

# Northstowe

Phase 1 Planning Application

Health Impact Assessment

February 2012

8



# QUALITY MANAGEMENT

Issue/revision	Issue 1	Revision 1	Revision 2	Revision 3
Remarks				
Date	February 2012			
Prepared by	Sean Nicholson Russell Buckley Vicky Noble			
Reviewed by	Ben Cave			
Checked by	Russell Buckley			
Signature				
Authorised by	Sean Nicholson			
Signature				
Project number	0026961			
File reference	Health			

**WSP Environment & Energy**

WSP House  
70 Chancery Lane  
London  
WC2A 1AF  
Tel: +44 (0)207 314 5000  
Fax: +44 (0)207 314 5111

[www.wspenvironmental.com](http://www.wspenvironmental.com)

1152332

---

# CONTENTS

EXECUTIVE SUMMARY	4
1 INTRODUCTION	8
2 METHODOLOGY	11
3 HIA RESULTS	15
4 CONCLUSIONS AND NEXT STEPS	48
Appendix A: Composite Checklist	54
Appendix B: Policy Context	61

# EXECUTIVE SUMMARY

## BACKGROUND

*“The places where people live are an important factor in determining their health and sustaining inequalities in health outcome(s) (Fone and Dunstan, 2006)”.*

This report examines the implications for public health and wellbeing of phase 1 of Northstowe (hereafter referred to as the ‘proposed development’). This report is prepared in the context of an outline planning application for phase 1 that has been prepared in conjunction with a refreshed master plan for the new town as a whole.

The Local Planning Authority, South Cambridgeshire District Council, requires screening for HIA and undertaking a full HIA if necessary, for all major developments. These are defined as:

- The erection of 20 or more dwellings, or where the site area is 0.5 hectares or more; and
- Other development; where the floor area to be created is 1,000 m<sup>2</sup> or more, or the site area is 1 hectare or more.

South Cambridgeshire District Council has produced a Supplementary Planning Document (SPD) on Health Impact Assessment (Adopted March 2011) and this report draws extensively on that document in order to respond to the Council’s requirement.

## REPORT STRUCTURE

Section 2 of this report sets out the methodology and policy context. Section 3 applies the methodology to the proposed development, having regard to the policy context and Section 4 sets out conclusions and recommendations.

## THE APPROACH

The approach responds to relevant parts of the SPD by:

- Providing information on the nature of the scheme required in Appendix 3 of the SPD;
- The Spatial Planning and Health Group (SPAHG) developed a checklist, ‘*Steps to Healthy Planning: Proposals for Action*’ (June 2011), which has been utilised in order to provide scope and structure to the consideration of potential effects. This has been supplemented by additional criteria derived from the *Mental Well-being Impact Assessment (MWIA) Toolkit* (National MWIA Collaborative, May 2011) and *People Outcomes* (Cambridge City Council et al, June 2008). The combined checklist is shown at Appendix A.

The SPAHG Checklist considers the following topics.

- Mix of land use;
- Affordable and energy efficient housing;
- Street layout and connectivity and active travel;
- Food access;
- Access to public and other services;
- Air quality and noise;
- Safety and security;
- Access to Employment; and
- Open and green space;
- Social capital (from the Mental Health Checklist).

Cross cutting questions from the Mental Health Checklist or other criteria that do not fit in the above areas are also discussed.

As noted above, the Council’s HIA SPD utilises People Outcomes set out in the report ‘*Building Communities that are Healthy and Well in Cambridgeshire* (Cambridge City Council et al, June 2008). These have been incorporated into the assessment framework at Appendix A.

The People Outcomes are:

- I can meet up with the people I know (PO1);
- I can meet new people (PO2);
- I can have a say in how things are run around here (PO3);
- I can run things around here (PO4);
- I can easily get the information I need for health, leisure, transport, housing, education, environment etc. (PO5); and
- I know who to go to for help with (PO6).

This report relies on other reports that are required as part of the planning application and the technical work that underpins that work:

- Planning Supporting Statement (Terence O'Rourke Ltd, February 2012a)
- Design and Access Statement (Terence O'Rourke Ltd, February 2012b)
- Environmental Statement and Parameter Plans (Terence O'Rourke Ltd and WSP, February 2012);
- Construction Management Strategy (WSP, February 2012a));
- Waste Management Strategy (WSP February 2012b);
- Energy Statement (Richard Hodgkinson Consultancy, February 2012);
- Sustainability Statement (Terence O'Rourke Ltd, February 2012c);
- Strategic Utility Report (WSP, February 2012c);
- Water Conservation Strategy (WSP, February 2012d).

## THE POLICY CONTEXT

The policy context for HIA of a development of this nature is provided by a range of documents at the national, regional and local levels and these are summarised in the schedule over the page. At the local level the Adopted Core Strategy (SCDC, January 2007), Development Control Policies DPD (SCDC, July 2007) and Northstowe Area Action Plan (SCDC, July 2007) provide detailed policy guidance. Relevant documents are listed below. A full review of these documents is provided in **Appendix B**.

The principle of development at Northstowe is long established. In November 2000, Regional Planning Guidance for East Anglia (RPG6) confirmed the need for a new settlement to serve the growth of the Cambridge sub Region. Northstowe new town was subsequently identified for the development of 8,000 – 10,000 dwellings in the adopted Cambridge and Peterborough Structure Plan (October 2007) and the East of England Plan (May 2008). It is also allocated within the South Cambridgeshire Core Strategy and an Area Action Plan (NAAP) was adopted by SCDC in July 2007. The planning policy framework for Northstowe is a comprehensive one and relevant policies have informed both the proposed development and this HIA.

The review of the policy context also considers topics that are relevant to the HIA, including noise and air quality and the control measures, standards and objectives that are relevant. Regard has been had to such considerations in undertaking this HIA.

## HIA RESULTS

Compliance with policy should help ensure that the proposed development application and wider Northstowe proposals contribute positively to factors that influence physical and mental health and avoid negative consequences.

The Environmental Statement identifies a number of mitigation measures, for example in relation to managing potential effects associated with noise, during the construction phase, and account has been taken of these measures in undertaking the HIA.

A particular feature of the proposed development is that it is designed to provide a viable neighbourhood, whilst at the same time ensuring that later phases and key infrastructure, including the proposed Secondary School, can be

provided. Ensuring that the proposed development provides a viable neighbourhood is important as it reduces the risk of adverse impacts on health associated with any potential delays in the delivery of key infrastructure, for example local shops and the primary school.

Key benefits of the proposed development include:

- Development of a Construction Management Strategy and other measures to help avoid potential impacts during the construction phase;
- Provision of up to 1,500 dwellings (a proportion of which will be affordable housing) in a mix of tenure types; a range of house types will be provided, helping to ensure that the needs of people can be met;
- Helping to promote diversity by ensuring an appropriate mix of homes that will be attractive and financially accessible to a range of people, an appropriate range of services and facilities and employment opportunities;
- Contributing to meeting societal needs by providing flexible and adaptable community buildings that are capable of meeting the health and wider community needs of a range of categories;
- Providing the opportunity to live and work in the neighbourhood/town through a range of employment opportunities;
- Development of a Low Emission Strategy that will subsequently reduce the impact of transport related emissions on local air quality and public health (for both the construction and post-construction phases).
- Providing good quality public transport links and encouraging active travel;
- Providing a network of traffic calmed streets;
- Providing energy efficient homes, potentially helping to reduce the incidence of fuel poverty;
- Providing water efficient homes and a commitment to helping to reduce water consumption, potentially helping to reduce water poverty;
- Measures to address flood risk;
- Ensuring that local facilities and services are accessible to all, including a food store that will provide access to fresh and nutritious food; and
- Providing significant green infrastructure (30% of the primary development site).

This document has identified a number of detailed recommendations. A number of them are relevant to the proposed development application and these have been considered in the planning and master planning work to date. A number of the recommendations relate to future stages in the development process and are designed to ensure that the policy and other requirements are followed through at the appropriate stage. The recommendations are summarised below.

