new sentence in paragraph C4.2(between the 2nd and 3rd sentence) to read: "Existing tree cover within the green separation will be maintained or enhanced (in some cases they will require thinning)."</p>	<p><i>Repeat reference to first amendment to this policy (see above).</i></p>	
<p>Amend C4.5 to read: "That part of the Green Separation which lies within Oakington Airfield will be landscaped as a series of paddocks and hedgerows as is typical of the setting of Longstanton St Michael's."</p>	<p>Reflects change to policy NS/6.</p>	<p>No change required</p>

Chapter D: The Structure of Northstowe

NS/7 The Structure of Northstowe

Revise Policy NS/7 criterion 7 to read: "Community services and facilities, INCLUDING EDUCATION AND HEALTHCARE, leisure, FAITH, art and culture focused in the Town and Local Centres..."	Useful clarification / extension of what is required. Relevant sections of the assessment were reviewed and it was concluded that some scorings needed to be amended.	Objective 5.1 (health) considered positive enough but the change is acknowledged in the supporting comment. Objective 7.1 (education/skills) made more positive in medium and long-term. A comment was added against Objective 7.2 (infrastructure) to clarify that the assessment reviews what is to be provided, not the delivery mechanism or its deliverability.
Add additional word to NS/7 (10): Flood MANAGEMENT infrastructure, including..."	Clarification of ambiguous wording – original assessment assumed the policy referred to infrastructure.	No change required
Add to NS/7 under the transport heading: 'A high quality, highly accessible, dedicated network of footpaths, bridleways and cycleways;	Reflects principles established elsewhere in the plan.	No change required
Add to end of NS7 (10): AND A RELIEF CHANNEL FOR LONGSTANTON BROOK FOLLOWING THE LINE OF THE B1050;	Reflects policy NS/24.	No change required
Amend NS/7 (15) to read: 'With Green Corridors penetrating the town and connecting it to the network of open spaces and the surrounding open countryside AND PROVIDING FOR WILDLIFE AND BIODIVERSITY;	Reflects principles established elsewhere in the plan.	No change required
Amend second sentence of paragraph D1.13 to read: "Beyond that, Rampton Road would become a footpath / cycleway / bridleway."	Adds reference to use as bridleway.	No change required
NS/8 The Town Centre		
Amend objective D2/a: To provide a vibrant AND DIVERSE town centre...'	To emphasise the need for a quality Town Centre.	No change required
Amend policy NS/8 (1b) to read: 'Within rather than on the edge of Northstowe and at least 200 metres to the east of Rampton Drift'	Adds a specific distance to the separation, but the principle had already been established. Also appears consistent with the intention of retaining Rampton Drift while taking appropriate steps to protect its setting.	No change required

Amend policy NS/8 (4): The town centre will be designed and laid out to provide squares and other meeting places to which the public has unconstrained access and which will provide opportunities for Northstowe's residents to socialise as well as to shop. IT WILL ALSO HAVE GOOD ACCESSIBILITY TO THE TOWN PARK.	It is assumed the Town Park will have a central location based on statements in policy NS/17 (though it is not shown on the concept diagram). This is anticipated by the assessment, which assumes that the water park and two country parks are separate and more distant features.	No change required
Amend NS/8 (5) to read: ' Parking provision for cars and cycles will be included in the form of public car and cycle parks for the town centre of a size consistent with its role as a small market town.'	Editorial change.	No change required
Amend NS8(7) to read: Development of the town centre will begin no later than 3 years after the commencement of development of Northstowe AND CONTINUE IN STEP WITH DEVELOPMENT OF THE TOWN.	Provides clarification on phasing.	No change required
Amend first sentence of paragraph D2.8 to read: "Town centre uses will include shops, restaurants, public houses / bars, commercial services (such as banks, building societies, post office), commercial leisure uses (such as cinema), library AND LIFELONG LEARNING CENTRE, health facilities, cultural facilities, places of worship and public services including the administrative buildings for Northstowe (a Town Council will be needed) (see also chapter on Community Facilities, Leisure, Art and Culture including Community Development)."	Additional clarification of range of facilities. Not evident this affects the overall assessment.	No change required
Add to D2.10: 'THE POTENTIAL FOR A MARKET TO BE HELD IN THE TOWN CENTRE WILL BE EXPLORED. ' AND 'THE TOWN SQUARE SHOULD BE VESTED IN THE TOWN COUNCIL TO ENSURE ITS AVAILABILITY FOR PUBLIC EVENTS'.	Provides clarification on the role of the town centre.	No change required
D3 Local Centres		
Amend Objective D3/f: To ensure that early provision of [at least one] local centres [is achieved] to help create community identity from the outset.	Useful clarification though we assumed other policies on timing of provision would coordinate delivery of housing and other services and facilities.	No change required

Delete Policy NS/9 (1) (c): [c] Provide small scale local employment in the use classes B1(a) offices and B1(b) research & development which would be appropriate within such a centre;] Add to paragraph D3.3: 'In order to ensure that Northstowe provides for a mix of uses which will ensure that services, facilities and some employment is locally at hand, the local centres will also provide an opportunity for small scale office and other employment uses appropriate to a generally residential area. THIS IS ADDRESSED BY POLICY NS/11.'	Together with the change below this appears to reposition certain statements without affecting the intention or scope of the policy. NS/9 loses references to the type of B1 development that is considered appropriate, but we note that NS/11 is more specific on this issue.	No change required
Amend NS/9 (1a): 'Be located on the dedicated local busway through the town at spacings of approximately 800m to ensure that all of the residents of Northstowe are within 600m walk of the town centre or a local centre and that the majority are within 400m distance;	Minor change which does not materially affect the assessment.	No change required
Amend 2nd sentence of D3.5: The secondary school [may] WILL need to be located away from the majority of the town centre services, to provide a more appropriate environment for pupils, at lunchtimes and before / after school, and better access to playing fields and sports provision.	Reflects objection/comment by the County Council. Not clear its effect can be represented meaningfully in the assessment.	No change required
D4 Housing		
Amend objective D4/c: To ensure the provision of a WELL INTEGRATED MIX [range] of housing types, TENURES, and sizes, including affordable housing, to meet the identified needs of all sectors of the community, including key workers.	Emphasises an issue which the original assessments considered an implicit component of the Council's strategy in achieving its meta-objective of Integrated Communities.	No change required (note that the sustainability of the objectives for each policy area was assessed in the initial Preferred Options stage – assessment in June/July 2004 with consultation in the following Autumn)

Amend NS10 (3): 'The Strategic Design Guide will ensure that there will be variety in the housing types provided at Northstowe to offer choice. It will require imaginative and high quality developments BOTH IN TERMS OF DESIGN AND MATERIALS which...'	Provides clarification.	No change required
Add to end of D4.10 : 'The mix of affordable housing in terms of houses sizes will be determined in response to identified needs at the time of the development.'	Provides clarification.	No change required
D5 Employment		
Revise the last sentence of paragraph D5.5 to read: "This location may also would be suitable for a Household Waste Recycling Centre AND ASSOCIATED BULKING UP AND TRANSFER FACILITY FOR BUSINESS AND COMMERCIAL WASTE, to serve the needs of....".	Clearly supportive although waste treatment infrastructure lies outside the control of the LPA, as does the responsibility for collecting much of the commercial waste. Nevertheless provision of a such a facility close to new employment uses could encourage occupiers to use council-provided rather than private-sector waste facilities.	Performance against objective 4.2 (waste) is scored negatively in absolute terms because development will generate new waste. The point at left is acknowledged in the accompanying comment but the scores have not been adjusted.
D6 Community Facilities, Leisure, Art, etc.		
Revise the second part of both objectives D6/c and D6/d as follows: "...which would reasonably be expected to be found in a small market town of APPROXIMATELY 19000 people with a small catchment of surrounding villages."	The change appears to respond to a representation suggesting a lower bound to the population range, though it is not evident whether this refers to the population projected at 2016 or when the settlement is fully built out. Moreover it is not evident, nor is it straightforward to assess, whether the reduced population will have any material effect on service providers' intentions. We must assume the effect is marginal given the size of the new development compared to surrounding settlements and, equally, that the reduced population estimate will not result in under-provision that prejudices other policies.	No change required

NS/12 Community Services, Facilities, Leisure, Art and Culture		
Insert new policy paragraph after NS/12: "Northstowe will provide those services and facilities which are to be delivered by the community or voluntary sector and which are essential to successfully establish a sustainable community through the provision of land suitable for their development, e.g. faith, social and sporting clubs, etc."	Change appears to be a straightforward clarification of intent and does not alter the policy or its assessment. (We assume the reference to 'provision of land' does not affect Northstowe's status as an almost wholly brownfield development.)	No change required
Insert new paragraph after first sentence of D6.1: "Not all services and facilities will be provided by the public or commercial sectors. Some facilities at Northstowe will be best provided through the direct involvement of community groups e.g. facilities for faith and public worship, and associations including social and sporting clubs. Some of these would be considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided and the development will be required to provide land for their provision."	Clarification of role of community involvement, although the policy was already scored as strongly positive against all appropriate objectives, leaving no scope to adjust the markings.	Scoring against objective 6.2 (redress inequalities) was made slightly more positive to reflect the implicit intent of the wording. The extent of change was not considered large enough to warrant changes to the main report.

Amend NS/12 (1): 'Northstowe will provide a full range of publicly provided services and facilities (E.G. SCHOOLS, COMMUNITY USES, HEALTH FACILITIES), funded in full either by the development, or by taking every opportunity to draw down funds from as many sources as possible.'	Assumed in original assessment. Point makes clear the range of facilities consistent with that given in the Cambridge East AAP.	No change required
Amend policy NS/12 (1) to read: "Northstowe will provide a full range of publicly provided services and facilities, funded in full where appropriate and reasonable by the development, or by taking every opportunity to draw down funds from as many sources as possible."	Clarificatory change which remains consistent with the Council's right to seek contributions from developers but which makes clear that other sources will be considered or sought. The policy is already scored strongly positive against objective 7.2 (infrastructure investment).	No change required
Amend NS/12 (3) to read: 'The needs of Northstowe and the immediately surrounding villages will be determined in accordance with detailed assessments and strategies, prepared and / or approved by the local authorities in partnership with the landowners and stakeholders, having regard to capacity at existing facilities'	Clarifies requirements for facilities to serve the new town.	No change required
Amend Policy NS/12 (5) to read: "The development will make provision for all the commercial services and facilities of a high standard of design that a town with a population of approximately 19,000 people will require, e.g. health and fitness clubs, cinemas, tenpin bowling, golf courses etc."	<i>Repeated reference to the change reviewed for section D6 (see above).</i>	
Add to NS/12 (6): 'The needs of Northstowe and the immediately surrounding villages will be determined in accordance with detailed assessments and strategies, PREPARED AND / OR APPROVED BY THE LOCAL AUTHORITY IN PARTNERSHIP WITH THE LANDOWNERS AND consultation...'	Clarifies the role of negotiations on planning obligations.	No change required
Amend NS/12 (11) to read: 'Northstowe will provide those services and facilities which are to be delivered by the community or voluntary sector and which are essential to successfully establish a sustainable community through the provision of SERVICED land suitable for their development, e.g. faith, social and sporting clubs, etc.'	Clarifies site requirements.	No change required
Amend 3rd & 4 th sentences of paragraph D6.6: 'Some of	This requirement was assumed by the assessment	No change required

these are considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided, AND SUSTAINED IN THE LONGTERM. This will be particularly important in the early phases of development in order to ensure that Northstowe has a basic range of services and facilities which will help attract its first residents.	and clearly facilities that are lost in the longer term would reduce the quality of development.	
Amend D6.8 (11) first bullet to read: 'Provision of land for place(s) of worship (for a number of different faiths), including worship space, administrative office, meeting room(s), prayer space, catering and support facilities, and accommodation for a minister. '	Clarifies provision for faith.	No change required
Add the following bullet points to section 3 (social services): "# Extra Care Housing, # Nursing Home provision.	Expansion of range of services – the preceding text states these are to be considered but are not necessarily mandatory.	No change required
D7 Transport		
Amend Objective D7/b to read: "To provide attractive, direct, safe and convenient walking routes within the town linking homes to public transport and the main areas of activity such as the Town Centre, schools and employment areas."	Addition of links to schools (and a range of other facilities) was assumed by the original assessment as failure to provide this would be inconsistent with other policy on sustainable transport and non-car modes.	No change required
Amend Objective D7/c to read: "To provide a highly accessible network of safe and convenient cycleways, segregated from other modes where appropriate, and to ensure covered, secure cycle parking facilities for homes, workplaces, the Town Centre, Local Centres and other places."	As above.	
Amend Objective D7/f to read: "To develop a network of safe streets which connect the principal land uses."	Assessment again implicitly assumed the intention is to create a community that is not dominated by the car and this notion of personal safety is consistent with that assumption. Since the principal tension here is between road use and non-road use, performance of policy NS/13 (road infrastructure) against the health objective was revised.	Score against objective 5.1 was changed from neutral to positive. Taken together with other changes to NS/13 (see below) this was considered sufficient to give a moderately positive score against this objective in the longer term. However as NS/13 maintains provision of road infrastructure it was considered the change was not great enough to warrant a change to the significant impacts matrix.

