Appendix 8: Sustainability Appraisal of Mixed Use Development Proposals

Site No: PC1 (Issue 4) Address: Station Road, Histon

Location: Histon

Category of site: Mixed Use Development (Parish Proposal)

Site area: 4.6 ha

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

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	Maintain and	Will it reduce habitat		
	enhance the	fragmentation,		
	range and	enhance native		Majority of site comprises previously developed land and buildings.
	viability of	species, and help		There may be some opportunities for enhancement. The proposal also
	characteristic	deliver habitat		advises that current green space will be preserved.
	habitats and	restoration (helping		
		` . •		There are a newalton of trace mustacted by Trace Dressen estion Orders in
	species	to achieve		There are a number of trees protected by Tree Preservation Orders in
		Biodiversity Action		the area. The impact of any development proposals would need to be
		Plan Targets)?	+	considered.
	Improvo			
	Improve	Will it improve		
	opportunities for	access to wildlife and		
	people to	green spaces,		
	access and	through delivery and		
	appreciate	access to green		
	wildlife and	infrastructure?		
	green spaces		0	No specific measures proposed.
		VA/:II it medicate in our d		110 openie mededice proposedi
	Maintain and	Will it maintain and		
	enhance the	enhance the diversity		
	diversity and	and distinctiveness		
		of landscape		The erec is largely currenaded by built development and the refer-
			_	The area is largely surrounded by built development, and therefore
	of landscape	character?	0	wider landscape impacts are likely to be limited.
1	and townscape	Will it maintain and		
I —	character	enhance the diversity		
Landscape,				
Ιđ		and distinctiveness		
SC		of townscape		The focus of the proposal is to improve townscape in this area, by
<u> </u>		character?	+	creating a gateway to the village.
e				Creating a gateway to the village.
	Avoid damage	Will it protect or		
Townscape	to areas and	enhance sites,		
∣≦		features or areas of		
เร				
ရှ		historical,		
þ	interest, and	archaeological, or		
0)	protect their	cultural interest		
	settings.	(including		
0	settings.			
15		conservation areas,		
I≢		listed buildings,		
1		registered parks and		
<u>a</u>				History and Impirator Conservation Area lies to the north of the city
ᅵᆍ		gardens and		Histon and Impington Conservation Area lies to the north of the site.
er.		scheduled		Impacts would need to be considered.
Cultural Heritage		monuments)?	0	
ge	Croata places	Will it lead to		
-				
1	spaces and	developments built to		
	buildings that	a high standard of		
	work well, wear	design and good		
	well and look	place making that		
1				
1	good	reflects local		
		character?	N/A	
	Minimise	Will it support the		
1	impacts on	use of renewable		
	climate change	energy resources?	0	
	(including	Will it promote		
		energy efficiency?	NI/A	
	greerinouse gas		N/A	
	emissions)	Will it minimise		
Ω		contributions to		
١Ξ.				
ā		climate change		
Ф		through sustainable		
\Box		construction		
ล		practices?	N/A	
	D -		TV/A	
ΙĆ	Reduce	Will it minimise risk		
		la i i		
		to people and		
	vulnerability to	to people and		
	vulnerability to future climate	property from		
	vulnerability to future climate	property from flooding, and		
	vulnerability to future climate	property from		Site within zone 1 (low risk). Areas are identified in the Surface Water
	vulnerability to future climate	property from flooding, and incorporate		
	vulnerability to future climate	property from flooding, and		Site within zone 1 (low risk). Areas are identified in the Surface Water Management Plan as being at risk of surface water flooding. This would need to be addressed by any development proposal.

		Will it minimise the		
		likely impacts of		
		climate change on		
		the development		
		through appropriate		
		design?	N/A	
			IN/A	
		Will it use water in a		
		sustainable manner,		
		and enable and		
		encourage high		
		levels of water		
		efficiency?	N/A	
	Maintain and	Will it promote good		
		health, encourage		
	health	healthy lifestyles,		
1-		and reduce health		
l é		inequalities?	N/A	
Health	Reduce and	Will it reduce actual	14,71	
-				
	prevent crime	levels of crime, and will it reduce fear of		
			NI/A	
<u> </u>		crime?	N/A	
	Improve the	Will it increase the		
	quantity and	quantity and quality		
	quality of	of publically		
	publically	accessible open		
	accessible open	space?		
	space.		0	No additional open space proposed.
-	Ensure all	Will it support the		
Inclusive	groups have	provision of a range		
Sn	access to	of housing types and		
Ĭ.	decent,	sizes, including		
		affordable and key		
9	affordable	worker housing, to		
13				
Ę	housing	meet the identified		
∰:		needs of all sectors	N1/A	
Communities -		of the community?	N/A	
Ι÷		Will it provide for		
اة		housing for the		
Housing		ageing population?	N/A	
Θſ		Will it provide for the	-	
		housing		
		accommodation		
		needs of Gypsies		
		and Travellers and		
		Travelling	^	
-	1 4	Showpeople?	0	
	Improve the	Will it improve		
Ď.	quality, range	accessibility to key		
<u> </u>	and accessibility	local services and		
inegualities	of services and facilities (e.g.	facilities, including		
E S	facilities (e.g.	health, education		
	health,	and leisure (shops,		
200	transport.	post offices, pubs,		
<u> </u>	education,	sports facilities etc?)	+	Histon & Impington is a Rural Centre,
2	training, leisure	Sub-Indicator:		
and involving the community	education, training, leisure opportunities)	Distance to centre		1100m to centre of Histon
E S	, , , , , , , , , , , , , , , , , , ,	Will it improve quality		
Ę,		and range of key		
¥ 5		local services and		
ΒÈ	2			
the commun	2	facilities including		
Ę	5	health, education		
<u>p</u> . ©	2	and leisure (shops,		
٢		post offices, pubs		Proposal indicates commercial and retail development, accessible to
		etc?)	+	local residents, complimenting facilities elsewhere in the village.