## Summary of Recommendations

### **Mix of Land Use**

- A proportion of new homes should incorporate Building for Life Standards and Lifetime Homes standards.
- Detailed designs should incorporate 'Secured by Design Principles.'
- The scope for measures to enable and facilitate participation should be kept under review by SCDC and other stakeholders as the proposed development and wider new town develops possibilities include the involvement of residents in the management of allotments, orchards and other green infrastructure.
- Informal labour markets can help build relationships (MWIA 2011). SCDC should consider the potential for setting up an informal labour market in Northstowe, based on, for example, trading of time or local currency.
- Access to financial services was identified as an issue in the Child Poverty Strategy – SCDC and the County Council could consider the feasibility of setting up a Credit Union for Northstowe or the wider area.
- Use of the RTPI's Gender Mainstreaming Toolkit in the future consideration of proposals at Northstowe should be discussed with the Local Planning Authority.
- Detailed proposals should be informed by access considerations.

### **Street layout, connectivity and active travel**

- The CGB facilities at Northstowe should include secure parking for cycles (note this recommendation does not relate to phase 1 – it relates to the wider proposals).

### **Access to Public and Other Services**

- It is recommended that public transport provision is available as soon as practicable and feasible after the first occupation of dwellings.
- Adequate parking should be provided to avoid parking on streets.
- Courtyard parking should be avoided in residential areas, in order to assist with access to cars for those with mobility problems.
- Consideration should be given to the need for drop off facilities for the CGB to avoid issues associated with vehicle circulation (note this recommendation does not relate to phase 1 – it relates to the wider proposals).

### **Safety and Security**

- Future detailed planning applications should take account of any updated information about climate change risk.

### **Open Space and Green Space**

- Green roofs and living walls should be incorporated into detailed proposals where practicable.

### **Food Access**

- The potential for controlling the number and location hot food take-aways especially in proximity to schools should be explored.
- The HIA workshop also recommended that the design of the primary school takes into account the potential for including a kitchen.

# 1 INTRODUCTION

## 1.1 BACKGROUND

*“The places where people live are an important factor in determining their health and sustaining inequalities in health outcome(s) (Fone and Dunstan, 2006)”.*

1.1.1 This report examines the implications for public health and wellbeing of phase 1 of Northstowe (hereafter referred to as the ‘proposed development’). This report is prepared in the context of an outline planning application for phase 1 that has been prepared in conjunction with a refreshed master plan for the new town as a whole.

1.1.2 The Local Planning Authority, South Cambridgeshire District Council, requires screening for HIA and undertaking a full HIA if necessary, for all major developments. These are defined as:

- The erection of 20 or more dwellings, or where the site area is 0.5 hectares or more; and
- Other development; where the floor area to be created is 1,000 m<sup>2</sup> or more, or the site area is 1 hectare or more.

1.1.3 South Cambridgeshire District Council has produced a Supplementary Planning Document (SPD) on Health Impact Assessment (Adopted March 2011) and this report draws extensively on that document in order to respond to the Council’s requirement.

1.1.4 Consideration of health issues and the need for HIA is driven by policy DP/1 Sustainable Development, contained in the Development Control Policies Development Plan Document (DPD) (July 2007), which states:

*“1. Development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development, as appropriate to its location, scale and form. It should:*

- a. Be consistent with the sequential approach to development, as set out in the Strategy chapter of the Core Strategy DPD;*
- b. Minimise the need to travel and reduce car dependency;*
- c. Make efficient and effective use of land by giving priority to the use of brownfield sites and achieve adaptable, compact forms of development through the use of higher densities;*
- d. Include mixed-use development of compatible uses as appropriate to the scale and location of the development;*
- e. Where practicable, use sustainable building methods and verifiably sustainable, locally sourced materials, including recycled materials, and include a Travel Plan to address the travel needs of labour during construction;*
- f. Where practicable, minimise use of energy and resources;*
- g. Where practicable, maximise the use of renewable energy sources;*
- h. Incorporate water conservation measures;*
- i. Minimise flood risk;*
- j. Where practicable, use sustainable drainage systems (SuDS);*
- k. Mitigate against the impacts of climate change on development through the location, form and design of buildings;*
- l. Ensure no unacceptable adverse impact on land, air and water;*
- m. Contribute to the creation of mixed and socially inclusive communities and provide for the health, education, recreation, community services and facilities, and social needs of all sections of the community;*
- n. Where practicable, include infrastructure for modern telecommunications and information technology to facilitate home working;*
- o. Conserve and wherever possible enhance biodiversity of both wildlife and the natural environment;*
- p. Conserve and wherever possible enhance local landscape character;*

q. Involve community and providers of community services in the design process;

r. Conserve and wherever possible enhance cultural heritage.

2. In criteria e, f, g, j and n it will be for any applicant or developer proposing to compromise sustainability to demonstrate the impracticability of use of sustainable methods, systems, materials and energy sources and provision of sustainable infrastructure. Additional cost will not, on its own, amount to impracticability.

3. For major developments, applicants must submit a Sustainability Statement and a Health Impact Assessment, to demonstrate that principles of sustainable development have been applied.”

1.1.5 HIA is commonly defined as:

“a combination of procedures, methods and tools by which a policy, program or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population.” (European Centre for Health Policy, 1999).

1.1.6 It is a tool to appraise both positive (e.g. creation of new jobs) and negative (e.g. generation of pollution) impacts on the different affected subgroups of the population that might result from the development.

1.1.7 It usually assesses a policy or proposal that does not have health improvement as a primary objective. The implementation of the development may result in intended objectives being met but may also result in consequences that are unintended and unanticipated. These unintended effects may be good or bad for people’s health.

1.1.8 The Health Impact Assessment aims to identify all these effects on health in order to enhance the benefits for health and minimise any risks to health. It includes specifically a consideration of the differential impacts on different groups in the population, because certain groups are potentially more vulnerable to negative impacts from development such as those on a low income, people involved in the criminal justice system, minority ethnic groups, young, disabled (physically and learning) and elderly people.

1.1.9 HIA is predicated on the assumption that the main determinants of health and illness depend more upon lifestyle, socio-cultural environment and psychological (personal) factors than they do on biological status and conventional healthcare (Marmot M, 2004).

1.1.10 Good health is related to good quality housing and developments, well designed street scenes, well laid out neighbourhoods, quality and efficiency in transport systems, opportunities to experience leisure and cultural services activities and green and open space. These factors are known as the “wider determinants of health” and include:

- Individual lifestyle factors such as smoking habits, diet and physical activity;
- Interactions with friends, relatives and mutual support within a community; and
- Wider influences on health including - living and working conditions, unemployment, water and sanitation, health care service, housing, food supplies, education, and the work environment.

1.1.11 Ensuring these issues are considered at the planning and design stage can improve both the physical and mental health of the population. Guidance expressed within the South Cambridgeshire District Design Guide SPD (March 2010) can contribute to sustainable planning, good design and the development of community resources. These can encourage environments that: increase people’s sense of safety and wellbeing, their opportunities for social interaction and community connectivity, improve air quality and water conservation and promote active travel and physical activity.

1.1.12 It is important to consider the effects of the wider determinants of health on not only the physical environment (e.g. impact of air and noise pollution, traffic patterns, housing stock) but also the social environment. This refers broadly to the social norms and values shared by members of social groups, as well as the quality, content, and volume of interpersonal interactions within urban and rural and between urban and rural communities. It is also known that these wider determinants are not distributed equally among populations (e.g. those people living in areas of deprivation tend to have poorer health outcomes). By considering these effects and their distribution, development policies and plans can enhance the potential to influence health and wellbeing, and therefore health inequalities.

1.1.13 It is also important to examine in detail how the proposed development is going to ensure that the new community is a vibrant and healthy one, as building new houses and shops does not build communities. Infrastructure within new communities will need to be more than the roads connecting the built environment; it has to include the

social infrastructure as well. The social infrastructure will include, but is not limited to, the opportunities to meet neighbours, to get information and to take part in running the local organisations and councils.

1.1.14 Healthy and sustainable communities are about people and places. When planning new growth areas, the people that move into the newly built houses are as important for the development of a healthy and sustainable community as the houses and public buildings that are provided for them.