<p>Amend last sentence of D7.7 to read: 'This should be informed through the use of before and after traffic studies and, where necessary, developers will fund additional improvements, HAVING REGARD TO BEST PRACTICE AT THAT TIME.'</p>	<p>Editorial change.</p>	<p>No change required</p>
<p>NS/13 Road Infrastructure</p>		
<p>Delete Policy NS/13 paragraphs 2 and 3 and replace with: " Planning permission for Northstowe will be subject to conditions requiring that sufficient highway capacity is available in the A14 corridor between Bar Hill and Cambridge throughout the development of Northstowe for the traffic forecast to be generated by each phase of new town development and ultimately for 8,000 dwellings. Such conditions (which may include 'Grampian' style conditions*) will link the start and phased development of the new town to the opening of any necessary improvements to the A14 corridor. The improvements that will be necessary for each phase of development will be identified once the A14 improvement scheme has been agreed by Government.</p>	<p>This change appears to provide clarification relating to phasing of development and it is not evident there has been a change to the intent, mechanisms or timing of the policy. It is also consistent with a similar post-consultation change to SP/3 (Chesterton Sidings) in the Site Specific Policies DPD.</p>	<p>No change required</p>
<p>Add sentence to the end of paragraph D7.7 to read: "This should be informed through the use of before and after traffic studies and where necessary, developers will fund additional improvements having regard to best practice at that time."</p>	<p>Clarification of approach and funding source.</p>	<p>No change required</p>

<p>Amend paragraph D7.3 to read: "Development of Northstowe needs to be carefully phased to ensure adequate infrastructure improvements along the A14 road corridor are in place to avoid exacerbating the existing congestion and safety problems, and that local highway conditions are not materially worsened. This may include the provision of measures such as the early provision of parallel local distributor roads."</p>	<p>Adds statement relating to the need to prevent congestion on local roads, not just the A14. This is assumed to have some potential, beneficial effect in the early and medium term until other road infrastructure is delivered. The SA Framework does not have an objective specifically about transport, which is reflected instead through objectives on health, emissions, character, accessibility of services, etc. The above comments appear most closely related to the impact on local character.</p>	<p>Short and medium term scoring against objective 3.2 (local character) improved, however as this is not a longer term impact it was not considered necessary to adjust the scoring of significant impacts or other text in the main report. By inference the improvement of local road conditions warranted a small improvement in the scoring of objective 5.1 (health) both in terms of emissions and road safety.</p>
<p>NS/14 Alternative Modes</p>		
<p>Add the following to the end of policy NS/14 paragraph 2: "This subsidy will fund free or discounted travel by public transport."</p>	<p>Clarification suggested by an objector due to the open nature of the original wording.</p>	<p>No change required</p>
<p>Add a new subsection under the Public Transport heading: "Developers will provide a financial contribution towards the capital cost of the Guided Bus scheme."</p>	<p>In principle this change accords with guidance on what councils can seek through S.106 agreements, and assumes the Guided Bus meets the relevant 'tests' of relevance, proximity, etc. This appears consistent with our understanding of the role the Guided Bus route has played in determining the location of a new community north of Cambridge. We assume any contribution would be proportionate, recognising that Northstowe is not the only community to benefit, though it is not evident how this will be determined. We also acknowledge that this adds further to the financial contributions sought from developers although provision of good public transport is considered an intrinsic part of making Northstowe a sustainable community in its widest sense.</p>	<p>Scoring against objective 7.2 (infrastructure investment) increased to '++' in the longer term, and appropriate changes made to the main report (section 6.2) and appendices. Scores against other objectives were reviewed but it was considered that none was affected by this addition.</p>
<p>Amend policy paragraph 3 to read: "The occupation of the development in the new town will not be permitted until the proposed Guided Busway between Northstowe and Cambridge has been implemented."</p>	<p>Change links development to delivery of the Guided Busway.</p>	<p>No change required</p>

Amend the title before policy NS/14 paragraph 5 to read: "Non Motorised Modes"	Minor editorial change consistent with those made to the Core Strategy.	No change required
Add new policy paragraph after NS/14 (5): Secure cycle parking will also be provided in accordance with the minimum standards and car parking in accordance with the Development Control Policies DPD to reduce over-reliance on the car and to promote more sustainable forms of transport	Clarification which was assumed during the original assessment.	No change required
Amend last sentence of paragraph D7.12 to read: "The dedicated local Busway will serve residents of Northstowe, so there will be no need for residents to travel by car to the Park and Ride facility."	Clarification which was assumed during the original assessment.	No change required
Amend second sentence of paragraph D7.21 to read: "In addition, given that Northstowe will be served by HQPT, opportunities for reduced levels of parking will be explored in locations close to transport interchanges (including bus stops), facilities and services, and for car pooling and shared parking, for example on mixed-use sites, particularly where there is a suitable mix of day and night time uses."	Amplification consistent with PPG13 and assumed implicitly in the original assessment.	No change required
Add to paragraph D7.22: 'Car parking will be designed to minimise the impact on the urban form. DEVELOPMENT AT HIGHER DENSITIES MAY REQUIRE MORE INNOVATIVE DESIGN TO INCORPORATE OFF-STREET CAR PARKING, FOR EXAMPLE THROUGH INTEGRATING GARAGES WITHIN THE FOOTPRINT OF DWELLINGS AND UNDERGROUND PARKING. IN terms of visual impact and lighting, and should design out crime and the potential for "cruiser" gatherings, which have presented problems in other areas.'	Clarifies design requirements to accommodate higher density development.	No change required
Amend the title before paragraph D7.23 to read: "Travel Plans" Amend paragraph D7.23 to read: Employers and schools in Northstowe will be required to prepare Travel Plans to show how intend to ensure that travel by car is not encouraged, and travel by other modes is positively	We do not consider removal of the word "green" alters the intent or likely impact of this part of the policy.	No change required

promoted."		
NS/15 Landscape Principles		
Prior to submission of the Northstowe AAP to the Secretary of State, amend policy NS/15 (1) to clarify which aspects of the Landscape Strategy will need to be addressed at the outline and detailed stages.	Procedural clarification only.	No change required
Amend NS/15 (2): [A Strategy for Construction Spoil will be required as part of a Design Guide and Masterplan which will need to be approved by the District Council prior to the granting of any planning permission. The Strategy will ensure that] CONSTRUCTION spoil [is] retained on site MUST BE in a manner appropriate to the local topography and landscape character.	Strengthens intention of the policy although this was fairly clear from the original text.	No change required
Amend policy NS/15 (4) to read: "In order to assist the creation of a mature landscape within the town at an early stage in the development, existing landscape features on the Northstowe site will be retained where they can make a significant contribution to the urban environment."	Minor editorial change to existing text.	No change required
NS/16 Landscape Treatment on the Edge of Northstowe		
Amend policy NS/16 (1) by deleting the words "which will require an area in the order of 100m in width."	It is not evident why the reference is removed. We assume the change provides more flexibility to the design and does not affect the intention or scale of the feature.	No change required
NS/17 Landscape Treatment on the Edge of Northstowe		
Amend policy NS/17 (6) to read: Road and bus crossings through the Green Corridors will be designed to limit any ADVERSE safety implications...'	Editorial change.	No change required
Amend policy NS/17 (6) to read: "The built environment will be landscaped with high quality design, materials and planting; this will be addressed in a Design Guide which must be submitted to and approved by the local planning authority prior to the approval of any reserved matters applications or detailed planning consents."	Procedural clarification.	No change required
Amend policy NS/17 (6) to read: 'Open spaces which have a recreational or AMENITY function...'	Editorial change.	No change required

<p>Amend 1st sentence of D8.14: 'The Green Corridors will be accessed from areas of built development by PUBLIC RIGHTS OF WAY INCLUDING footpaths and cycleways and connect to each other, to the Green Separation with neighbouring villages and with the surrounding countryside in order to maximise their value in creating a complete network.'</p>	<p>Legal clarification. The original assessment assumed this was the case.</p>	<p>No change required</p>
<p>D9 Biodiversity Objectives</p>		
<p>Amend objective D9/i: To develop an appropriate management strategy to ensure high quality, robust and effective implementation, adoption, MONITORING and maintenance of the biodiversity areas.</p>	<p>Procedural clarification linking the AAP to LDF monitoring obligations.</p>	<p>No change required</p>
<p>NS/20 New Biodiversity Features</p>		
<p>Amend policy NS/20 (1) to read: "The water park along the eastern boundary of the town and west of the disused railway which will be created to provide for the attenuation of surface water flows will be managed to enhance the biodiversity of Northstowe by providing an extensive wetland habitat and to maximise its value to key species."</p>	<p>Clarifies the dual role of the feature, which was evident from reference to it in other policies (notably NS/24).</p>	<p>No change required</p>

NS/21 Use of Existing Buildings		
Amend NS/21: The developer will be required to [undertake] PREPARE a comprehensive STRATEGY FOR BUILDINGS AND STRUCTURES OF HISTORIC INTEREST TO BE SUBMITTED AND APPROVED PRIOR TO THE GRANTING OF PLANNING PERMISSION. IT WILL INCLUDE A site survey to identify which buildings and structures should be retained for their heritage value, and establish the extent of their settings. The [survey] STRATEGY should conclude by proposing suitable long-term uses for identified heritage assets. Structures, such as the pillboxes, IDENTIFIED TO BE RETAINED FOR THEIR HERITAGE VALUE will be retained and maintained as features or points of interest in the landscape.	We assume a strategy would be informed by a site survey and therefore the policy appears to have been strengthened (though in deliverability terms we acknowledge this represents a further obligation on the developer). However we note that the text places the obligation on "a developer" and it is not evident what how the costs and responsibilities of meeting this obligation will be shared between several developers (which we assume to be the case for this site).	Score against objective 3.1 (historical assets) strengthened to ('+++'). A comment against objective 7.2 (infrastructure) raises the issue about delivery by multiple developers.
NS/22 Public Open Space and Sports Provision		
Amend last sentence of policy NS/22 (1) which reads: " IT WILL TAKE ACCOUNT OF THE MAJOR SPORTS FACILITIES STRATEGY FOR THE CAMBRIDGE SUB-REGION PREPARED BY CAMBRIDGESHIRE HORIZONS, AND CONSIDER THE IMPLICATIONS FOR NORTHSTOWE. "	To clarify an assessment of facilities in the subregion is already being prepared, lead by Cambridgeshire Horizons.	No change required
Amend policy NS/22 (2) to read:"The requirements of the strategy for formal sports provision which are directly related to the needs of the future residents of Northstowe and its implementation will be met in full by the development in terms of both the quantity, quality and location of facilities provided.."	Consistent with the scope of the Council's powers to seek the development to fund infrastructure for use by new residents.	No change required

Amend policy NS/22 (6) to read: "The Formal Sports Strategy will identify those outdoor sports facilities and their locations which can be provided for dual use."	Policy change means it is less specific than the original. This appears to reflect a representation stating that the policy should not prejudge what facilities will have dual use. It does not clearly reduce the impact of the policy or range of what facilities may be included.	No change required
Replace NS//22 (8) (n) with: n. No home will be more than 100m from a Local Area for Play (LAP)	Reason for the policy change is not evident but is believed to be consistent with a similar change to the Cambridge East AAP. It is not evident that the increased distance reduces the sustainability of the policy and it does not appear to affect the level of provision (ie. hectarage per capita).	No change required, although the detailed assessment acknowledges this change.
Amend 1 st sentence of NS22 (9): A town park of at least 3 ha. will be developed within or adjoining the town centre.	Slightly changes emphasis of policy but does not affect the assessment.	No change required
Amend NS/22 (12): 'Recreational facilities and landscaping will be delivered early within the development SUCH THAT THE NEEDS OF THE DEVELOPMENT ARE MET AT ALL TIMES.'	Editorial change.	No change required
Amend 1st sentence of paragraph 11.7: The location of ONE CLUSTER OF outdoor pitches [in a cluster and] supported by appropriate ancillary facilities, adjacent to the secondary school, will allow for flexibility of use by the school and community.	Clarifies that there will be several facilities and not a single cluster. That inference was not drawn in the original assessment.	No change required
Amend 2nd sentence of paragraph D11.16 to read: 'These Green Corridors have potential for recreational use and are likely to range in width from approximately 15m to achieve cycleways, footpaths, BRIDLEWAYS, verges, planting and water / drainage features to around 100m of informal open space, recreation and children's play areas.'	Extends range of facilities but does not otherwise affect the assessment.	No change required
NS/23 Countryside Recreation		
Amend annotations on the Proposals Map to ensure consistency with the Policy numbering.	Editorial change.	No change required

<p>Amend the site boundary of the proposed country park to exclude all of the land holding at 'Southwell'.</p>	<p>The reason for the change is not evident from the representations. We assume however that this change does not materially or significantly affect the provision of the park. We also assume that the land holding referred to would not be adversely affected by its proximity to the park or its facilities (eg. a car park).</p>	<p>No change required</p>
<p>Replace D11.22 to D11.24 with: ' The county and district councils have developed the concept of Strategic Open Space (SOS). SOS provides more than a local function and spaces are generally larger, more varied, and provide a different visitor experience to open spaces within built up areas. There is currently a shortfall in terms of quality, accessibility and quantity of Strategic Open Space in the Cambridge Sub Region. A standard for the provision of SOS has been developed. This will be used to ensure that new developments provide or contribute to appropriate levels of Strategic Open Space. The standard for strategic open space is 5.1ha of Strategic Open Space per 1000 people which reflects the level of SOS in 2004 and seeks to ensure that levels of provision per head of population are not reduced as a result of development. This should be provided within 5 miles of people's homes and be accessible by means other than just by car.</p>	<p>Change provides more detail on the nature of S.O.S. and how it differs from other recreational space. In principle seeking contributions towards provision of this space is in line with policy on this matter, although it adds a further financial sum from the developer (we assume the nature of S.O.S. means it would be delivered by land purchases funded by a pool of contributions rather than on a per-development basis) Since S.O.S. is calculated on population levels, and given the large size and potential attraction of such spaces, it is not clear how easy it will be to distinguish between S.O.S. provision wholly for the benefit of Northstowe residents, and that benefiting a wider community. This is a delivery issue rather than one directly related to the sustainability of the proposal.</p>	<p>No change required</p>