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		Will improve relations		
		between people from		
		different		
		backgrounds or		
		social groups?	N/A	
	Redress	Will it redress		
	inequalities	inequalities?	N/A	
	related to age,	Will it increase the		
	disability,	ability of people to		
	gender	influence decisions,		
	assignment	including 'hard to		
	race, faith,	reach' groups?		
	location and		N1/A	
	income	NACTI 1	N/A	
	Encourage and enable the	Will it encourage engagement with		
	active	community activities?		
	involvement of	Community activities:		
	local people in			
	community			The proposal indicates a range of potential uses, some of which could
	activities			support community activities.
	Improve the	Will it support		and the second s
	efficiency,	business		
m		development and		
100	, vitality and	enhance		
conomic Activity	adaptability of	competitiveness,		
₫.	the local	enabling provision of		
CA	economy.	high-quality		
1 €		employment land in		
.≨.		appropriate locations		
		to meet the needs of		
		businesses, and the		The proposal indicates the potential to deliver additional employment,
		workforce?	+/?	although the quantity is not clear at this stage.
		Will it promote the		
		industries that thrive		
		in the district – the key sectors such as		
		research and		
		development /high		
		tech/ Cambridge		
		university related		
		particularly through		
		the development and		
		expansion of		
		clusters?	N/A	
		Will it protect the		
		shopping hierarchy,		
		supporting the vitality		
		and viability of		Opportunity to compliment the village centre, and provide services to the
		Cambridge, town,		southern end of the village. Scale of development would need to be
		district and local		considered, to ensure it does not have negative impacts on village
		centres?	+/?	centre.
	Help people	Will it encourage the		
	gain access to	rural economy and		
	satisfying work	diversification, and		
	appropriate to	support sustainable	NI/A	
	their skills, potential and	tourism? Will it contribute to	N/A	
	place of	providing a range of		
	residence	employment		
	. 50,001,00	opportunities, in		The proposal indicates the potential to deliver additional employment,
		accessible locations?		although the quantity is not clear at this stage.
1	Support	Will it improve the	.,:	and a desirated to the colour at the orage.
	appropriate	level of investment in		
	investment in	key community		
	people, places,	services and		
	communications			
	and other	including		Minor Utilities Infrastructure improvements required, but constraints can
	infrastructure	broadband?	+	be addressed.

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		Will it improve		
		access to education		
		and training, and		
		support provision of		
		skilled employees to		
		the economy?	N/A	
T	Reduce the	Will it enable shorter		
	need to travel	journeys, improve		
	and promote	modal choice and		
	more	integration of		
	sustainable	transport modes to		
	transport	encourage or		
	choices.	facilitate the use of		
	cridices.	modes such as		
		walking, cycling and public transport?		Based on the Guided Bus which runs through the site.
			+++	Dased on the Guided bus which runs through the site.
		Sub-indicator:		
		Distance to bus stop		
		/ rail station	+++	Based on the Guided Bus which runs through the site.
		Sub-indicator:		
		Frequency of Public		
		Transport	+++	Approximately every 7 minutes.
1:	 †	Sub-indicator:		
2	3	Typical Public		
	3	Transport Journey		
-	í	Time to Cambridge		
		City Centre or Market		
		Town	+	Timetabled 17 mins to Cambridge.
		Sub-indicator:		
		Distance for cycling		
		to City Centre or		
		Market Town	+++	4 km as the crow flies to Cambridge.
	Secure	Will it provide safe		
	appropriate	access to the		
	investment and	highway network,		
	development in	where there is		Existing road access to the site, impacts and mitigation would depend
	transport	available capacity?		on individual development proposals, which would need to be assessed.
	infrastructure,	Will it make the		, , , , , , , , , , , , , , , , , , , ,
	and ensure the	transport network		
	safety of the	safer for and		
	transport	promote use of non-		
	network.	motorised modes?	0	
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Site No: PC2 (Issue 5) Address: Mixed Use, Cottenham

Location: Cottenham

Category of site: Mixed Use Development (Parish Proposal)

Site area: 90 ha

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

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

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

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

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

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