1.1.15 The links between planning and health are set out in 'The Health Impact of Spatial Planning Decisions (Boyce and Patel, 2009). There is strong evidence that:

- The provision of space increases exercise;
- Reductions in traffic reduce air pollution;
- Green spaces improve mental health;
- Moderate exercise improves health outcomes; and
- Provision of space to exercise needs to be safe and easily accessed.

1.1.16 There is strong and/or inconclusive evidence that (Boyce and Patel, 2009):

- Traffic interventions reduce accidents and/or increase physical activity;
- Green spaces improve rates of physical activity;
- Improving insulation and heating improves health;
- Home insulation, improving heating and subsidising power has shown to be effective in improving health and well-being; and
- Mental health might improve even if physical health does not.

1.1.17 There is also anecdotal evidence that local access to healthy food may improve diets (Boyce and Patel, 2009).

## 1.2 REPORT STRUCTURE

1.2.1 Section 2 of this report sets out the methodology and policy context. Section 3 applies the methodology to the proposed development, having regard to the policy context and Section 4 sets out conclusions and recommendations.

## 2 METHODOLOGY

### 2.1 INTRODUCTION

2.1.1 This section briefly reviews the HIA process, sets out the methodology used to respond to the requirement for HIA and the policy context within which the HIA was undertaken.

### 2.2 THE HIA PROCESS

2.2.1 The key stages in HIA are:

- **Screening**; which is deciding whether an HIA is likely to be the best way to ensure health and equity issues are effectively addressed in a given situation;
- **Scoping**; which decides how to undertake HIA in a given context;
- Appraisal or Assessment, which identifies and considers a range of evidence for potential impacts on health and equity;
- **Developing recommendations**, which means formulating and prioritising specific recommendations that are based on the best available evidence;
- **Make recommendations**, as part of the HIA that include recommendations to adjust the proposed development or make other changes that would improve health impacts/consequences; and
- **On-going monitoring and evaluation**, to assess if any of the specific HIA recommendations were implemented as part of the proposed development, and if they contributed to positive effects on health and equity, if not, to review and consider the reasons for this, and how plans might be further adapted.

### 2.3 THE APPROACH

2.3.1 The approach responds to relevant parts of the SPD by:

- Providing information on the nature of the scheme required in Appendix 3 of the SPD;
- The Spatial Planning and Health Group (SPAHG) developed a checklist, '*Steps to Healthy Planning: Proposals for Action*' (June 2011), which has been utilised in order to provide scope and structure to the consideration of potential effects. This has been supplemented by additional criteria derived from the *Mental Well-being Impact Assessment (MWIA) Toolkit* (National MWIA Collaborative, May 2011) and *People Outcomes* (Cambridge City Council et al, June 2008), see 2.3.3 below. The combined checklist is shown at Appendix A and is discussed below;

### 2.4 CONSIDERATION OF POTENTIAL EFFECTS

2.4.1 The SPAHG Checklist considers the following topics.

- Mix of land use;
- Street layout and connectivity and active travel;
- Access to public and other services;
- Safety and security;
- Open and green space;
- Affordable and energy efficient housing;
- Food access;
- Air quality and noise;
- Access to Employment; and
- Social capital (from the Mental Health Checklist).

2.4.2 Cross cutting questions from the Mental Health Checklist or other criteria that do not fit in the above areas are also discussed. The questions from the Mental Health Checklist are:

- Will the proposal have an impact on or take into consideration the physical health of the communities likely to be affected?

- Does the proposal recognise the relationship between mental health and physical health?
- A sense of control e.g. setting and pursuit of goals, ability to shape own circumstances

2.4.3 The consideration of effects against each of the areas identified in the SPAHG checklist includes the nature of the potential effect, who is affected, assumed mitigation and recommendations for further avoidance and/or mitigation measures. Assumed mitigation refers to those factors that can reasonably be taken into account when potential effects are being identified and includes planning policy that applies to the development.

2.4.4 As noted above, the Council’s HIA SPD utilises People Outcomes set out in the report ‘Building Communities that are Healthy and Well in Cambridgeshire (Cambridge City Council et al, June 2008). These have been incorporated into the assessment framework at Appendix A.

2.4.5 The People Outcomes are:

- I can meet up with the people I know (PO1);
- I can meet new people (PO2);
- I can have a say in how things are run around here (PO3);
- I can run things around here (PO4);
- I can easily get the information I need for health, leisure, transport, housing, education, environment etc. (PO5); and
- I know who to go to for help with (PO6).

2.4.6 This report relies on other reports that are required as part of the planning application and the technical work that underpins that work:

■ Planning Supporting Statement (Terence O’Rourke Ltd, February 2012a)	■ Energy Statement (Richard Hodgkinson Consultancy, February 2012);
■ Design and Access Statement (Terence O’Rourke Ltd, February 2012b)	■ Sustainability Statement (Terence O’Rourke Ltd, February 2012c);
■ Environmental Statement and Parameter Plans (Terence O’Rourke Ltd and WSP, February 2012);	■ Strategic Utility Report (WSP, February 2012c);
■ Construction Management Strategy (WSP, February 2012a));	■ Water Conservation Strategy (WSP, February 2012d).
■ Waste Management Strategy (WSP February 2012b);	

## 2.5 AREA OF CONCERN AND ZONE OF INFLUENCE

2.5.1 The related concepts of an area of concern and zone of influence are important in undertaking any HIA related work. The scope and breadth of the health policy agenda is broad (the zone of concern), while a development project of this nature can address many issues that fall within the agenda there are other aspects that fall outside its influence. New developments can help provide the opportunity for walking and cycling but it is up to individuals to take advantage of such opportunities. A development can contribute to the provision of buildings for accommodating new health facilities, on – site or through financial contributions or a combination of the two but it will be up to service providers to decide if and how such facilities are used.

## 2.6 INVOLVING STAKEHOLDERS

2.6.1 The approach and scope of the assessment has been discussed and agreed with the Local Planning Authority and Primary Care Trust, with members of both organisations also participating in a workshop held at South Cambridgeshire District Council’s (SCDC’s) offices in December 2011 with the consultant team responsible for preparing this report and the applicants also represented. The purpose of the workshop was to identify key issues that the application and wider scheme should address. The workshop was structured around the SPAHG checklist. The workshop was also used to discuss the evidence base for this report and the level of detail it should go into. It was

agreed that the level of detail would be commensurate with the level of detail entered into within other documents, for example the Environmental Statement.

## 2.7 THE POLICY CONTEXT

2.7.1 The policy context for HIA of a development of this nature is provided by a range of documents at the national, regional and local levels and these are summarised in the schedule over the page. At the local level the Adopted Core Strategy (SCDC, January 2007), Development Control Policies DPD (SCDC, July 2007) and Northstowe Area Action Plan (SCDC, July 2007) provide detailed policy guidance. Relevant documents are listed below. A full review of these documents is provided in **Appendix B**.

2.7.2 Compliance with planning policy is discussed in the Planning Supporting Statement. The principle of development at Northstowe is long established. In November 2000, Regional Planning Guidance for East Anglia (RPG6) confirmed the need for a new settlement to serve the growth of the Cambridge sub Region. Northstowe new town was subsequently identified for the development of 8,000 – 10,000 dwellings in the adopted Cambridge and Peterborough Structure Plan (October 2007) and the East of England Plan (May 2008). It is also allocated within the South Cambridgeshire Core Strategy and an Area Action Plan (NAAP) was adopted by SCDC in July 2007. The NAAP provides the primary policy framework for the development of the town and comprises a number of individual policies to guide development. The planning policy framework for Northstowe is a comprehensive one and relevant policies have informed both the proposed development and this HIA.

2.7.3 The review of the policy context also considers topics that are relevant to the HIA, including noise and air quality and the control measures, standards and objectives that are relevant. Regard has been had to such considerations in undertaking this HIA.