<p>Amend paragraph D11.25 to read: "...country parks. IN ADDITION, COUNTRY PARKS WILL ALSO PROVIDE PUBLICLY ACCESSIBLE WILDLIFE AREAS AND HABITATS, AND AREAS SOLELY FOR NATURE CONSERVATION. If it is..."</p>	<p>The intended biodiversity role of the country parks was clarified in discussions with the Council during the earlier assessments, even though the policy's supporting text did not previously make this clear. The assessment is already fairly positive and acknowledges this as one of its main objectives.</p>	<p>No change required</p>
<p>Add to last sentence of D11.27 'Station Road would need to have some form of safe crossing for cyclists and pedestrians, AND HORSE RIDERS IF REQUIRED AS PART OF A BRIDLEWAY.'</p>	<p>Minor clarification of facilities to be provided.</p>	<p>No change required</p>
<p>Add to end of D11.29: This should be developed having regard to the Rights of Way Improvement Plan (ROWIP). This is a statutory plan required by the Countryside and Rights of Way (CROW) Act 2000. The ROWIP will support improvements to the Rights of Way network over the whole county, and it is anticipated that the County Council will work with districts and other partners to achieve this. There may be potential for joint provision of public access routes and wildlife corridors.</p>	<p>A further strengthening of the statutory rationale for providing a rights of way network and improving access to recreational areas in the countryside. However the original assessment and scoring are considered satisfactory.</p>	<p>No change required</p>
<p>Amend D11.30 to read: 'The existing Cambridge Golf Course is a low budget 18 hole facility with driving range which will be lost as part of the development. The existing golf course will be replaced by a suitable alternative in the immediate vicinity that will make available affordable golf for existing users and the new residents of Northstowe. Sport England advice indicates that a town the size of Northstowe will support a golf course.'</p>	<p>Amendment makes paragraph more consistent with policy NS/23.</p>	<p>No change required</p>

D12 An Integrated Water Strategy - Objectives		
Amend D12/C: 'To mitigate current flood risks affecting Oakington village AND LONGSTANTON VILLAGE.'	Change to approach assessed with Policy NS/24.	No change required
Add additional Objective under D12: 'To incorporate the principles of sustainable drainage systems within the development.'	Assumed for other policies in the original AAP.	No change required
NS/24 Land Drainage, Water Conservation, Foul Drainage And Sewage Disposal		
Delete NS24 (3), and replace with: Mitigating Flood Risk - All flood mitigation measures should make allowance for the forecast effects of climate change.	Extends this requirement beyond Oakington. Does not affect the assessment.	No change required
Amend policy NS/24 (4b) : 'A new channel or underground pipe between Oakington and Northstowe which will divert flood water away from Oakington Brook and Oakington village.'	Creates an absolute requirement, and it is assumed that the prescribed method is consistent with the findings of the Strategic Flood Risk Assessment. However the principle remains to alleviate flood risk at Oakington.	No change required
Amend policy NS/24 (5) to state: 'Flooding at Longstanton will be mitigated by: A balancing pond, or series of ponds, associated with the access roads serving Northstowe will be designed to provide flood control for Longstanton Brook. b. A new relief channel for the Longstanton Brook which follows the line of the Longstanton Bypass.	Policy clarification appears to link creation of a balancing pond to development at Northstowe, whereas we would assume this is a necessary flood mitigation regardless of the development if there is a known risk.	No change required, although we consider it should be appropriate to link delivery of the balancing pond to a specific stage of development of Northstowe, or to other land use changes proposed to the west of Longstanton which might also be affected (see Site Allocations DPD policy SP/4).

<p>Amend policy NS/24(7) & (8) to allow for more than one body to take responsibility for surface water drainage subject to a requirement to integrate management and maintenance regimes with all other relevant bodies as follows: "7. All water bodies and watercourses required to serve the development will be maintained and managed by one or more organisations publicly accountable bodies to ensure a comprehensive and integrated approach to surface water drainage with clearly defined areas of responsibility and funding ensure that: f. Flooding does not occur within Northstowe; g. No additional discharge is made into surrounding water courses or onto surrounding land than that naturally discharging from the site in its current undeveloped form; h. Water quality and levels are maintained within Northstowe's and receiving surface water drainage systems sufficient to support and encourage natural habitats; i. The managing organisation will be funded in perpetuity at the cost of the development. 8. No development shall commence until the written agreement of the Local Planning Authority has been secured that organisations with sufficient powers, funding, resources, expertise and integrated management have legally committed to maintain and manage all surface water systems for Northstowe in perpetuity."</p>	<p>Procedural change reflecting a similar approach adopted for Cambridge East. However that change also required the production of a Strategic Surface Water Drainage Scheme to link together schemes of individual developers across an extensive site. The revision of clause 7 refers to an integrated approach but it is not evident why the approach proposed at Cambridge East is not used here, especially as the Council's Strategic Flood Risk Assessment suggests a greater area of land is at risk in the vicinity of Northstowe.</p>	<p>No changes made to scoring, but the supporting comments for objective 4.3 (flood risk) make the points shown at left.</p>
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<p>Amend criterion 9 in Policy NS/24 to remove specific target. Add new sentence to the end of paragraph D12.9 to read: "...THIS IMPORTANT ISSUE SHOULD BE CONSIDERED AS PART OF THE NORTHSTOWE PROPOSALS.' Delete paragraphs D12.10 and D12.11.</p>	<p>Change corresponds to that made to the Cambridge East AAP and presents a dilemma for the SA. In absolute terms this is a retrograde change which reduces the sustainability of the plan in a key area (water shortages are identified in the SA Scoping Report as a key local issue). However it results from an objection by GO-East that requiring economy thresholds lies outside the scope of the planning system. The changes proposed to Cambridge East retain a statement reiterating the Council's commitment to encouraging installation of more water-efficient technology. However it is not clear whether the first part of the added text is an oblique reference to this, and we consider it would be preferable if a corresponding statement of commitment was added to this policy.</p>	<p>Removal of the water conservation target results in scoring against objective 1.3 being inverted from strongly positive to strongly negative. As in the case of Cambridge East, we acknowledge that omitting a target does not mean water saving infrastructure will not be used, but this appears an important weakness in a key local issue. The comments in the assessment, in section 6.2 of the report (achieving objective 1.3) and relevant parts of Appendices 3 and 4 have been modified to take account of the changed scores.</p>
<p>Replace last sentence of D12.5 with: 'Should the environmental impact of such a channel prove unacceptable because of the depth and width of the cut through green separation, an underground pipe will be required.'</p>	<p>Consequential change as a result of change to policy NS/24 (see above).</p>	<p>No change required.</p>
<p>Amend D12.6 to read: 'Longstanton and Oakington villages both regularly experience flooding. The Area Action Plan proposes that flood risk in Lonstanton village also must also be mitigated by the developers. This can be achieved by the surface water attenuation ponds and the creation of a new channel for the Longstanton Brook alongside the Longstanton Bypass. Policies concerning foul drainage will ensure that flood risk from sewage treatment is avoided.'</p>	<p>Creates a requirement for Northstowe to mitigate flood risk at Longstanton. The measures listed were already included in the policy.</p>	<p>No change required</p>
<p>Amend 12.7 to clarify that management can be done by more than one body.</p>	<p>Change for consistency with the policy.</p>	<p>No change required.</p>

<p>Amend D15.4 to read: Whilst the Area Action Plan cannot make policies for waste, waste uses can be suitable on industrial estates. The Employment chapter suggests that the employment area adjacent to the Park & Ride site off Station Road, Longstanton, which provides for a wider mix of employment uses to serve the needs of the town, would be a suitable location for a Household Waste Recycling Centre AND ASSOCIATED BULKING UP AND TRANSFER FACILITY FOR BUSINESS AND COMMERCIAL WASTE TO SERVE THE NEEDS OF NORTHSTOWE AND ITS IMMEDIATE HINTERLAND.</p>	<p>Reflects change made to D5.5.</p>	<p>No change required</p>
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Chapter E: Delivering Northstowe

<p>E1 Phasing & Implementation</p>		
<p>Revise heading to chapter E1 to read "Implementation". Delete objective E1/e. Move section "Timing/Order of Service Provision" (Policy NS/32 and paragraph E1.23) to the end of chapter E2: Planning Obligations and Conditions. Add two new sections to Chapter E. "E3: Delivering Northstowe" will include matters affecting delivery and a housing trajectory. Move paragraph E1.1 to be the first paragraph of the new chapter and update to reflect likely actual start date of 2007. "E4 Monitoring Northstowe" will be drawn from the separate Monitoring Strategy and provide a framework to ensure that the implementation and delivery of Northstowe is efficiently and effectively carried out. Move section "Achieving the Build Rate" (Policy NS/31 and paragraphs E1.22 and E1.23) and incorporate into the new chapter.</p>	<p>Mainly editorial revisions that affect the location of material in the original document. The addition of a housing trajectory clarifies the level of provision and is consistent with changes to the Cambridge East AAP and other documents in the LDF, similarly with the monitoring statement. It is not evident that these changes affect any of the sustainability objectives as they are primarily concerned with the linkages between the AAP and other documents.</p>	<p>No change required</p>

<p>Update paragraph E1.1 to include actual likely start date of 2007. Delete the 4th sentence onwards and replace as follows: "...Construction is now envisaged to start on site in 2007, a year later than required by the Structure Plan. This reflects the earliest date that planning permission could be granted once the AAP is adopted. In order to achieve in the order of 6,000 dwellings by 2016, the anticipated rate of development at Northstowe is likely to be a minimum of 650 dwellings each year. This rate of development will also depend upon the delivery of key infrastructure such as the A14 road corridor improvements."</p>	<p>Updates the rate of provisioning but not the level or timing. It is not possible to assess the deliverability of the new targets without more information, though we assume that the potential impact on the surroundings will be addressed through the Construction Strategy, and that other relevant policies on site access, planting early vegetation screens, mitigating the effect of construction on adjoining settlements, etc. will not be compromised by this change.</p>	<p>No change required</p>
<p>NS/27 Construction Strategy</p>		
<p>Amend Policy NS/27 (4) first sentence: All SUITABLE construction spoil should be accommodated within the development site by generally raising ground levels.</p>	<p>Straightforward clarification</p>	<p>No change required</p>

<p>Insert after criterion (3) of policy NS/27: Construction Methods Development at Northstowe will be required to recycle construction waste within the site during construction and in the long term. Exceptions would include waste having potentially hazardous properties and any other materials where off-site treatment would be more appropriate. A 'Resource Re-use and Recycling Scheme' will be needed to address treatment of all waste arising during the development. Insert new paragraphs after paragraph E1.7: 'A temporary processing plant could be located on the site to treat the waste construction material. Any application would be dealt with by Cambridgeshire County Council as the waste planning authority. Any such facility should be located as far as possible from housing and any other sensitive uses. Exceptions to on-site treatment would include hazardous materials and any other materials where off-site treatment would be more appropriate.' 'A Resource Re-use and Recycling Scheme requires categorising of nature and type of waste or surplus material arising, its volume, and proposals for dealing with each component. This promotes waste minimisation, and maximises opportunities for re-use and recycling of materials.'</p>	<p>Makes more explicit the mechanisms for implementing recycling on the site. Objective 1.2 (energy) might be slightly affected if this reduces energy consumption compared to using virgin materials, but this cannot be substantiated and does not warrant a change to the assessment. However the change clearly addresses objective 4.2 (waste and recycling).</p>	<p>Score against objective 4.2 increased from '+' from short to long term, to '++' in the short and long term and '+++' in the medium term (this is intended to reflect the anticipated housing trajectory. As a result the narrative on achieving objective 4.2 (see section 6.2 in the main report) has been amended, as have the scores in Appendices 3 and 4 (significant and cumulative impact summaries).</p>
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Add to E1.7 Adopting this scheme will go a long way to minimising disruption from this long term development project. KEY ISSUES SUCH AS ACCESS ARRANGEMENTS AND WORKING HOURS WILL BE DETERMINED THROUGH CONDITIONS ON PLANNING PERMISSIONS TO ENSURE THAT IMPACTS ON EXISTING AND EMERGING COMMUNITIES ARE MINIMISED DURING CONSTRUCTION.	Provides procedural clarification.	No change required.
Add new 1st policy paragraph to NS/27: A COMPREHENSIVE CONSTRUCTION STRATEGY WILL BE REQUIRED FOR ALL PHASES OF DEVELOPMENT. Add new penultimate sentence to Policy NS/27 criterion 1 to read: "THEY SHOULD ALSO AVOID ADVERSE EFFECTS ON THE ENVIRONMENTAL AMENITIES OF BIODIVERSITY, RIGHTS OF WAY AND GREEN SPACES."	First change merely states the requirement for the strategy, which is inherent in the original text. The second change makes the protective intention more obvious.	Assessment against objective 2.2 (biodiversity) changed from uncertain to positive, but the change was not considered sufficiently strong to warrant changes in other parts of the report. Similarly for objective 5.3 (access to open space), which was previously given a neutral score.
Add sentence to end of E1.5: SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL IS DEVELOPING A SIMILAR SCHEME.	Procedural clarification which was assumed from comments in the supporting text in the original Preferred Options report (consultation during the second half of 2004).	No change required
Amend Policy NS/27 (4) first sentence: All SUITABLE construction spoil should be accommodated within the development site by generally raising ground levels.	<i>Reiterates the first change listed in this section.</i>	
NS/29 Making Use of Existing Buildings, etc.		
NS/29 (2) Delete references to a minimum distance of 200m and replace with the following text: "...which would be located towards the eastern edge of the Oakington Barracks."	Reflects several representations arguing that the facility should be as far as possible from nearby dwellings rather than a minimum distance away.	Scoring against objective 4.1 (pollutants and emissions) increased to '++' although it was felt that this addresses one of many potential impacts and that the change did not warrant more wide-ranging changes to the assessment.
NS/30 Management of Services, Facilities, etc.		
Add the following to the end of Policy NS/30: "...They must also build in provision for ongoing consultation with the emerging community."	Clarification of the approach.	Scoring against objective 6.4 (community involvement) changed from neutral to fairly positive, and appropriate changes made to the main report (section 6.2) and

		Appendices 3 and 4.
NS/31 Achieving the Build Rate		
Include new chapter "E3: Delivering Northstowe" to include matters affecting delivery and a housing trajectory. Include new chapter "E4 Monitoring Northstowe" with indicators drawn from the separate Monitoring Strategy.	<i>Reiterates the first change listed for Chapter E.</i>	
NS/32 Timing / Order of Service Provision		
RELATIONSHIP WITH OTHER PLANS AND STRATEGIES 1.16C The Council has consulted all key stakeholders at three stages in the preparation of the DPDs and it is for them to advise the Council how their own strategies affect the South Cambs LDF. Where such information has been received, this has been taken into account in preparing the DPDs. Where organisations did not advise the Council of their delivery plans, it will be for Cambridgeshire Horizons, as the delivery vehicle for the Cambridge Sub Region, to draw together the delivery plans for all aspects of the major developments as part of the negotiations on the planning obligations agreements." Include new chapter "E3: Delivering Cambridge East" to include matters affecting delivery and a housing trajectory.	This change appears to refer to a paragraph in the section on re-using materials. Nevertheless most of the text refers to procedural matters or to defining a housing trajectory.	No change required

E2 Planning Obligations & Conditions		
Add to E2/b: To require that the services, facilities and infrastructure that will be needed at Northstowe will be provided and funded in full by the development without which they would not otherwise be needed, WHERE FAIRLY AND REASONABLY RELATED TO THE DEVELOPMENT.	Procedural compliance with the Council's rights to use such agreements. We also refer to statements on planning obligations in the South Cambridgeshire Core Strategy which acknowledges the scope of requirements at Northstowe and Cambridge East. These requirements appear to extend the nature of contributions that are being sort, but include a range of (for example) mitigation measures which are required to deliver a sustainable community.	No change required
Revise 2nd setence of paragraph E2.4 to read: "Whilst it is recognised that the objective to ensure that development starts on site in 2006 is not now achievable, the imperative for development to start on site as soon as possible, now anticipated to be in 2007, together with the scale and magnitude of the proposal and the large number of organisations involved, mean that the full list of services, facilities and infrastructure for Northstowe will not be known until after the Area Action Plan has been submitted to the Secretary of State."	Procedural clarification. This change has some implications for achieving objective 7.2 (infrastructure) though it is not evident what is the likely effect, and it is therefore assumed that the delay will not affect the delivery of an appropriate range of facilities and infrastructure timed so that they are available to the initial residents.	Not evident what change is necessary.
Amend list of obligations for consistency with policies as amended in the area action plan.	Editorial change.	No change required
Amend list of obligations in paragraph E2.5: Add additional Bullet point to (3) Social Services: - Services for older people, to include extra care housing and nursing home provision.	Consistent with Council's powers to seek contributions.	No change required

<p>Amend bullet point (in same paragraph) under Waste: - A Household Waste Recycling Centre (INCLUDING BULKING UP/TRANSFER FACILITY) to serve the needs of Northstowe and its immediate hinterland pursuant to Policies within the Cambridgeshire Structure Plan 2003 and Cambridgeshire Waste Local Plan 2003. Add additional bullet point under Waste: - Temporary Major Waste Management Facilities, available for the duration of the construction phase.</p>	<p>Consistent with other changes. The only issue this raises is whether the facility would be used to handle waste generated outside the new settlement, and whether this means that some external funding should be sought.</p>	<p>No change required</p>
<p>Amend bullet (in same paragraph) under Transport & Travel for Work: - Financial contributions to the Cambridgeshire Guided Bus - BOTH CAPITAL COSTS AND BUS SERVICE SUPPORT, taking into account the overall burden on the development. Add bullet under Transport & Travel for Work: - Contributions towards other bus services, required from early occupation of dwellings. Add to indicative list of planning obligations: Transport & Travel for Work - Financial contributions to the Cambridgeshire Guided Bus, taking into account the overall burden on development - BOTH CAPITAL COSTS AND BUS SERVICE SUPPORT - CONTRIBUTIONS TOWARDS OTHER PUBLIC TRANSPORT SERVICES</p>	<p>Clarification of scope of transport contributions, which were reasonably clear in the original Preferred Options report, where it was assumed requirement to meet capital costs and some contribution towards running costs (subject to negotiation) would be sought.</p>	<p>No change required</p>

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INTRODUCTION

This document is the Annex to the Draft Environmental / Sustainability Report on the Northstowe Area Action Plan (AAP). It contains the detailed assessments of draft policies which the Council proposes to include in the AAP. It has been assessed using the Sustainability Appraisal (SA) Framework defined in the Council's Scoping Report, to determine how successfully the policies – individually and collectively – achieve agreed economic, social and environmental development objectives for the District.

Each policy is assessed in terms of the nature of its impact (positive / negative / neutral / cannot be determined without further data); its relative magnitude (ie. significance); and its duration over time. The symbols used in the assessments are explained below.

Symbol	Likely effect against the SA Objective
++	Strong and significant beneficial impact
+	
++	Potentially significant beneficial impact
+	Policy supports this objective although it may have only a minor beneficial impact
~	Policy has no impact or effect is neutral insofar as the benefits and drawbacks appear equal and neither is considered significant
?	Uncertain or insufficient information on which to determine base the assessment at this stage
_	Policy appears to conflict with the objective and may result in adverse impacts
--	Potentially significant adverse impact
--	Strong and significant adverse impact
-	

Brackets are used primarily to show slow change in the impact – eg. in the sequence: + / +(+) / ++. However in a small number of cases they are used as follows (+++) to indicate a likely impact which must be qualified because of lack of information at present.

Each policy is assessed against the 22 objectives in the SA Framework. Each table is followed by a summary of the principal issues identified in the assessments, and a summary outlining proposed mitigation measures and likely cumulative (and other) impacts.

When reviewing this document we recommend you begin with these summaries and consult the detailed markings to obtain more information on comments or issues which may be of specific interest.

VISION & DEVELOPMENT PRINCIPLES

NS/1 – The vision for Northstowe

A straightforward statement of the nature of the settlement in terms of its sustainability, location and conformance with local design.

Sustainability Appraisal Objectives

[abridged in some cases]

	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	(-)	(--)	(---)	Creation of the new settlement is unsustainable in absolute terms as it represents a net increase in use of energy and other resources. In relative terms the effect is at worst neutral since it is predicated on government house building requirements, on RSS6, and on the Cambridgeshire Structure Plan, preparatory work for which identified Northstowe as the most sustainable location for a new settlement.
1.3 Limit water consumption to sustainable levels	(-)	(--)	(---)	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Policy aims to combine modern design and technical innovation with traditional layout of settlements of this area. Post-consultation change to the vision makes clearer the desire for layout and character consistent with other fenland settlements.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	

6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	(+)	(+)	(+)	Assumed to be addressed indirectly in terms of the desire to create a 'vibrant community'.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: Little to comment on: a very straightforward and general statement of purpose.				
Summary of mitigation proposals: None.				
Secondary, cumulative or synergistic effects: None identified.				

NS/2 – Development principles

Defines the overall ‘brief’ for Northstowe in terms of design and layout, access and accessibility, services and amenities, housing and employment. It requires developers to submit Master Plans and Design Guides detailing the intended approach to delivering all these requirements.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	+	+	Clause 10) refers to low carbon / low emissions technology.
1.3 Limit water consumption to sustainable levels	~	~	~	Not addressed specifically by this policy – ideally it should be given the importance of water conservation and since other objectives (which are also covered by other specific policies) are mentioned.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Clauses 13) and 14) refer to biodiversity improvements and green corridors.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Various references to the need to combine vitality, diversity, traditional design, green separation and appropriate landscaping of the edges of the settlement to minimise its impact on the adjacent areas. Post consultation change emphasised the intention to reflect historical associations of the site.
3.3. Create places and spaces that look good and work well	++	++	++	Implicit insofar as it is assumed the design principles stated in the policy will be approved / valued by prospective residents. Also implied by clause 20. A further post consultation change proposes that design should also reflect other traditional elements introduced in newer development in the sub-region.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Clauses 16) to 17) refer to sustainable transport modes.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+	+	+	Addressed in clause 25).
5.1 Maintain and enhance human health	+	+	+	Implicit in references to sustainable transport modes and promotion of healthy lifestyles is mentioned in clause 11). Post-consultation change adjusted this clause referring to providing a healthy and safe environment, implicitly recognising that adoption of a healthy lifestyle is up to residents and not a function of the AAP.
5.2 Reduce and prevent crime and the fear of crime	?	?	?	Desirability of a safe environment is mentioned in clause 11).

5.3 Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	Mentioned indirectly in references to green corridors.
6.1 Improve the quality, range and accessibility of services and facilities	++	++	++	Clearly stated as a priority, and defines Northstowe's role as a service centre for local residents and to serve the surrounding villages.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Addressed in clause 9).
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	+	+	Addressed in clause 9).
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	++	++	++	Clauses 20) and 21) acknowledge need to support growth of the sub-region's industrial and commercial strengths while providing balanced range of employment for local residents.
7.2 Support appropriate investment in people, places, communications and infrastructure	?	?	?	Implicit?
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	++	++	++	As for 7.1, and also in clauses acknowledging Northstowe's role as a centre for other settlements to the north of Cambridge.

Summary of assessment: A comprehensive statement of what the Council aims to achieve at Northstowe.

Summary of mitigation proposals: Our primary concern is that this statement is duplicated by the rest of the AAP, with individual policies addressing each of the 'clauses' of this policy. We suggest it might be appropriate to incorporate some of this content into NS/1 making it a broader statement of key objectives, and to remove the rest of NS/2 since the specifics are detailed by other policies in the AAP. Regardless of which approach is taken, we consider the need for water conservation is a key sustainability issue and potential significant impact which warrants mention in the policy alongside energy conservation.

Secondary, cumulative or synergistic effects: The objective of Northstowe is to exploit the synergy of a centre that is sufficiently large enough (in terms of local population, employment and amenity) that it establishes itself as a market town, providing opportunities for local residents and those in surrounding villages to access a range an appropriate level of services, while providing housing close to local employment and in Cambridge.

THE SITE & ITS SETTING

NS/3 – The site for Northstowe

The policy text defines the footprint of the settlement, setting housing capacity and the need for associated infrastructure.

Sustainability Appraisal Objectives

[abridged in some cases]

	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	Inherited from initial review of potential sites. Maximises use of brownfield military land (plus land currently occupied by the golf course).
1.2 Reduce the use of non-renewable resources including energy	(-)	(--)	(---)	As for policy NS/2, the development is not sustainable in absolute terms as it increases energy consumption, however the use of efficient technology can help to reduce consumption per capita (or per household), and the overall relative impact must be assumed to be neutral if the requirement to expand the housing stock is a pre-requisite of national, regional and county policies.
1.3 Limit water consumption to sustainable levels	(-)	(--)	(---)	As above.
2.1 Avoid damage to designated sites and protected species	?	?	?	Supporting text advocates avoiding damage to national nature designations, though the objective should be to avoid or mitigate impacts on 'lesser' designations. This issue is addressed by policies NS/20 and NS/21.
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	Addressed by NS/2 and NS/5 and NS/6; this policy focuses on the built environment.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)	As for 2.1, although the supporting text refers to the need for green separation from Longstanton and Oakington.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	Implicit in references to the guided busway and other linking services within the settlement.
4.2 Minimise waste production and support recycling	(-)	(--)	(---)	As for 1.2 and 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	(+)	(+)	(+)	Addressed by NS/2 and NS/5, and also mentioned in supporting text.
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Refers to range of facilities that are considered essential to creating a sustainable community (though this list is considerably shorter than that in policy NS/12).

6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	Mentions only overall size and need to contain the size of the settlement to limit its impact on neighbouring villages. However housing requirements are addressed by other policies.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Limited mention of scope of employment (this is addressed in NS/2 and NS/11) but the supporting text provides rationale for education requirements, focusing specifically on secondary schooling needs.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	Relationship with surrounding local economy – ie. as service and employment centre – is addressed in passing.
Summary of assessment: Little to comment on as the selection of the site is predicated on earlier sustainability assessment undertaken for the Cambridgeshire Structure Plan, and the supporting text is consistent with the objectives of creating a sustainable new community.				
Summary of mitigation proposals: None.				
Secondary, cumulative or synergistic effects: None identified.				