National Policy - Health
Department of Health, <i>NHS 2010-2015 from good to great</i> , HMSO, 2009
Department of Health, <i>Equity and Excellence, Liberating the NHS</i> , HMSO 2010
Department of Health, <i>Revision to the Operating Framework for the NHS in England, 2010/11</i> HMSO, 2010
Department of Health, <i>A New Approach to Public Health</i> , Speech by Andrew Lansley, available at: <a href="http://www.dh.gov.uk/en/MediaCentre/Speeches/DH_117280">http://www.dh.gov.uk/en/MediaCentre/Speeches/DH_117280</a> , 2010
Department of Health, <i>Healthy lives, healthy people: our strategy for public health in England</i> , available at: <a href="http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_121941">http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_121941</a> , 2010
National Policy - Planning
Communities and Local Government, <i>Draft National Planning Policy Framework</i> , CLG, 2011
Office of the Deputy Prime Minister, <i>Planning Policy Statement 1 (PPS1): Delivering Sustainable Development</i> , ODPM, 2005
Communities and Local Government, <i>Planning Policy Statement 3 (PPS3): Housing</i> , CLG, 2011
Communities and Local Government, <i>Planning Policy Statement 4 (PPS4): Planning for Sustainable Economic Growth</i> , CLG, 2009
Office of the Deputy Prime Minister, <i>Planning Policy Guidance 17 (PPG17): Planning for Open Space, Sport and Recreation</i> , ODPM, 2002
Office of the Deputy Prime Minister, <i>Planning Policy Statement 23 (PPS23): Planning and Pollution Control</i> , ODPM, 2004
Office of the Deputy Prime Minister, <i>Planning Policy Statement 25 (PPS25): Development and Flood Risk</i> , CLG, 2010

<b>National Policy – Air Quality</b>
European Parliament, <i>The European Directive on Ambient Air Quality and Cleaner Air for Europe (Directive 2008/50/EC) and associated Daughter Directive</i> , 2008
<i>The Air Quality (England) Regulations 2000 - Statutory Instrument, 2000 No.928</i>
<i>The Air Quality (England) (Amendment) Regulations 2002 - Statutory Instrument, 2002 No.3043</i>
<i>The Air Quality Standards Regulations 2010- Statutory Instrument, 2010 No. 1001</i>
<i>The Environmental Protection Act, 1990</i>
<i>The Environment Act, 1995</i>
<b>National Policy – Noise</b>
<i>Control of Pollution Act Part III, 1974</i>
<i>Environmental Protection Act, Part III, 1990</i>
<b>National Policy – Transport</b>
Department for Transport, <i>Planning Policy Guidance 13 (PPG13): Transport</i> , DfT, 2011
<b>National Policy – Poverty</b>
Communities and Local Government, <i>Decent Home: Definition and guidance for implementation</i> , CLG, 2006
Department of Energy and Climate Change, <i>Fuel Poverty Strategy</i> , DECC, 2001
Department of Education, <i>Child Poverty Strategy</i> , DoE, 2011
<b>Regional Policy - Planning</b>
East of England Regional Assembly, <i>Regional Spatial Strategy for the East of England</i> , EERA, 2008
<b>Local Policy – All topics</b>
Core Strategy, January 2007
Development Control Policies Development Plan Document, (July 2007)
Northstowe Area Action Plan, July 2007
Economic Strategy, 2010
Department of Health <i>The Health Profile for South Cambridgeshire</i> , HMSO, June 2011
Cambridgeshire County Council, <i>Joint Strategic Needs Assessments Phase 4 Summary</i> , 2010

# 3 HIA RESULTS

## 3.1 INTRODUCTION

3.1.1 This section sets out the results of the assessment of the proposed development using the SPAHG Checklist. It also integrates questions from the Mental Health Checklist and People Outcomes as discussed in Section 2 of this report. As a reminder the Checklist considers the following topics (see **Appendix A** for the full checklist, associated questions and People Outcomes):

- Mix of land use
- Street layout and connectivity and active travel
- Access to public and other services
- Safety and security
- Open and green space
- Affordable and energy efficient housing
- Food access
- Air quality and noise
- Access to Employment
- Social capital (from the Mental Health Checklist)

3.1.2 As discussed in Section 2 of this report, questions from the Mental Health Checklist that do not sit within the SPAHG checklist are considered at the end of the section.

3.1.3 Where appropriate – recommendations are set out under each of the above topics under relevant questions and are repeated at the end of each topic. These include recommendations that came out of the HIA workshop referred to in Section 2 of this report. It begins by providing the preliminary information required by SCDC's SPD on HIA relating to the proposed development; namely a description of the site, a description of the project and the aims of the project.

## 3.2 SITE DESCRIPTION

3.2.1 The 122 hectare (ha) application site is broadly located to the north east of Longstanton, immediately to the west of the Cambridgeshire Guided Busway (CGB). It is approximately 10km to the north west of Cambridge.

3.2.2 The site, as identified by the planning application 'red line' comprises two separate areas: the primary development site that will accommodate the proposed dwellings, employment land, facilities and open space; and the Hatton's Road attenuation ponds area. These ponds will be provided early to help alleviate existing drainage problems and their excavation will provide 'fill' material for the primary development site in association with raising ground levels to provide suitable drainage across the primary development site.

3.2.3 The 97ha primary development site currently comprises:

- The golf course site, including several engineered ponds and a number of fen drains that drain surface water from the course;
- Agricultural fields;
- Several hedgerows run along the fen drains;
- Trees associated with the landscaping of the golf course;
- An area of marshy grassland in the south west; and
- Three public rights of way in the western part of the site.

3.2.4 The Hatton's Road attenuation ponds area (25ha) lies adjacent to the B1050 Hattons Road, to the south west of Longstanton and north of New Close Farm. It is in arable agricultural use. Longstanton Brook runs through the west of the area.

3.2.5 The primary development site is bordered to the north and east by the Longstanton Park & Ride and the route of the CGB, beyond which are fields, and to the south by the remainder of the wider Northstowe site, including an area of fields to the north of Rampton Road and the former Oakington Immigration Centre, barracks and airfield. The village of Longstanton forms the western site boundary.

3.2.6 The Hatton’s Road attenuation ponds area is bordered to the west by the B1050 and to the east, south and north by agricultural fields.

3.2.7 Existing agricultural land to the north west of the primary development site (approximately 58 ha) is identified in the Northstowe Area Action Plan (NAAP) (July, 2007) as strategic reserve land to form part of Northstowe. The settlement of Willingham lies to the north east, Rampton lies to the east and Oakington to the south.

### 3.3 DESCRIPTION OF THE PROJECT

3.3.1 The proposed development comprises:

<ul style="list-style-type: none"> <li>■ Up to 1,500 new homes, a proportion of which will be affordable (up to a maximum of 35% subject to a joint viability assessment)</li> </ul>	<ul style="list-style-type: none"> <li>■ Sports hub which could include:               <ul style="list-style-type: none"> <li>– A senior football pitch</li> <li>– Two junior football pitches</li> <li>– Two mini football pitches</li> <li>– A senior rugby pitch</li> <li>– An artificial turf pitch</li> <li>– An outdoor bowling green</li> <li>– A 1 no. court multi use games area (MUGA)</li> <li>– A pavilion building to include changing rooms, parking and a social space.</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>■ A 3 form entry primary school</li> </ul>	<ul style="list-style-type: none"> <li>■ Public open space, parks and play space</li> </ul>
<ul style="list-style-type: none"> <li>■ A mixed use local centre, including a community building and provision for retail, food and drink and other appropriate uses</li> </ul>	<ul style="list-style-type: none"> <li>■ Allotments and a Community Orchard</li> </ul>
<ul style="list-style-type: none"> <li>■ 5 hectares of employment</li> <li>■ The proposed indicative employment mix is as follows:               <ul style="list-style-type: none"> <li>– B1 (offices) – 50% (1.82 ha)</li> <li>– B2 (general industrial) – 40% (1.46 ha)</li> <li>– B8 (storage and distribution) – 10% (0.36 ha)</li> <li>– Household recycling centre (1.25 ha)</li> </ul> </li> <li>■ Capacity for around 500 jobs (excluding jobs associated with the local centre and primary school.)</li> </ul>	

3.3.2 A key consideration for this HIA is that the proposed development forms Phase 1 of the wider Northstowe proposals, an allocated site in the SCDC Core Strategy with its own Area Action Plan and identified in adopted regional planning policy. As a result, the assessment has taken the wider Northstowe Proposals into account where relevant, particularly in the recommendations.