NS/4 – Extended Cambridge Green Belt

Establishes that the northern Cambridge Green Belt will be extended to surround Northstowe to help preserve the openness of the remaining land in the area and ensure the settlement will not merge with the adjacent villages.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	+	+	Incorporates re-designation of Green Belt reflecting the exceptional nature of development at Northstowe will respecting the need to maintain separation between settlements.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	+	+	+	Intrinsically supportive since it maintains the open aspect of the landscape, limiting the interference of built development with the natural recharge of groundwater.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Supportive.
2.3 Improve opportunities for people to access the countryside and wild places	++	++	++	Not stated in the original policy but an implicit objective of Green Belt policy. A post consultation change made explicit the intention of developing a rights of way network to better connect Northstowe with the surrounding countryside.

3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	One of the primary objectives of Green Belt policy.
3.3. Create places and spaces that look good and work well	+	+	+	Implicitly supportive.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	Also implicitly supportive. Preserving the open aspect of the landscape will help to maintain air quality provided appropriate controls are in place to minimise dust contamination, etc. Green separation will also help to limit noise and other impacts on the adjacent villages.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	Beneficial provided there are public rights of way for exercise across the Green Belt. This requirement was made explicit by the change referred to above (objective 2.3).
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	++	++	++	As for 2.3.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

Summary of assessment: A sustainable policy extending the Green Belt to maintain strategic separation of Northstowe from the surrounding settlements. Post consultation change made more explicit the intention to create rights of way to link Northstowe with its surroundings.

Summary of mitigation proposals: None identified.

Secondary, cumulative or synergistic effects: The LDF involves re-designating Green Belt land in the vicinity of Northstowe and also in the Cambridge East and Cambridge Southern Fringe areas. Collectively re-designation weakens the perception of the Green Belt status as a constraint on development, and implies that concerted development pressure in the longer term could result in further changes. However, it is recognised that the changes proposed here implement the proposals of both RPG6 and the Structure Plan and involve an extension to the Green Belt as a response to an exceptional circumstance, namely the building of a new town.

NS/5 – Landscaping the setting of Northstowe

Establishes the need for a Landscape Strategy which will ensure that landscaping of the settlement and its periphery is consistent with the visual appearance of other settlements set in the open and largely arable landscape of the surrounding landscape character area. The policy places equal weight on landscaping to mitigate visual impact of the settlement, and to provide vegetation resources for the benefit of residents and local wildlife.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Containment is provided by other policies including NS/4.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	Not mentioned explicitly.
2.2 Maintain / enhance range and viability of characteristic habitats and species	++	++	++	Importance of appropriate landscaping to maintaining and re-establishing biodiversity is clearly stated.
2.3 Improve opportunities for people to access the countryside and wild places	++	++	++	The role of green spaces and other landscaped features in providing for recreation within and beyond the edge of the settlement is clearly stated.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	Any benefits subsumed by 3.2.
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Very clearly the principal objective of this policy, to ensure that the setting of the new settlement is consistent with that of older established villages in the local area.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Clause vii refers to providing opportunity for formal recreation.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and	~	~	~	

location			
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
Summary of assessment: Clearly a sustainable policy that ensures the setting and physical appearance of the new settlement within its surroundings is in harmony with the setting and appearance of other local communities.			
Summary of mitigation proposals: None.			
Secondary, cumulative or synergistic effects: None identified.			

NS/6 – Green separation from Longstanton and Oakington

Defines the purpose of maintaining, and minimum extent of separation, between Northstowe and the closest settlements of Longstanton and Oakington, and the nature of landscaping and vegetation that will be provided.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(++)	(++)	(++)	Implicitly supportive provided the green separation limits visual impact <u>and</u> prevents the settlements coalescing in the longer term.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	++	++	++	Biodiversity value is implicit in the policy, which also requires the preservation of natural vegetation features and additional planting with locally representative species and stands.
2.3 Improve opportunities for people to access the countryside and wild places	++	++	++	Policy makes specific reference to the role of separation areas for appropriate levels and types of public access, but excluding inappropriate uses (eg. formal recreation) which would adversely affect tranquillity and be likely to disturb local wildlife.
3.1 Avoid damage to designated historic sites and their settings	(+)	(+)	(+)	Assumed to be positive.
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Policy clearly aims to reproduce the vegetation and landscape patterns typical of the surrounding character area and apply them to Northstowe, its setting and periphery.
3.3. Create places and spaces that look good and work well	++	++	++	Particularly important in terms of minimising impact on residents of Longstanton and Oakington.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	(Although separation spaces implicitly help air quality by allowing dispersal of contaminants).

4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	++	++	++	Benefits from public access rights to leisure walks through these areas and air quality benefits mentioned against 4.1.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+(+)	++	Adds to informal open space provision around the settlements. Also we assume public rights of way will be created within the green wedges where none exists at present.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Contributes to readily accessible leisure facilities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	?	?	?	In principle the facilities are readily available to all local residents and we assume design of these spaces would ensure convenient access for the less mobile.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: Another sustainable policy aiming to ensure the setting and appearance of the new settlement is consistent with the setting of other villages in the local landscape character area.				
Summary of mitigation proposals: None.				
Secondary, cumulative or synergistic effects: None identified.				

THE TOWN OF NORTHSTOWE

NS/7 – The structure of Northstowe

Summarises the main components of the physical form of Northstowe including the relationships between town and local centres, the location of employment land, and the relationship between these elements and access / transportation facilities.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	+	+	Supported by sustainable transport policies and co-location (or close location) of work, homes and shops.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Specific mention of green corridors.
2.3 Improve opportunities for people to access the countryside and wild places	+	+	+	As above.
3.1 Avoid damage to designated historic sites and their settings	+	+	+	Specific mention of intention to retain key heritage assets.
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Addressed broadly but is already amply covered by other policies in the AAP.
3.3. Create places and spaces that look good and work well	+	+	+	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	Supports sustainable transport objectives.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+	+	+	Mentioned specifically in clause 10).
5.1 Maintain and enhance human health	+	+(+)	++	Supports sustainable transport objectives and healthy travel choices. Post consultation change also made explicit the need to provide healthcare facilities.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	?	?	?	Not mentioned explicitly but covered amply by other policies.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Implicit in spatial relationships between housing, employment and amenities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	

7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	+(+)	++	Addressed in requirement for local employment provision. Post consultation change mentioned above also makes explicit the need for educational facilities.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	(Marked as neutral as the policy requires facilities to be provided but does not prescribe the delivery mechanism and deliverability – which are identified and reviewed in other policies and their assessments.)
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: Clearly sustainable; little to add that is not included in assessments of other policies in this section, particularly NS/2, which it appears to duplicate substantially.				
Summary of mitigation proposals: Since the principal design aspects stated in this policy are reiterated in the subsequent policies in the first part of section D of the AAP, this policy appears somewhat redundant and its content repetitive.				
Secondary, cumulative or synergistic effects: None identified.				

NS/8 – The town centre

Defines the requirement for a linear town centre incorporating open meeting places and appropriate levels of car parking provision in addition to core retailing and other amenities. Some existing buildings at Rampton Drift constrain the location of the centre although it remains around midway between the northern and southern edges of the town.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	(-)	(--)	(---)	Absolute impact of town centre developments on energy use which is again offset by the potential impact of sustainable transport policies.
1.3 Limit water consumption to sustainable levels	(-)	(--)	(---)	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	≡	~	~	
3.1 Avoid damage to designated historic sites and their settings	+	+	+	Co-locating town centre with existing core barracks site provides opportunity to re-use heritage buildings for appropriate land sympathetic and uses.
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Supportive, although structural relationship between the town centre and the rest of the settlement is addressed by other policies. Linear structure is consistent with other local market centres.

3.3. Create places and spaces that look good and work well	+	+	+	Implicit objective of providing meeting / social facilities and not just a retailing centre.
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	Acknowledges the need to provide adequate road access and parking to ensure the centre attracts people from the surrounding area. Sustainable transport benefits are evident in other policies.
4.2 Minimise waste production and support recycling	(-)	(---)	(---)	As for 1.2 and 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	Implicit in sustainable transport choices which are evident in other policies.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Contributes through providing central meeting area.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Clearly supportive.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	(+)	(+)	(+)	Implicit in provision of central meeting facilities.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	Addressed by other policies, notably NS/11.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+(+)	++	Probably the primary objective of this policy. The supporting text and accompanying objectives make specific mention of the desire to avoid the retail area being dominated by a single large multi-purpose retailer which discourages creation of a range and variety of comparison and convenience outlets. Ideally this should be incorporated in the core policy text.

Summary of assessment: A further sustainable policy which defines the town centre structure and re-iterates many of the design components already stated in other policies.

Summary of mitigation proposals: Ideally the objective preventing the dominance of local retailing by a single large multi-purpose store is an important policy component which could be given greater prominence by including it in then core policy text.

Secondary, cumulative or synergistic effects: None identified.

LOCAL CENTRES

NS/9 – Local centres

Defines the facilities to be provided in the five local centres serving neighbourhoods within the settlement and that will be developed along the central busway through the settlement. Each centre will provide a basic suite of convenience shopping, amenity and primary school facilities, with one co-located with the secondary school for Northstowe. Timing of the availability of these facilities with occupation of housing in each neighbourhood is addressed in other policy.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	(-)	(-)	(-)	Additional facilities will make demands of energy and other resources in absolute terms but are essential to serve the local community if there will be new housing anyway.
1.3 Limit water consumption to sustainable levels	(-)	(-)	(-)	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Relevant issues subsumed in comments below.
3.3. Create places and spaces that look good and work well	+	+(+)	++	Aim is to ensure the settlement is sub-divided into local neighbourhoods with a basic set of supporting amenities on hand and within walking distance, supplementing the broader range of amenity to be provided in the town centre. It would be desirable to require developers to provide at least some basic local amenity (eg. a convenience store) at the time the first homes are available for occupation in a particular neighbourhood so that local residents are encouraged to use local facilities from the outset, supporting sustainable transport initiatives.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Main impact is in ensuring every home is within 400m of a set of basic amenities. We assume detailed design will aim to ensure housing for the less able will be located a close as convenient to the neighbourhood / local centre.
4.2 Minimise waste production and support recycling	(-)	(-)	(-)	As for 1.2 and 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	Encourages access to basic services on foot, and aligning centres along the bus route encourages non-car access to other parts of the settlement for those services and amenities

				that cannot be provided 'on the doorstep'.
5.2 Reduce and prevent crime and the fear of crime	(+)	(+)	(+)	In principal the co-location of facilities can contribute to community focus, especially if the primary school can be used for small-scale community activities in the evenings to ensure the local centre does not have an abandoned feeling to it once the daytime amenities are closed.
5.3 Improve the quantity and quality of publicly accessible open space	?	?	?	It is assumed some open space will be part of the design for the local centre.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Very clearly the primary objective of this policy, though the range of facilities will grow slowly.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Supports less mobile, disabled and those without a car in providing basic facilities close at hand.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	?	?	?	Again, use of primary school for community facilities in the evening would be advantageous.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Explicit mention is made of need to provide limited employment of appropriate types for some local residents (ie. these assumed to be in addition to jobs in retailing in the local shops).
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	Supportive.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	Intrinsically supportive because it aims to create a hierarchy within the settlement so that it is not totally dependent on what can be provided in the town centre, and this appears intrinsically beneficial in terms of its overall vitality.

Summary of assessment: A strongly sustainable policy which extends the concept of the settlement and retail hierarchies outlined in the Core Strategy DPD and Development Control Policies DPD into the structure of Northstowe so that amenity is distributed across neighbourhoods to improve the ease of access to retailing, primary education and other key facilities, and which will benefit both able-bodied and disabled residents alike. This approach, coupled with the alignment of these centres along the central, spinal bus route will support sustainable transport initiatives (see also policy NS/14).

Summary of mitigation proposals: Ideally the AAP should require at least one amenity – preferably a local convenience store – to be available at the time the first properties are occupied in each neighbourhood. This will encourage residents to use local facilities from the outset, using the bus service to the town centre as a second choice for those services and amenities that it is not economical to provide at local centre level.

Secondary, cumulative or synergistic effects: There are potential synergies between locating a basic set of amenities conveniently close to residents, and policies on healthy lifestyles and sustainable transport choices.

HOUSING

NS/10 –Northstowe housing

Defines the requirement for housing at the location and density stipulated in the Structure Plan. The policy states the requirement for housing of a variety of sizes, styles and tenancy arrangements, with provision of affordable housing governed by Development Control policies, including that in exceptional circumstances a lower proportion of built affordable housing may be negotiated.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	++	+++	Intrinsically sustainable as higher densities accommodate the same increase in housing stock on less land – and this will be improved further by using high densities around central service and transport hubs, and implicitly by maximising the number of smaller properties but without compromising the need to create an integrated community
1.2 Reduce the use of non-renewable resources including energy	(-)	(--)	(---)	Once again there is a net absolute adverse impact in terms of energy demands but this will be offset by using energy efficient technology so consumption per capita or per household should be lower than for the existing housing stock, and locating homes near services and work should reduce car-based commuting.
1.3 Limit water consumption to sustainable levels	(-)	(--)	(---)	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Impact assumed to be neutral – design guidelines must ensure that higher densities do not result in poorer quality of personal living space.
3.3. Create places and spaces that look good and work well	+	+(+)	++	An intrinsic objective of mixing housing styles, densities and tenancies so that neighbourhoods are well-integrated and there is no subtle segregation of areas of housing based on apparent income distinctions.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Supportive because higher densities will bring homes, work and facilities closer together, encouraging sustainable travel choices. The design guides and codes defined in policy NS/2 will need to define an approach to the urban landscape to deliver attractive and safe street scene without excessive lighting and other impacts.
4.2 Minimise waste production and support recycling	(-)	(--)	(---)	As for 1.2 and 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?	In principle high density design offers scope to incorporate energy efficiency and heat-loss-

				prevention in design which will address problems of energy use.
5.1 Maintain and enhance human health	+	+	+	Contributes by encouraging healthier travel choices.
5.2 Reduce and prevent crime and the fear of crime	?	?	?	Needs to be addressed through design codes.
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Higher density provides scope to accommodate necessary levels of open space into the development while maintaining a good quality layout for dwellings.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Clearly supported by higher densities bringing more residents closer to local centres and the town centre.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	++	++	++	Addressed by requirement for appropriate mix of types, sizes and tenancy arrangements, ensuring that those on lower wages have as much chance to take property in the new settlement as the more affluent. We assume specific provision will be made for housing for the less mobile close to central amenities.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	++	++	++	As above. Moreover the supporting text makes it clear that the Development Control policy of 50% affordable housing provision applies throughout the settlement as a means of redressing the significant local shortfall in social rented and intermediate / key worker housing, though the Council does provide scope to negotiate a lower level of provision if there are insurmountable funding difficulties.
6.4 Encourage and enable active involvement of local people in the community	(+)	(+)	(+)	Housing mix policy aims to balance the need to address shortages of certain properties against the need for a range of size and tenancy types to encourage integration (though the objective and sub-objectives do not refer to this directly).
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Addresses the requirement to bring homes closer to jobs. Other employment benefits are delivered by other policies, eg. NS/9 and NS/11.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	Supports the shopping hierarchy implicitly.
Summary of assessment: Consistent with the equivalent settlement, retail and housing hierarchies and policies in the Core Strategy and Development Control Policies. The policy provides for higher densities needed to achieve the housing provision required by the Structure Plan. Other aspects of the policy, such as even higher densities around service and transport hubs are also sustainable and consistent with District-wide policy in the Development Control Policies DPD.				
Summary of mitigation proposals: None.				
Secondary, cumulative or synergistic effects: None identified.				

EMPLOYMENT

NS/11 – Northstowe employment

Proposes provision of 20ha. of employment land within the footprint of the settlement. A quarter of this total would be provided alongside the park & ride facility on the busway at the north end of the town, a roughly similar amount spread across the five local centres (see policy NS/9), and the largest part (roughly half the total) adjoining the south end of the town centre and straddling the spinal bus route. The policy prioritises provision of high-tech. employment in the central site but requires balanced employment to cover a wide range of sectors and skills.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	(~)	(-)	(--)	Again, employment growth is assumed to have energy and other resource impacts in absolute terms although this will be offset by use of energy efficient buildings and other technology, and by deriving most of the workforce from the immediate community (impact on travel patterns).
1.3 Limit water consumption to sustainable levels	(~)	(-)	(--)	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	Although we would assume the proximity of jobs and houses would be approved by residents.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	Obvious beneficial impact on commuting distance and mode. We assume the master plan and other strategic design statements will ensure there are no undesirable impacts from business land uses that adjoin residential areas.
4.2 Minimise waste production and support recycling	(~)	(-)	(--)	As for 1.2 and 1.3. However a post consultation change introduces the possibility of using the waste handling facility proposed in the original policy in a dual role as an area for bulking up of household and commercial waste. Although the latter lies outside the scope of the waste collection authority's obligations, such a facility could encourage new local occupants to use it in preference to other contractors, making the scheme more efficient. However this does not obviate the point that new development will increased waste arisings.

4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	Some impact due to more sustainable commuting patterns.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Employment uses include social, leisure and retail facilities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+(+)	++	Makes specific requirement for a balanced range of employment to suit a range of skill levels.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+(+)	++	Clearly the primary objective of this policy in aiming for a mix of employment opportunities and ensuring these are provided within the local community.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+(+)	++	Balanced approach is implicitly more sustainable and egalitarian than focusing on certain sectors only.
Summary of assessment: Another sustainable policy which aims for a level of local employment provision to ensure that Northstowe does not become a dormitory town whilst ensuring that it meets the RSS6 and Structure Plan objectives to provide housing close to Cambridge to rectify the current imbalance between homes and jobs, and which ensures opportunities will be available for semi-skilled to high-skilled specialists, and in a range of commercial and industrial land uses.				
Summary of mitigation proposals: None.				
Secondary, cumulative or synergistic effects: None identified.				

COMMUNITY FACILITIES, etc.

NS/12 – Community services, facilities, leisure, art and culture

Establishes the requirement for a wide range of community facilities to be funded primarily by the developers, but with opportunities being pursued for funding from other, external sources. The policy aims to ensure the provision of the range of services and amenities that are necessary to meet local needs. Providing a critical mass of public and private sector services will encourage people to make multi-purpose trips, contributing to sustainable transport objectives.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	+	++	Will grow over time largely as people make a single trip for multiple purposes as the range of centrally-located amenities expands.
1.3 Limit water consumption to sustainable levels	~	(-)	(--)	Amenities will add to demands for water in absolute terms, though the impact will be offset by policies NS/24 and NS/26.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Supported by proposals for provision of public artworks.
3.3. Create places and spaces that look good and work well	+	++	+++	The primary objective of this policy since it aims to ensure the large growth in housing is supported by an appropriate range of public / private infrastructure.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	Supportive because it aims to create a critical mass of amenities locally within easy reach by foot, cycle or the central bus route, obviating the need to travel to Cambridge or other centres for these facilities.
4.2 Minimise waste production and support recycling	~	(-)	(--)	As for 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	(+)	(+)	(+)	Supportive if it encourages people to make trips to local amenities by healthier travel modes.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	+	++	+++	Clearly the over-riding priority for the policy, although the precise range of facilities has not

				yet been determined.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+(+)	++	Implicitly supportive because local residents – including those who have no car or are less mobile – have access to local services.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	+	++	+++	A clear benefit from the range of public infrastructure (libraries; social / community centres; places of worship; educational facilities) and community groups envisaged by the policy.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	++	+++	Provides for development of public and private sector ventures all of which will contribute an array of employment opportunities close at hand for residents.
7.2 Support appropriate investment in people, places, communications and infrastructure	+	++	+++	Another primary objective in that it requires investment in community infrastructure.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	++	+++	Supports economic development objectives and ensures a range of employment opportunities will exist alongside the priorities of R&D and high-technology which is consistent with its physical size and function as a market town. If the range of facilities is large enough it may encourage some people in the surrounding villages to visit the town if it is nearer than Cambridge.
Summary of assessment: Clearly sustainable in that it aims to ensure the provision of a wide range of services and amenity to support the residents of Northstowe and immediately surrounding villages. Apart from benefits to residents of the new community, this may also encourage residents of nearby villages to use Northstowe in preference to Cambridge, reducing trip lengths and congestion.				
Summary of mitigation proposals: None identified.				
Secondary, cumulative or synergistic effects: None identified.				

TRANSPORT

NS/13 – Road infrastructure

Links development of the settlement to road improvements on the A14 to the south west. There are parallel provisions for access roads that avoid traffic impacts on Longstanton, Oakington and Willingham.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	–	–	Some marginal land-take for access roads between the south-west of the settlement and the A14.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	Effect assumed to be neutral alongside other policies on sustainable transport (see policy NS/14).
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	+(+)	+	Proposals for road access aim to avoid adding traffic in Oakington and Longstanton, thereby helping to preserve their character. Post consultation change also added the possibility of early delivery of local access roads to minimise the effect of initial growth of Northstowe on local access, not just on the A14.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	–	–(–)	—	Absolute impact assumed to be negative since the policy provides for road infrastructure, although this will be offset by sustainable transport initiatives. Also reduces risk of additional road traffic in villages on emission levels. Therefore on air quality and therefore the negative mark might be reduced, moreover such impacts are inevitable given the need for development.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	(+)	+	+(+)	Following consultation objective D/7f was amended to make more explicit reference to the intention of providing safer streets. See 4.1 above.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	

5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Implicitly supportive although this is more addressed by policy NS/14.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	Addressed by NS/14.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	Access to work by alternative modes is addressed by policy NS/14.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	Supportive in principle.
Summary of assessment: This policy addresses how Northstowe will be connected to the surrounding road network safely, efficiently and in a manner that does not create impacts on the surrounding villages.				
Summary of mitigation proposals: See above.				
Secondary, cumulative or synergistic effects: We understand that a Traffic Assessment of the impact of developments at Northstowe and Longstanton has been commissioned. Unfortunately we have not been supplied with a copy of this assessment. Clearly the impact of road traffic to / from the settlements on the already-congested A14 is a potentially significant cumulative impact since it will be difficult to provide local businesses and residents with convenient access to main road links by other routes leaving Northstowe to the north, east and south.				

NS/14 – Alternative modes

Defines the range of non-private car infrastructure that will be provided, including the guided busway system (with park& ride facility), internal bus routes within the settlement, footpaths, cycle and bridle-ways. Controls on car parking and car pooling with also be encouraged.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	++	+++	Contributes to reduced emissions by encouraging sustainable transport choices within the settlement and for those living locally but working in Cambridge or Huntingdon.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	

3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Indirectly supportive if it enables a broad urban design in which the dominance of the private car (ie. the road network) is understated.
3.3. Create places and spaces that look good and work well	+	+(+)	++	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	+	++	+++	Clear potential contribution from substituting travel modes. Also requires employers to present green travel plans.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+(+)	++	Improved walking and cycling to work will contribute to healthier lifestyles.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	(Although the need for secure cycle parking is recognised).
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	+	++	+++	The guided busway, bus services and footpaths contribute to improved accessibility.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+(+)	++	Provides good access for the less mobile and those without a car.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+(+)	++	Good transport infrastructure should facilitate business growth, and the policy clearly addresses the requirement for sustainable commuting.
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+(+)	++	Clearly supportive, with post consultation changes making clearer the nature of public transport subsidy being sought, and the Council's intention to seek S.106-based contributions towards the Guided Bus network.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	Should facilitate business development as for 7.1, while supporting Cambridge's position.

Summary of assessment: A key sustainability policy which transposes several of the main Development Control policies into requirements to suit local conditions at Northstowe. The policy provides for convenient access either to transport facilities or to central services as a means of reducing private car reliance which will in turn affect priorities for the design of the settlement as a whole.

Summary of mitigation proposals: The wording of part e) of the formal policy wording could make it clearer that employers will be expected to prepare green travel plans in support of the sustainable transport objectives of the LDF as a whole.

Secondary, cumulative or synergistic effects: None identified, though there is a potential synergistic benefit provided residents can be encouraged to use sustainable transport as soon as they occupy local housing, and to remain loyal to it once initial subsidies from the developers have ended.

LANDSCAPE

NS/15 – Landscape principles

States intention to develop a formal landscape strategy and defines its principal objectives which will include a high quality environment, connectivity between green areas in the town, and contributing to recreational facilities. The policy also provides for re-using construction topsoil for landscaping and stresses the role of water in the landscape.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Landscaping of the town is assumed to be accommodated within the planned footprint of the settlement and landscaping of the setting is addressed by policies NS/5 and NS/6.
1.2 Reduce the use of non-renewable resources including energy	~	+	++	Part b) of the policy provides for re-use of construction spoil for landscaping (directly positive in using materials and indirectly in reducing fuel consumption to transport soil off-site).
1.3 Limit water consumption to sustainable levels	?	?	?	No obvious impact although landscaping will contribute to openness of landscape, helping runoff / groundwater absorption.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	(-)	+	++	Initial disruption during construction but integration of landscape, green corridors, etc., will help to re-establish wildlife in the area.
2.3 Improve opportunities for people to access the countryside and wild places	~	+	++	Contribution of green corridors.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Intended to break-up pattern of built settlement to provide a more open aspect.
3.3. Create places and spaces that look good and work well	+	++	+++	Very clearly intended to provide variation in the townscape and ensure open areas and other features.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	(Will need control on topsoil handling to prevent dust contamination).
4.2 Minimise waste production and support recycling	~	+	++	As for 1.2.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	+	+	Water feature will contribute to flood risk alleviation (though this is not strictly evident from policy text).
5.1 Maintain and enhance human health	+	+(+)	++	Open landscaped areas intended to contribute to provision of informal recreational areas.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	Impact assumed to be neutral although design will need to avoid creating areas where people feel less safe out in the open.
5.3 Improve the quantity and quality of publicly accessible open space	+	++	+++	Clearly the primary objective of this policy.
6.1 Improve the quality, range and accessibility of services and facilities	+	(+)	++	Contributes to objective in providing ready access to leisure facilities within the community.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Implicitly supportive; design component of strategy will need to ensure provision is made for needs of the less mobile.

6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
Summary of assessment: Clearly sustainable, designed to integrate the need for housing and facilities necessary to establish the town, with the need for a good quality environment integrated into and surrounding it.			
Summary of mitigation proposals: Design component of the strategy will need to ensure provision is made for disabled/less mobile. It will also help for the policy or supporting text to clarify the role of water features in flood alleviation.			
Secondary, cumulative or synergistic effects: None identified.			

NS/16 – Landscape treatment on the edges of Northstowe

Contains three proposals for a water park on the east side of the settlement; vegetational planting / screening on the southern edge (overlooked by Oakington); and further screening along Station Road, Longstanton, to the north of the settlement.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	Does not address consumption (but see 4.3).
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)	Screening proposals are more concerned with visual impact although with contribute to biodiversity assets.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	+	++	The proposed water park aims to reflect the fen-edge character of local market downs, providing distinctiveness and a softer edge to that side of the settlement which will be visible for some distance to the east. The other features are consistent with local vegetational

				patterns and are more concerned with limiting visual intrusion.
3.3. Create places and spaces that look good and work well	~	+	++	Supportive.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	+	++	Water feature partly integrated with SUDS, and structure is intended to regulate run-off rates while maintaining a surface water feature, hence supportive of this objective.
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	+	+(+)	Water feature is positive; the other two prevent visual intrusion so only support this objective indirectly.
6.1 Improve the quality, range and accessibility of services and facilities	~	+	+	Access to water feature as a leisure facility.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: Another sustainable policy which aims to mitigate and soften the visual impact of Northstowe where there is no green separation. The water park on the east side reflects the fact that water is a defining feature of Cambridge and existing Cambridgeshire market towns and open linear water features in villages are quite characteristic of the district. It will provide a landscaping feature for that side of the settlement that does not rely solely on vegetational screening, which is used on the other three sides.				
Summary of mitigation proposals: None.				
Secondary, cumulative or synergistic effects: None identified.				