3.3.3 A Development Framework Document (DFD), including a Framework Master Plan (FMP) has been prepared that refreshes the master plan for Northstowe and provides place-making principles and guidance for individual phases of development (Northstowe – A Vision Refreshed’ (Gallagher and HCA (2011))). The DFD defines the rationale and structure for Northstowe’s planning and delivery as a comprehensive development, enabling the proposed development to come forward as part of an integrated master plan.

3.3.4 The preparation of the Framework Master Plan has been informed by a review of the master plan submitted in support of the 2007 outline planning application (ref S/7006/07/O).

### 3.4 THE PRIMARY AIM OF THE PROJECT

3.4.1 The proposed development and wider Northstowe proposals fulfil a number of aims. These are encapsulated in the vision for the town included within the Development Framework Document:

*“Northstowe will be an exemplar and vibrant 21st century town with a strong local identity. It will combine the best historic characteristics of local settlements with provision for more sustainable patterns of living and lifestyle choices. Northstowe will be built to high environmental standards.”* (Gallagher and HCA (2011))

3.4.2 Clearly a key aim of the proposed development and wider proposals for Northstowe is to help provide for housing and employment needs within a sustainable new community in South Cambridgeshire.

### 3.5 DURATION OF CONSTRUCTION PHASE, OPERATION, DECOMMISSIONING

3.5.1 A 6 year construction period for the new homes is anticipated for the proposed development. It is envisaged that construction works will commence in 2014 and be completed in 2021. As the proposed development represents a new community, decommissioning is not a relevant consideration.

### 3.6 RELATIONSHIP WITH OTHER PROPOSALS

3.6.1 The proposed development needs to be seen in the context of the wider proposals for Northstowe as set out in the Development Framework Document. The wider proposals for Northstowe are for the following:

<ul style="list-style-type: none"> <li>■ Up to 10,000 dwellings</li> </ul>	<ul style="list-style-type: none"> <li>■ Open spaces including informal open space and children’s play space (approximately 138.115 ha)</li> </ul>
<ul style="list-style-type: none"> <li>■ A range of employment uses (equivalent to approximately 20 ha), including a business hub linked to the town centre to cater for office and high tech research and development firms</li> </ul>	<ul style="list-style-type: none"> <li>■ Household recycling centre, sewage treatment pumping site and electricity sub-station</li> </ul>
<ul style="list-style-type: none"> <li>■ Town and local centres comprising retail, hotel, leisure and residential uses (approximately 11.6 ha)</li> </ul>	<ul style="list-style-type: none"> <li>■ Allotments and community orchards</li> </ul>
<ul style="list-style-type: none"> <li>■ Community and health facilities</li> </ul>	<ul style="list-style-type: none"> <li>■ High levels of social infrastructure based on the principle of walkable neighbourhoods</li> </ul>
<ul style="list-style-type: none"> <li>■ Four sports hubs (equivalent to approximately 39 ha)</li> </ul>	<ul style="list-style-type: none"> <li>■ High quality public transport system serving the whole town</li> </ul>
<ul style="list-style-type: none"> <li>■ Education facilities, from nurseries to adult education, including one secondary school and seven primary schools totalling 27.4 ha</li> </ul>	<ul style="list-style-type: none"> <li>■ Use of renewable energy sources, such as micro-generation, and minimisation of energy consumption through careful design</li> </ul>
<ul style="list-style-type: none"> <li>■ Green separation between Longstanton and Oakington and the built development</li> </ul>	<ul style="list-style-type: none"> <li>■ High-tech communication networks</li> </ul>

3.6.2 Consideration also needs to be given to the relationship between the proposed development and the CGB. The CGB borders the north of the site and includes a parallel footpath / cycleway along its length, functioning as a traffic-free cycle route. The route runs along the northern perimeter of the site, heading east to Oakington, Histon and Cambridge, and west to Longstanton Park and Ride, Swavesey, Fen Drayton Nature Reserve, St Ives (also has a Park and Ride) and finally Huntingdon.

### 3.7 ASSESSMENT TOPIC: MIX OF LAND USES

3.7.1 The questions from the combined checklist are set out below:

Questions	Additional Criteria relating to mental health	Relevant People Outcomes
<p>Will the proposal:</p> <ul style="list-style-type: none"> <li>• Provide a diverse mix of land uses?</li> <li>• Improve the availability, affordability and quality of housing?</li> <li>• Improve water management and reduce flood risk?</li> <li>• Promote diversity?</li> </ul>	<ul style="list-style-type: none"> <li>• Will this proposal impact positively or adversely on the five key areas known to influence mental health in later life? The five main areas that influence mental health in later life are discrimination, participation, relationships, physical health and poverty.</li> <li>• Will the proposal impact differently on men and on women?</li> <li>• Will the proposal impact differentially on different ethnic groups, including refugees, asylum seekers and newly arrived communities?</li> <li>• How will the proposal impact on people in different social positions? Will it reinforce or reduce inequalities?</li> <li>• Will the proposal reinforce or reduce inequalities and discrimination experienced by people with disabilities?</li> <li>• Will the proposal have an impact or take into consideration any of the following groups:               <ul style="list-style-type: none"> <li>○ Looked after children</li> <li>○ People with long term conditions</li> <li>○ People in residential settings</li> <li>○ Carers</li> <li>○ People experiencing violence or abuse</li> <li>○ People in the criminal justice system</li> <li>○ Ex-offenders</li> <li>○ Others?</li> </ul> </li> <li>• Will the proposal impact differently on gay men, lesbians, bisexuals and transgender peoples?</li> </ul>	<p>PO5</p>

3.7.2 The questions from the checklist under the topic of ‘mix of land use’ cover a wide range of issues, including the promotion of diversity. Additional criteria relating to mental health and the promotion of equality (and avoidance of inequality) are also discussed here because of the link to diversity. The questions from the checklist are discussed in turn below.

[Will the proposed development provide a diverse mix of land uses?](#)

**3.7.3 The proposed development will provide a diverse mix of land uses. The mix of land uses to be provided at Northstowe will be diverse as they have been established through the Core Strategy, Development Control Policies and NAAP DPDs as described in Appendix B of this report.**

3.7.4 The vision for Northstowe is set out above at paragraph 3.4.1. The vision reflects the Cambridgeshire Quality Charter for Growth, which promotes the planned growth of sustainable and vibrant new communities in accordance with four themes: Community; Climate; Connectivity; and Character (Cambridgeshire Horizons, September 2011).

3.7.5 The master plan is based on the creation of walkable environments, with excellent access to the local centre, primary school, community facilities and employment area for existing and new residents via a network of greenways.

3.7.6 A particular feature of the proposed development is that it is designed to provide a viable neighbourhood, whilst at the same time ensuring that later phases and key infrastructure, including the proposed secondary school, can be provided. Ensuring that the proposed development provides a viable neighbourhood is important as it reduces the risk of adverse impacts on health associated with any potential delays in the delivery of key infrastructure, for example local shops and the primary school.

3.7.7 It can therefore be concluded that the proposed development provides a diverse mix of land uses.

### Will the proposed development improve the availability, affordability and quality of housing?

**3.7.1 Northstowe will improve the availability, affordability and quality of housing. Northstowe is allocated within the Local Development Framework as a location for a new community because it will substantially improve the availability, affordability and quality of housing. The proposed development is an important first step in achieving this, delivering up to 1,500 new homes.**

3.7.2 SCDC's Annual Monitoring Report (December 2010) confirms that:

*"...the availability of housing that is affordable and accessible to those in need in South Cambridgeshire is a major and growing issue."*

3.7.3 The proposed development will provide up to 1,500 dwellings (a proportion of which will be affordable housing) in a mix of tenure types. It will include a range of housing types and sizes including terraced, semi-detached and detached houses. There is also potential for provision of retirement accommodation for the elderly or other supported housing.

3.7.4 Up to 35% of the housing will be affordable housing comprising of intermediate and low cost housing, affordable rent and social rented accommodation. It will help in meeting the needs of all sectors of the community, including key workers. A proportion of the homes will also be built to meet Lifetime Homes Mobility Standards. The precise proportion and mix will be subject to negotiation with SCDC during the planning application determination process. Further details in relation to the delivery of affordable housing are included within the Affordable Housing Statement included as an appendix to the planning supporting statement (Terence O'Rourke Ltd. February 2012a).

3.7.5 It is anticipated that all the housing will be constructed to meet Code for Sustainable Homes Level 4. (in accordance with the requirements of any amended Building Regulations (2013 and 2016), should these be introduced, and any subsequent amendments to take account of the Government's final decision on low/zero carbon requirements and the scope for off-site allowable solutions). It is anticipated that future changes to the building regulations will mean the quality of the housing built at Northstowe will be a step change compared to existing housing.

### Will the proposed development improve water management and reduce flood risk?

**3.7.6 The proposed development contributes positively to the management of water and reducing flood risk. A sustainable drainage system is provided for the proposed development that forms part of a system for the new town as a whole. The drainage system will address future flood risk, avoid any significant impact on water quality and will seek to reduce water consumption through the implementation of a Water Conservation Strategy (WSP February 2012d).** Paragraphs 3.7.9 to 3.7.21 below provides further explanation of how the proposals improve water management and reduce flood risk.

3.7.7 In the UK the main health risks associated with flooding are impacts on mental health and fatalities caused by drowning. Two case study areas affected by flooding in England found a higher association with mental health than physical health (Fewtrell and Kay, 2008).

3.7.8 The report, *Vulnerability to Heat Waves and Drought: Adaptation to Climate Change*, warns that an estimated four million households in the UK are already "water poor" and the situation is likely to worsen. The water poverty threshold in the UK has been defined as 3 per cent of household annual expenditure, by which definition there may be up to 4 million households in the UK that are water poor (Joseph Rowntree Foundation, 2011).

### Reducing Flood Risk

3.7.9 The Environment Agency indicates that the primary development site is largely located within Flood Zone 1 (low probability of flooding). Part of the site (approximately 30% of the proposed development) falls within a Flood Zone 3 (high probability of flooding) however this is based on an undefended scenario. Flood protection exists nearby at The Cottenham Lode and Beck Brook (Environmental Statement, Chapter 11).

3.7.10 Historically, the Longstanton Brook/Swavesey watercourses have caused flooding within the villages of Longstanton and Oakington. However, the Northstowe drainage strategy will provide flood attenuation areas on these watercourses upstream of Oakington and Longstanton (attenuation is only being provided for Longstanton as a part of the proposed development) by holding back peak flood flows and mitigating this existing flooding risk. This drainage system will operate independently of Northstowe's (Planning Supporting Statement, February 2012a).

3.7.11 Although the current planning application relates only to the proposed development, the drainage strategy has been designed for the wider Northstowe proposals and is recognised as an exemplar scheme that manages water for the benefit of the wider area (Planning Supporting Statement, February 2012a).

3.7.12 For the wider Northstowe proposals, the general principle is to reduce flood risk by holding back surface water in attenuation areas (water parks) located around the edge of the town. The eastern water park (the first half of which is being delivered as part of the proposed development) provides primary attenuation areas and a significant amenity and forms part of the green infrastructure for the town. Its drainage function is designed to have sufficient capacity to cope with requirements for holding back surface water. The water park is designed to have enough capacity for subsequent storms allowing time for the water park to drain down. The water is to be pumped using two pumping stations via culverts under the CGB into the existing drainage channels of Cottenham Lode/Beck Brook to the east. These pumping stations will be controlled via a telemetry system and only pump when the rivers are not in flood.

3.7.13 A key principle is to re-profile the land so that there is natural drainage across the site. The proposed development also includes the provision of off-site flood attenuation ponds on land to the east of Hattons Road and a water park in the south eastern corner of the main development site (the eastern park). Land needs to be raised to above the flood levels in the Beck Brook to drain the town. The newly created attenuation areas require large excavations to enable the floodwater to be held back. These works have been planned to ensure that there is a balance across Northstowe and it is anticipated that no material will be imported or exported to or from the site.

3.7.14 The natural strata underlying the primary development site comprise River Terrace Deposits (sands and gravel with variable clay content). These are classified by the EA as a Secondary aquifer. There is hydraulic continuity between the groundwater and surface water. The site does not lie on any Source Protection Zones (Environmental Statement, Chapter 10).

3.7.15 Water will be a defining feature of the public realm, providing a strong sense of place and enriching the quality of the streetscape. The sustainable drainage system comprising large attenuation basins that are permanently wet and a series of greenways with open channels permeate the development form. A linear water park is part of the strategy for the whole of Northstowe and the first half will be delivered on the eastern edge of the proposed development. The network of open water features will also provide extensive recreational and ecological benefits (Planning Supporting Statement, February 2012a).

#### *Water Consumption*

3.7.16 Cambridge Water supplies the potable water for the area around Northstowe. The Water Resources Management Plan for Cambridge Water states that the company has a current healthy supply-demand balance and anticipates being able to meet demand until at least 2035, with no plans for major investment in additional resources required (Environmental Statement, Chapter 11).

3.7.17 Whilst the local water companies have confirmed that they can supply the development with water and treat and dispose of the sewage, the Joint promoters of Northstowe are keen to minimise the impact of the proposed development on local water resources (Planning Supporting Statement, February 2012a).

3.7.18 As set out in the Water Conservation Strategy (WSP, February 2012d) submitted in support of the application, the proposed residential elements of the development will achieve Code for Sustainable Homes Level 4, including a water demand of 105 litres per person per day or less.

3.7.19 The strategy for commercial buildings will be to provide a 33% to 50% reduction in demand over typical baseline figures for such buildings, achieved through the implementation of demand reduction measures, such as low flow taps, dual flush toilets and low consumption / water free urinals, and rainwater harvesting. The school should aim for similar reductions.

3.7.20 The Water Conservation Strategy sets out the measures to achieve the objective of reducing water consumption. The measures include:

- Water demand reduction through demand minimisation and reuse;
- Sustainable drainage systems (SUDS) in order to treat surface water runoff and provide ecology and amenity benefits; and

- An aspiration to instil the need to save water into the minds of the residents of Northstowe and surrounding areas as part of a wider living sustainable strategy for the site.

3.7.21 In addition, in order to contribute towards meeting wider aspirational objectives Northstowe seeks to:

- Introduce pilot projects in parts of the proposed development designed to monitor, control and appraise technologies such as rainwater harvesting and grey water systems in order to understand how they are used, their reliability and the true sustainable benefit they present;
- Provide a mechanism for local and regional projects to educate the end users about the importance of saving water and the benefits it can bring to the region; and
- Work with the water companies to reduce water demand throughout the region and building on the education of residents through retrofitting existing dwellings with water saving features such as flow restrictors at taps and cistern capacity reduction.

*Will the proposed development promote diversity?*

**3.7.22 The proposed development promotes diversity by ensuring an appropriate mix of homes that will be attractive and financially accessible to a range of people, an appropriate range of services and facilities and employment opportunities.**

3.7.23 The predicted increase in population arising from the proposed development has been calculated (Cambridge Econometrics, 2007 updated 2011). The proposed development will have an estimated population of 4,089 people.

3.7.24 The new population is initially likely to have a higher proportion of young adults and children than the wider Longstanton and South Cambridgeshire population. However, the characteristics of Northstowe's population will change over time to become more like those of South Cambridgeshire as a whole. Any change to the area's average age structure and household composition is therefore likely to be temporary.

*Additional Criteria from the Mental Health Checklist*

*Will this proposal impact positively or adversely on the five key areas known to influence mental health in later life?*

3.7.25 The five main areas that influence mental health in later life are:

- Discrimination;
- Participation;
- Relationships;
- Physical health; and
- Poverty.