NS/17 – Landscaping within Northstowe

Proposes a system of green corridors that will provide a network of biodiversity. The features will function as landscape components, informal recreational and leisure areas, and corridors to allow wildlife movement into the settlement. The policy also requires sensitive integration of the existing area of Rampton Drift into the town, identifies the need for landscaping within the built environment to be addressed in the Design Guide required in policy NS/2, and the need for high quality landscaping in open spaces.

Sustainability Appraisal Objectives
[abridged in some cases]

Assessment		
Short	Med.	Long

Comments / Proposed Mitigation

1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	+	+(+)	Construction will disturb a substantial area of open land which has some biodiversity value. Green corridors will provide a form of mitigation allowing re-establishment of parts of the site. The potential disruption to wildlife will be limited if the green corridors can make use of existing vegetational features which would not be disturbed during construction.
2.3 Improve opportunities for people to access the countryside and wild places	+	+(+)	++	One of the main objectives of the green corridors.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+(+)	++	Aims to break up the built structure of the settlement.
3.3. Create places and spaces that look good and work well	+	+(+)	++	As for 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	Potentially beneficial if the corridors allow air circulation which helps to dispel vehicle emissions from within the settlement.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	+	+(+)	Corridors will incorporate water / drainage features integrated with a broader SUDS for the settlement to manage run-off rates.
5.1 Maintain and enhance human health	~	+	++	Corridors provide recreational areas readily accessible on foot to residents.
5.2 Reduce and prevent crime and the fear of crime	?	?	?	Design Guides will need to balance requirement to make the corridors as safe as possible without excessive lighting and other features.
5.3 Improve the quantity and quality of publicly accessible open space	+	++	+++	Clearly contributes to this objective.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Contributes to ready accessibility of leisure facilities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Implicitly supportive since facilities will be readily accessible to all residents.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy ~ ~ ~

Summary of assessment: A further sustainable policy complementing NS/15 and NS/16 which provides for green space within the settlement benefiting both residents and wildlife.

Summary of mitigation proposals: The master plan for the settlement should identify existing vegetational features that can be retained without disturbance to provide habitats for local wildlife during construction. The Design Guide will need to address how to make these areas safe for residents without resorting to lighting and other solutions that would adversely affect their tranquillity and benefit to wildlife. Note also that the current concept diagram does not provide for green corridors at the north and south end of the site – the latter could be connected to the green separation planned between Northstowe and Oakington.

Secondary, cumulative or synergistic effects: None identified.

NS/18 – Linking Northstowe to its surroundings

Outlines two broad landscaping requirements to integrate green space within the settlement with that in the adjacent landscape, and to limit the visual intrusion of access roads.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Linking the green corridor system within the town to the adjoining countryside aims to enable movement of wildlife
2.3 Improve opportunities for people to access the countryside and wild places	+	+(+)	++	Green corridors provide ready access to wildlife areas. The benefit would be improved if any public rights of way within the corridors can be extended into the adjacent countryside.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+(+)	++	Both features will contribute, although open aspect of some land surrounding Longstanton means that road screening measures should not introduce alien features (eg. excessively high tree belts).
3.3. Create places and spaces that look good and work well	+	+	+	Supportive.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+(+)	++	Corridors beneficial if they extend rights of way into the adjacent countryside and encourage

				walking and other forms of recreation.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+(+)	++	Clearly beneficial.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Supports provision of recreation / leisure facilities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: Complements NS/17 and other landscape policies in integrating features in the settlement with those in the surrounding area.				
Summary of mitigation proposals: We suggest the Council might consider designating areas such as parts of the network of green corridors and their extensions into the surrounding countryside as Countryside Enhancement Areas, identifying them as locations where character and tranquillity are to be preserved as far as possible (and consistent with policy NE/5 in the Development Control Policies).				
Secondary, cumulative or synergistic effects: None identified.				

BIODIVERSITY

NS/19 – Existing biodiversity features

Requires developers to undertake appropriate ecological surveys to establish the presence of protected and characteristic species on the site so that appropriate protective and mitigating measures can be undertaken, and so that there is a clear understanding of the biodiversity on site in order that its needs can be integrated into the master plan and construction schedules for developing the site.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	(++)	(++)	(++)	Clearly identified as a priority however the policy needs to ensure survey occurs early enough that any protected species can be identified and appropriate mitigation measures can be prepared and approved by English Nature and other bodies so that the outcome is incorporated into the site master plan.
2.2 Maintain / enhance range and viability of characteristic habitats and species	++	++(+)	+++	Very clearly the objective of this policy, with priority given to retaining all appropriate and valuable biodiversity features in order to minimise disruption to local wildlife.
2.3 Improve opportunities for people to access the countryside and wild places	(+)	(+)	(+)	Intrinsically supportive.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Supportive because policy requires existing features including vegetation, ponds, etc. to be retained.
3.3. Create places and spaces that look good and work well	+	+	+	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	

6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~

Summary of assessment: Sustainable in that it establishes a clear priority for retaining existing biodiversity assets (habitats, species and individual features) and ensuring their importance and scope are established early in site development and monitored continually.

Summary of mitigation proposals: The policy should make it clear that initial site survey must occur as early as possible. The policy recognises the possibility there may be protected species on the site. If this is the case it will be necessary for the developer to prepare appropriate mitigation and/or protective measures for these species and their supporting habitat, and to ensure English Nature and other bodies are satisfied with these proposals. This must occur sufficiently early that these measures can be built into the master plan and construction schedule so that any mitigation measures are integrated into both at the outset.

Secondary, cumulative or synergistic effects: In the event that protected species and habitats are identified, it will be necessary to consult with local biodiversity experts to determine the importance and uniqueness of the assets at Northstowe. Statutory conservation bodies are likely to oppose even mitigation measures if this results in disturbance or loss of habitat that is locally rare.

NS/20 – New biodiversity features

Proposes a design incorporating country parks at the northern and southern ends of the settlement, and reiterates the biodiversity role of the water park on the eastern edge, and the green corridors.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	+	+	+	Implicitly supportive, although NS/19 addresses this issue more directly.
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	+	++	All three principal developments mentioned under this policy will incorporate components of locally typical habitats (eg. wetlands in the water park; fenland vegetation in the northern country park) into the settlement. edges and green corridors.
2.3 Improve opportunities for people to access the countryside and wild places	~	+	++	Clearly one of the principal objectives of the country parks.

3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	+	++	All three principal park features contribute by providing natural features that are nevertheless in keeping with local landscape.
3.3. Create places and spaces that look good and work well	~	+	++	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+	+	+	Water feature contributes to flood risk alleviation.
5.1 Maintain and enhance human health	+	+	+	All features contribute to 'leisure infrastructure' to encourage recreation and exercise.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	++	++(+)	Clearly supportive notwithstanding the biodiversity value of the features.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Ready access to leisure facilities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	(+)	(+)	(+)	Intrinsically open and accessible to all.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

Summary of assessment: A further sustainable policy adding to the stock of 'infrastructure' which is valuable both to encourage recreation and healthier lifestyles and to provide biodiversity features that benefit local wildlife and which are consistent with other features in the surrounding area.

Summary of mitigation proposals: None.

Secondary, cumulative or synergistic effects: None identified.

ARCHAEOLOGY & HERITAGE

NS/21 – Use of existing buildings

Requires the developer to survey the heritage value of structures on the site (specifically the former military land at Oakington Camp) and to make arrangements to incorporate such features into the design with appropriate forms of use, which might include their use for educational purposes.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(+)	(+)	(+)	Implicitly supportive if it entails re-use of buildings which accommodate land uses that would otherwise take extra space (though it is not clear whether this would occur at Northstowe without this policy).
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+++	+++	+++	Clearly the primary objective of this policy.
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Implicitly supportive as it aims to retain valued and distinctive features within the settlement and in an appropriate setting.
3.3. Create places and spaces that look good and work well	+	+	+	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	

7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	?	?	?	Post consultation change clarifies the need for a site strategy but refers to “a developer” and it is assumed responsibility would have to be shared proportionally between those involved in developing the site.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	Very tenuous benefit if assets help to support sustainable tourism locally, though this is assumed to be on a very small scale.
Summary of assessment: A protective policy which ensures that important buildings and structures, particularly on the Oakington Airfield site, are retained and re-used appropriately.				
Summary of mitigation proposals: The supporting text (para. D10.3) refers to other important local heritage ‘landmarks’, including St Michael’s church, Longstanton. It is not clear what the Council intends the developer should do regarding these assets. All lie outside the scope of the Northstowe policies, though obstruction of views and adverse impacts on their setting would be prescribed by policies in the Core Strategy & Development Control Policies DPDs. However it would be helpful if the supporting text could make the Council’s intentions towards these features more clear.				
Secondary, cumulative or synergistic effects: None identified.				

RECREATION

NS/22 – Public open space and sports provision

A comprehensive policy itemising the open space and recreational infrastructure which the Council envisages for the settlement. The Council will require a strategy for formal sports to be prepared, which includes identifying the impact of provision at Northstowe on the range of facilities in the wider sub-region. It also establishes minimum standards for open and play space provision and the requirement for all dwellings to be within 1km of open sports provision, which might be provided in formal areas alongside the secondary school, in green corridors, and in a town park and other open spaces in the settlement.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	+	+(+)	Beneficial in that facilities should be readily accessible on foot or cycle (or, failing that, public transport)
1.3 Limit water consumption to sustainable levels	~	~	~	Overall impact assumed to be neutral.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	+	+	+	Reiterates role of green corridors as areas for general recreation as well as wildlife access.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Intersperses formal and informal play space as part of open space strategy with benefits for broader layout of the settlement.
3.3. Create places and spaces that look good and work well	+	+(+)	++	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	Lighting of outdoor facilities will need to be designed carefully to limit spill / intrusion.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	++	+++	Clearly a primary objective of this policy.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	Issue of safe play space will need to be addressed in the Design Guide for the settlement
5.3 Improve the quantity and quality of publicly accessible open space	+	++	+++	The primary objective of this policy. A post consultation change increased the maximum distance from housing to Local Areas of Play (LAPs) from 60m to 100m. It is not evident that this has a significant effect or that it will reduce the ratio of LAPs to residents or dwellings.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Addressed by other objectives, but the policy stipulates targets for proximity of dwellings to

				recreational facilities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Intrinsically supportive since facilities are designed to be readily accessible to all, and the supporting text proposes 'dual use' facilities shared by schools and the community wherever this is practicable.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	(+)	+	+(+)	Supportive in that it facilitates group sporting activities (though this is not strictly one of the criteria specified for this objective).
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	Represents appropriate investment in recreational infrastructure and supports quality of certain educational facilities.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: Clearly sustainable in providing extensive leisure and recreational facilities, thereby avoiding the problems of poor provision that appear to affect many of the District's smaller communities. The nature and scale of facilities envisaged suggests they are likely to attract users from surrounding settlements, not just Northstowe. In principle this suggests an increase in car trips, although this would be offset by the healthy activity which is the purpose of the trip.				
Summary of mitigation proposals: None.				
Secondary, cumulative or synergistic effects: None identified.				

NS/23 – Countryside recreation

Provides for two country parks, a strategy for linking recreational facilities in the settlement with features and rights of way beyond it, and for the relocation of the golf course. The policy envisages linking the country parks, water park and green separation to provide a walking route encircling the settlement.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	(-)	(-)	The northern country park will take additional undeveloped land within an area to be designated as Green Belt, however this land use is consistent with Green Belt policies in the Development Control Policies and does not represent irreversible loss.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	

2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Supportive in principle, provided the country parks maximise use of existing natural vegetational features.
2.3 Improve opportunities for people to access the countryside and wild places	~	+	++	Clearly a primary objective of this policy.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Generally supportive.
3.3. Create places and spaces that look good and work well	+	+	+	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	Small beneficial support since recreational facilities will be within walking/cycling distance of local residents. The policy suggests the country parks may attract people from a wider area and this may marginally increase car trips. Nevertheless the northern park lies adjacent to the guided busway and its park & ride facility so could be accessed by traffic which avoids the A14, or by people coming on the bus from Cambridge and St Ives/Huntingdon.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	(+)	++	Supports promotion of healthy leisure activities.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	(+)	++	Clearly supportive.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Supports provision of accessible leisure facilities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: A further sustainable policy supporting others on green space provision for human and wildlife benefits.				
Summary of mitigation proposals: As this policy provides for substantial areas of informal recreation beyond the settlement edge, we suggest the Council might consider designating areas such as parts of the network of green corridors and their extensions into the surrounding countryside (see policy NS/18).				
Secondary, cumulative or synergistic effects: None identified.				