3.7.26 These are discussed in turn below.

Discrimination

3.7.27 There are nine protected categories associated with equality:

- Age;
- Disability;
- Gender reassignment;
- Marriage and civil partnerships;
- Pregnancy and maternity;
- Race;
- Religion and belief; and
- Sex and sexual orientation

**3.7.28 Subject to overall scheme viability, the proposed development could help provide the environment for avoiding discrimination.** It could do this by:

- Providing flexible and adaptable community buildings that are capable of meeting the health and wider community needs of a range of categories, e.g. places of worship etc. including those set out above;
- Providing a range of housing, in terms of price and size that will be attractive and accessible to a range of categories;
- Ensuring that affordable housing is tenure blind (i.e. indistinguishable from market housing);
- Providing a proportion of flexible and adaptable homes, including homes that incorporate Building for Life Standards ( a national scheme now run by the Design Council) and Lifetime Homes (an assessment tool administered by the Foundation for Lifetime Homes and Neighbourhoods);
- Providing safe neighbourhoods through the use of ‘Secured by Design Principles’; and
- Ensuring that local facilities and services are accessible to all.

3.7.29 From a review of the Design and Access Statement and other supporting documents for the proposed development application and the framework master plan for the wider scheme, it is considered that the design principles for the proposed development already encapsulate many of the principles set out above. The recommendation below highlights potential gaps that could be addressed in later planning applications.

**Recommendation:** A proportion of new homes should incorporate Building for Life Standards and Lifetime Homes standards.

**Recommendation:** Detailed designs should incorporate ‘Secured by Design Principles.’

#### Participation

**3.7.30 The proposed development can contribute to participation by providing places for people to meet and the NAAP (SCDC July 2007) recognises the importance of facilities being available for first occupants.**

3.7.31 Other possible initiatives include resident information packs and a community development officer, the latter is identified in the NAAP.

3.7.32 Proposals for involving people in the governance of Northstowe also need to be evolved as they will impact on the ability of people to participate. There will be scope to involve residents in the management of open spaces and other facilities.

**Recommendation:** The scope for measures to enable and facilitate participation should be kept under review by SCDC and other stakeholders as the proposed development and wider new town develops – possibilities include the involvement of residents in the management of allotments, orchards and other green infrastructure.

#### Relationships

3.7.33 Factors that influence individual and collective capacity to build and maintain relationships include transport, design of public space, work/life balance, access to green, open spaces, informal labour markets and opportunities for collective organisation and action (MWIA 2011).

**3.7.34 The proposed development will help to maintain and nurture relationships by:**

- Providing a range of housing – that meets a range of needs and provides the potential for extended family to live close to one another;
- Providing for educational needs within the community, including the provision of Primary education;

- Providing the physical conditions that allow health, education and other services to be delivered in an integrated way – so as to provide the potential for good relationships between service providers;
- Providing buildings that can be used for community use;
- Providing a range of open spaces (see discussion below under physical health);
- Providing accessible public transport;
- Providing opportunities for home working and the opportunity for people to live and work within the same area; and
- Providing the opportunity to access facilities and services by foot and bicycle.

**Recommendation:** Informal labour markets can help build relationships (MWIA 2011). SCDC should consider the potential for setting up an informal labour market in Northstowe, based on, for example, Time Banks.

3.7.35 Timebanking is a means of exchange used to organise people and organisations around a purpose, where time is the principal currency. For every hour participants ‘deposit’ in a timebank, perhaps by giving practical help and support to others, they are able to ‘withdraw’ equivalent support in time when they themselves are in need (Timebanking.org).

#### Physical health

3.7.36 Physical health in South Cambridgeshire is discussed in Section 3.10 of this report. The health of people in South Cambridgeshire is generally better than the England average. Relevant priorities include meeting the needs of an ageing population and ensuring access to services (Department of Health, June 2011).

3.7.37 One study found that populations exposed to the greenest environments (parks, woodlands, open spaces) had 25% lower all cause death rates and 30% lower circulatory disease death rates compared to those in areas with low green environment after controlling for deprivation (Mitchell, R. and Popham, F, 2008).

**3.7.38 The Planning Supporting Statement identifies the following features of the proposed development that will help to promote physical health** ((Terence O’Rourke Ltd. February 2012a)

3.7.39 The proposed development will provide significant green infrastructure (30% of the primary development site), including:

- Over 6 ha of formal sports provision and associated infrastructure;
- Approx. 23 ha of additional public open space including parks / play space and a network of footpaths and cycleways;
- Water bodies of approximately 5.2 ha including a water park, providing a recreational, ecological and drainage resource;
- 1.57 ha of allotments;
- Significant areas of enhanced ecological environment to enable a rich diversity of habitats to flourish;
- Provision of a network of footpaths and cycleways; and
- Provision of walkable neighbourhoods, with the majority of dwellings with 600m of a local centre or the town centre (once completed).

3.7.40 Excellent sports provision will be part of the proposed development for the benefit of existing and new communities alike. The western sports hub will make available a range of sport facilities set within an attractive landscape. A number of allotments and a community orchard will all promote a healthy lifestyle and aid community cohesion (Terence O’Rourke Ltd, February 2012b).

3.7.41 A range of other factors contribute to physical health and these are discussed elsewhere in this section, they include factors like housing, noise and air quality (Boyce and Patel, 2009).

## Poverty

3.7.42 The Department of Communities and Local Government calculates local measures of deprivation to form the Index of Multiple Deprivation (IMD). Deprivation within this index includes measures relating to income deprivation, but also adds the following:

- Employment deprivation;
- Health deprivation and disability;
- Education skills and training deprivation;
- Barriers to housing and services;
- Living environment deprivation; and
- Crime.

3.7.43 In 2011 South Cambridgeshire was ranked 321 out of 326 local authorities in terms of the incidence of poverty. The Draft Child Poverty Strategy for Cambridgeshire, 2011 identifies a range of measures for addressing poverty throughout the County; recommendations that are relevant to South Cambridgeshire are as follows:

- There is a need to focus on working with lone parent families, particularly in South Cambridgeshire and in Huntingdonshire;
- Families with younger children are more at risk of living in poverty, requiring a greater focus on early intervention, particularly in the early years; and
- Improved communication between service providers is needed to provide particular support to families in receipt of income-related incapacity benefits, especially to lone parents.

3.7.44 South Cambridgeshire has the highest proportion of children in poverty from lone parent families (76%) and the second highest proportion of people in the County living in poverty that are in work (27%).

3.7.45 A series of key principles for the provision of public services in the context of growth in the County have already been identified (Cambridgeshire County Council, 2010). A number of these key principles will help address or mitigate poverty. They include:

- Services should be planned to be available to meet the needs of the first residents and to provide for the changing needs of the village/town/community as it develops;
- The Council and its partners should maximise opportunities for co-location of community services in a single building or a group of adjacent / nearby buildings. One of the drivers for this approach is to help provide an integrated response to issues like poverty; and
- Provision of services should be planned around the needs of children, young people up to age of 25 for those with learning disabilities and difficulties, and their families and their type and level should be evidence-based.

3.7.46 The above is only a snap-shot of the desired approach to service provision but it demonstrates the willingness of service providers to anticipate and address issues associated with growth in the County, including Northstowe new town.

**3.7.47 The proposed development can contribute to tackling poverty for example by:**

- Providing a mix of dwellings – including social housing;
- Providing good transport links, including the CGB;
- Providing adaptable/multi use buildings that are capable of accommodating a range of services;
- Providing opportunities for employment; and
- Providing opportunities to access community facilities on foot and by bicycle.

3.7.48 Since the population of the proposed development, and eventually Northstowe a whole, will reflect the population of South Cambridgeshire it is likely that some of the population will experience poverty.

3.7.49 Service providers in the County are committed to ensuring that services meet the needs of all residents, including those experiencing poverty. The proposed development will also go some way to helping to tackle poverty, although the underlying causes cannot be influenced by the development.

**Recommendation:** Access to financial services was identified as an issue in the Child Poverty Strategy – SCDC and the County Council could consider the feasibility of setting up a Credit Union for Northstowe or the wider area.