DRAINAGE & WATER CONSERVATION

NS/24 – Land drainage, water conservation, foul drainage and sewage disposal

Proposes a range of measures including the incorporation of surface water courses in green corridors and the water park as part of a SUDS, and measures to manage water levels to prevent increased flood risk to Oakington and Longstanton. The policy also prohibits occupation of dwellings at Northstowe until plans have been approved to ensure adequate sewage disposal capacity is available (and which will not add to flood risk) and that technology enabling a 25% reduction in piped water usage using various technologies.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	(-)	(--)	(---)	The primary objective of this policy as stated in the original policy. However the Council has now removed the 25% target as it has been advised this lies outside the scope of the planning system. This has resulted in an inversion of the scoring to acknowledge the absolute impact of development on water consumption, and it is recognised that the revised policy retains a commitment to promote water conservation
2.1 Avoid damage to designated sites and protected species	+	+	+	Implicitly supportive provided that design and management of surface and foul water does not alter natural flows (ie. affecting water-sensitive environments) or result in discharges of effluent.
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)	As above.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	The need to provide STW capacity to meet increased sewage output from Northstowe is addressed specifically.
4.2 Minimise waste production and support recycling	++	++	++	Specifically addresses 'recycling' of domestic waste water for second use before it is sent for treatment, wherever appropriate.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+(+)	++	++(+)	Clearly supportive in terms of managing the water budget of the District; ensuring that treatment facilities and other infrastructure does not increase flood risks; and in providing specific measures to protect Longstanton and Oakington. However consideration needs to be given to how the flow of water from the site will be managed in such a way that it mimics the existing drainage pattern. According to the introductory detail in the AAP the area slopes gently to the north, and the principal surface drainage feature is Cottenham Lode to the east of the site. The design of the SUDS will need to take account of the area of relatively high

				flood risk land (10 year event) bordering the southeast of the settlement, and the need to prevent an increase in flood risk along Reynolds Ditch, which drains the northeastern edge of the site close to one end of the water park / drainage feature. Post consultation change introduced text acknowledging that management of the surface drainage infrastructure may rest with more than one body.
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	It is assumed incorporating water recycling technology will not adversely affect the cost of housing and the economics of funding affordable dwellings at Northstowe.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: Addresses one of the key absolute impacts of Northstowe in terms of its impact on the local water regime. The policy provides for recycling wherever possible while recognising its potential impact on recharging of groundwater through runoff. A particular concern is the need to expand local sewage treatment infrastructure on a rolling plan to accommodate the continued growth of the new settlement.				
Summary of mitigation proposals: Design of the water feature and SUDS will need to pay particular attention to the existence of an area of high flood risk along Cottenham Lode to the east and southeast of the site, and should avoid increasing the risk of flooding of Reynolds Ditch, which drains the north-east of the site and lies close to one end of the SUDS / water park.				
Secondary, cumulative or synergistic effects: None identified.				

TELECOMMUNICATIONS

NS/25 – Telecommunications infrastructure

Requires provision of broadband infrastructure designed to be implemented with the settlement and to enable unobtrusive access for maintenance once it is operational. The supporting text also refers to the desirability that service providers should share radio masts.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	(+)	~	+	Potential impact of broadband technology on scope for working at home or in small local units, rather than commuting (and knock on effect on fuel consumption).
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Policy appears to imply infrastructure should be provided in a way that minimises the need for later excavation. The supporting text also reiterates policy SF/8 in requiring mast sharing to limit the adverse impact of these facilities on the landscape.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Indirectly supportive as for 1.2.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	+	++	Access improved electronically rather than by transport solutions.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	+	++	Improves accessibility of features for those confined to homes or less mobile, although this depends to some degree on availability of subsidies for connection.

6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	+	++	Broadband infrastructure can deliver community services and facilities encouraging greater involvement for the mobile and less mobile.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	?	?	?	No clear link – depends on what employment opportunities the infrastructure facilities, but would facilitate home working.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	+	++	Clearly the primary objective of this policy.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	+	++	Supports the sub-regions status as a key R&D area, and providing good access will be important for new local employment sites including the research park planned to the south west of Longstanton (see Site Specific Policies DPD).
Summary of assessment: Intends to exploit opportunity to build leading edge broadband communications infrastructure into the new settlement, serving housing, service/amenity and employment uses. Providing this infrastructure is consistent with the sub-region's positioning as an important centre of excellence for R&D and IT skills, but it could deliver benefits to the broader community, in particular facilitating more community involvement through online services, facilitating home working, and helping the less mobile to access services and facilities that would be otherwise difficult to reach.				
Summary of mitigation proposals: None.				
Secondary, cumulative or synergistic effects: There is an obvious potential synergy with the research / IT parks around Cambridge which the policy seeks to exploit to encourage, presumably, growth of a cluster of high-tech employment uses at Longstanton or in the employment area within Northstowe itself (or both).				

SUSTAINABILITY EXEMPLARS

NS/26 – Exemplars in sustainability

Proposes to incorporate sustainable development exemplar programmes within Northstowe to demonstrate the feasibility of new technologies that address the principal absolute adverse impacts of the development, namely extra consumption of energy, water, etc. and increased CO₂ emissions.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	+	++	Policy proposes to capitalise on Northstowe to encourage adoption of energy and water conservation measures on a sufficient scale that economies of scale and scope can be exploited to keep unit cost per dwelling low, and to provide an integrated infrastructure from the ground up, rather than retrofitting it. However, note that the Cambridge East AAP includes an extra policy requiring use of energy efficient construction consistent with Development Control policies NE/1 and NE/3, whereas this is not specified separately for Northstowe.
1.3 Limit water consumption to sustainable levels	~	+	++	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Effect assumed to be neutral.
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Ideally residents should be happier to live in a 'greener' settlement.
4.1 Reduce emission of greenhouse gases and other pollutants	~	+	++	Clear objective of reducing emissions by reducing energy consumption.
4.2 Minimise waste production and support recycling	~	+	++	Incorporates water conservation and partial recycling measures.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?	Indirect impact.
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	

5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	?	?	?	Possible indirect benefits if improved efficiency helps those experiencing fuel poverty.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	Implementation across a full settlement should help to keep down unit costs of technology, limiting its possible impact on housing costs.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	+	++	Appears intrinsically supportive of investing in environmental technology.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

Summary of assessment: Arguably one of the most sustainable policies in this plan since it addresses directly the absolute adverse impacts of Northstowe on water and energy consumption. It clearly aims to exploit economies of scale and scope to encourage developers to incorporate conservation technology at the outset, not only demonstrating the feasibility of the approach, but also creating a critical mass of demand which will help to keep technology costs under control.

Summary of mitigation proposals: As noted in the Development Control Policies, there is some scope to take a more prescriptive approach with higher targets for the number of units for which energy and water efficient technology is provided. However we understand the Council wishes to keep the threshold level for provisioning at a level that provides a meaningful reduction in resource use while being low enough to encourage developers to adopt the technology. Nevertheless the policy text itself could make specific reference to the Development Control policies mentioned in the supporting text which define the approach to deploying energy efficient technology, use of renewable energy sources, and water conservation measures.

Secondary, cumulative or synergistic effects: Clearly the main concern is that development occurs on a scale that it has a measurable impact on resource consumption, providing a compelling case for more widespread adoption of the technology and, if possible, encouraging retro-fitting to suitable older properties.

DELIVERING NORTHSTOWE

NS/27 – Construction strategy

Establishes sustainable and considerate construction principles to limit the effect of construction and the materials and road traffic it generates on the surrounding settlements. The policy also requires that any initial phases of the development are connected by public transport and other sustainable transport infrastructure.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	++	+	Supported by requirement to retain construction spoil on site (re-using it in landscaping as appropriate) rather than generating extra road haulage traffic.
1.3 Limit water consumption to sustainable levels	~	~	~	Not mentioned explicitly in spite of potential consumption requirement for on-site processes and need to use water to limit threat of dust contamination.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Benefit indirectly from considerate contractor schemes? The need to protect local biodiversity assets from construction effects is made clearer by a post-consultation change to this policy.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	Safeguarding of key heritage assets is addressed separately by policy NS/21.
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Policy reflects experience at Cambourne and seeks to balance the need to keep spoil on site as far as possible while disposing of it in a manner that does not create unsightly or alien features. It is not clear whether there is scope to use some of it to landscape new developments to the west of Longstanton (see Site Specific Policies DPD).
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	(?)	(+)	(++)	Appears to contribute by reducing emissions from haulage traffic and in adopting construction site management practices that should minimise potential impacts on residents. However the need to avoid settlements suggests access will be made via the A14 and it is not clear what junction improvements will exist to enable this to occur safely.
4.2 Minimise waste production and support recycling	++	+++	++	Supports recycling of spoil however it would be helpful if the policy referred to Development Control policy DP/6 which is more specific about sustainable construction and management methods. Post consultation changes made more specific the requirement for a temporary on-site facility that maximises the opportunity to recycle all feasible materials aside from

				those that are hazardous.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	However it will be important that site management does not impede natural drainage structures thereby possibly increasing flood risk locally.
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Post consultation changes also make clearer the intention to prevent disruption of access to open space and public rights of way.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Aims to coordinate construction of dwellings with provision of community service to ensure even the first occupants have adequate local infrastructure.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: A straightforward policy seeking to coordinate provision of infrastructure and dwellings and to ensure that the effects of construction are minimised on residents of the new settlement and the adjacent villages. Part a) of the policy text requires construction traffic to avoid all local villages, however the limited number of access routes to the site suggest this will be difficult to deliver in practice except via the two new access roads linking the south-west of the settlement to the A14. Any benefit in reducing impact on local settlements appears to be offset by the impact on traffic on the trunk road.				
Summary of mitigation proposals: The policy or supporting text could make clear reference to Development Control policy DP/6 on sustainable construction which contains more specific statements about the approach and controls that would be required. In particular the need to limit impacts on dust and water contamination need to be explicit. The policy should also make provision for integrating any early construction activity at Northstowe with that for new developments at Longstanton (see Site Specific Policies DPD) and should ideally avoid access from the west during the period until the new proposed Longstanton bypass is complete (see policy SP/13).				
Secondary, cumulative or synergistic effects: See above.				

NS/28 – Strategic landscaping

Requires developers to provide physical and vegetational landscaping as early as possible after outline planning permission is granted in order to allow the latter in particular to establish itself as soon as possible, particularly where it provides green separation that screens Longstanton and Oakington from the effects of the development.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Positive contribution as it installs new biodiversity assets as early as feasible so that they will be available to local wildlife soon after construction begins.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+(+)	+(+)	In the short term, a protective measure to ensure Longstanton and Oakington are screened from construction activities as soon as possible. In the longer term the features will be part of green separation.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and	~	~	~	

location			
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
Summary of assessment: Largely a preventative policy which aims to mitigate the visual impact of construction activity on residents of the existing settlements as early as possible.			
Summary of mitigation proposals: None.			
Secondary, cumulative or synergistic effects: None identified.			

NS/29 – Making use of existing buildings / resources on site

Proposes to recycle some components of the current military site (notably runway asphalt) for hardcore while retaining some heritage assets for appropriate use consistent with policy NS/21. Appropriate buildings on the site can provide temporary accommodation for local amenities so these can be phased with new housing.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	+	+	Makes the case for using on-site sand and gravel that would be otherwise uneconomic to extract for the open market, thereby reducing consumption of other sources.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+	+	+	Respects potential heritage value of some structures on the military land.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Not addressed specifically; heritage implications covered by 3.1.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	++	++	++	Encourages recycling of materials but prevents crushing and other activities at locations where it will cause nuisance to local residents. A post consultation change removed the minimum separation distance of 200m between any crushing plant and nearby houses, replacing it with a less precise statement with the apparent intention that the distance should be maximised.
4.2 Minimise waste production and support recycling	+	+(+)	++	Clearly the main objective of this policy.

4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	Health impacts (particularly from noise, vibration and dust) are covered by 4.1 above.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: Balances the need to maximise opportunities to re-use construction waste on-site while preserving key assets. It also includes site practice controls that complement those of NS/27.				
Summary of mitigation proposals: None.				
Secondary, cumulative or synergistic effects: None identified.				

NS/30 – Management of services, facilities, landscape and infrastructure

Requires preparation of management strategies for delivering the principal infrastructure components of the new settlement and ensuring their effective management in the longer term so they can continue to meet the needs of the community.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	

2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	++	++	++	The original policy did not refer to community involvement in decision-making, but this was addressed by a post-consultation change.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	++	++	++	Provides for phasing of key infrastructure with occupation of the site.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: This is ostensibly a procedural policy defining management priorities which it is difficult to assess using the Framework, however it is sustainable insofar as this it ensures the settlement is coherent from the outset, ensuring new residents have access to an appropriate range of facilities and infrastructure.				
Summary of mitigation proposals: None.				
Secondary, cumulative or synergistic effects: None identified.				

NS/31 – Achieving the build rate

Requires the consortium of builders involved in developing the settlement to submit a statement indicating how they will achieve the 650-dwellings annual completion rate.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: A further procedural policy which cannot be assessed using this Framework.				
Summary of mitigation proposals: The requirement to coordinate delivery of housing and services is addressed by policy NS/32.				

Secondary, cumulative or synergistic effects: None identified.

NS/32 – Timing / order of service provision

Requires developers to support the schedule for house completions with a parallel schedule for delivering infrastructure.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	

7.2 Support appropriate investment in people, places, communications and infrastructure	++	++	++	Provides for phasing of key infrastructure with occupation of the site.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: This is ostensibly a procedural policy defining management priorities which it is difficult to assess using the Framework, however it is sustainable insofar as this it ensures the settlement is coherent from the outset, ensuring new residents have access to an appropriate range of facilities and infrastructure.				
Summary of mitigation proposals: None.				
Secondary, cumulative or synergistic effects: None identified.				