#### Will the proposed development impact differently on men and on women?

3.7.50 In 2003 the Royal Town Planning Institute published '*Gender Equality and Plan Making*' (Reeves and Sheridan, 2003). This includes a Gender Mainstreaming Toolkit designed to enable the impacts of land-use policies and developments to be examined. Key facts that were highlighted included:

- 29% of women and 17% of men alter their behaviour due to a fear of crime;
- More women than men use public transport to get to work;
- Twice as many women as men are responsible for escorting the children to school;
- Almost three times as many men as women cycle to work;
- 60% of office workers are women;
- 80% of public transport users are female; and
- 30% of women have daytime use of a car.

#### 3.7.51 Key factors that should benefit both genders include:

- The proposed development has been designed to be a viable community in its own right, with appropriate services and facilities;
- Providing a range of employment space should encourage a range of employment opportunities, including opportunities for part – time working and office based work; and
- Providing a mix of uses close together will enable a number of linked journeys to be made.

**Recommendation:** Use of the RTPi's Gender Mainstreaming Toolkit in the future consideration of proposals at Northstowe should be discussed with the Local Planning Authority

#### Will the proposed development impact differentially on different ethnic groups, including refugees, asylum seekers and newly arrived communities?

3.7.52 Impact on these groups will depend on factors outside the control of the Joint promoters, for example policy in relation to accommodation of refugees and asylum seekers.

3.7.53 Service providers are committed to ensuring that service provision is as good as anywhere else in South Cambridgeshire (Cambridgeshire County Council, December 2012). The proposed development has been designed to be a viable community providing an appropriate mix of community facilities, buildings that are designed to be flexible in their use etc., the CGB is already operational and will provide access to higher order services, employment and other facilities.

#### 3.7.54 The proposed development should not therefore impact differently on the groups identified above.

#### How will the proposed development impact on people in different social positions? Will it reinforce or reduce inequalities?

3.7.55 This question is closely related to the question addressed earlier in relation to poverty (3.7.42 to 3.7.49 above discusses this). Service providers are committed to ensuring that service provision is as good as anywhere else in South Cambridgeshire. The proposed development has been designed to be a viable community providing an

appropriate mix of community facilities etc., the CGB is already operational and will provide access to higher order services, employment and other facilities. **The proposed development should not therefore reinforce inequalities.**

[Will the proposed development reinforce or reduce inequalities and discrimination experienced by people with disabilities?](#)

3.7.56 *Planning and access for disabled people: a good practice guide* (DCLG, 2006b) seeks to encourage inclusive design and access. About 20% of the population in the UK have a disability. Older people, families with children under the age of five, carers and the friends and relatives who accompany people with disabilities will also benefit from inclusive design. The guide identifies the factors that influence inclusivity as:

- The location of the building on the plot;
- The gradient of the plot;
- The relationship of adjoining buildings; and
- The transport infrastructure.

**3.7.57 The proposed development seeks to promote inclusive design through the provision of a mixed-use development, with the majority of homes within 600m of a local centre or the town centre and ensuring that car parking provision includes an allowance for disabled parking.**

3.7.58 Compliance with Building Regulations (H.M. Government 2010) will also help ensure that individual buildings are built to appropriate standards. It will be important to ensure that public transport is accessible with drop off and disabled parking facilities also provided if appropriate.

3.7.59 The issues relating to inclusive design identified above will need to be taken into account as more detailed planning applications are prepared.

**Recommendation:** Detailed proposals should be informed by access considerations

(See also the earlier recommendation in this report in relation to the use of Building for Life Standards and Lifetime Homes standards.)

[Will the proposed development have an impact or take into consideration any of the following groups:](#)

- Looked after children;
- People with long term conditions;
- People in residential settings;
- Carers;
- People experiencing violence or abuse;
- People in the criminal justice system;
- Ex-offenders; and
- Others?

3.7.60 **The proposals will potentially include residential elderly care** (Terence O'Rourke Ltd. February 2012a). The proposals do not explicitly make provision for any of the other groups listed but the comments made earlier about the commitment of service providers and provision of community facilities as part of phase one are also relevant here.

[Will the proposed development impact differently on gay men, lesbians, bisexuals and transgender peoples?](#)

3.7.61 The proposals do not explicitly make provision for any of the other groups listed but the comments made earlier about the commitment of service providers and provision of community facilities as part of the proposed development are also relevant here.

## Mix of land uses – Conclusions and Recommendations

3.7.62 This is a broad category. **The proposed development provides an appropriate mix of land uses and is designed to provide a viable neighbourhood, whilst at the same time ensuring that later phases and key infrastructure, including the proposed Secondary School, can be provided.** Ensuring that the proposed development provides a viable neighbourhood is important as it reduces the risk of adverse impacts on health associated with any potential delays in the delivery of key infrastructure, for example local shops and the primary school.

3.7.63 The proposed development will:

- Provide up to 1,500 dwellings (a proportion of which will be affordable housing) in a mix of tenure types; a range of house types will be provided. It can therefore be concluded that the proposed development will improve the availability, affordability and quality of housing;
- Contribute to the management of flood risk for the benefit of the town and wider area and seeks to reduce water consumption;
- Help promote diversity by ensuring an appropriate mix of homes that will be attractive and financially accessible to a range of people, an appropriate range of services and facilities and employment opportunities;
- Contribute to meeting societal needs by providing flexible and adaptable community buildings that are capable of meeting the health and wider community needs of a range of categories;
- Providing the opportunity to live and work in the neighbourhood/town;
- Providing good quality public transport links;
- Ensuring that local facilities and services are accessible to all; and
- Providing a range of open spaces.

Service providers will also have a key role in ensuring that the health, education and other needs of residents are met in an integrated way. There is a clear understanding of this (Cambridgeshire County Council, December 2011).

### Summary of Recommendations: Mix of Land Uses

- A proportion of new homes should incorporate Building for Life Standards and Lifetime Homes standards.
- Detailed designs should incorporate ‘Secured by Design Principles.’
- The scope for measures to enable and facilitate participation should be kept under review by SCDC and other stakeholders as the proposed development and wider new town develops possibilities include the involvement of residents in the management of allotments, orchards and other green infrastructure.
- Informal labour markets can help build relationships (MWIA 2011). SCDC should consider the potential for setting up an informal labour market in Northstowe, based on, for example, trading of time or local currency.
- Access to financial services was identified as an issue in the Child Poverty Strategy – SCDC and the County Council could consider the feasibility of setting up a Credit Union for Northstowe or the wider area.
- Use of the RTPI’s Gender Mainstreaming Toolkit in the future consideration of proposals at Northstowe should be discussed with the Local Planning Authority
- Detailed proposals should be informed by access considerations

### 3.8 STREET LAYOUT AND CONNECTIVITY AND ACTIVE TRAVEL

3.8.1 The questions from the checklist are set out below:

Questions	Additional Criteria relating to mental health	Relevant People Outcomes
<p>Will the proposal:</p> <ul style="list-style-type: none"> <li>■ Enhance neighbourhood attractiveness, layout and design?</li> <li>■ Improve walkability and cyclability?</li> <li>■ Promote physically active travel (such as walking and cycling) and general levels of physical activity?</li> <li>■ Limit traffic speeds and traffic noise, and make the street environment safer and more pleasant for walking and cycling and community interaction?</li> <li>■ Reduce or avoid steady flows of traffic preventing communal use of the street on streets where people live?</li> </ul>	No additional criteria identified	PO1, PO2, PO5, PO6

[Will the proposed development enhance neighbourhood attractiveness, layout and design?](#)

#### 3.8.2 The proposed development will provide enhanced neighbourhood attractiveness, layout and design.

3.8.3 The Planning and Supporting Statement (Terence O'Rourke Ltd. February 2012a) identifies a series of key design principles that have shaped the proposed development, and Framework Master Plan that are relevant to this question, these are summarised below:

##### A legible network of streets encouraging travel by bus, bike or foot

3.8.4 The proposed development is aligned along the primary street route with a strong sequence of public spaces to aid legibility. A dedicated busway (with a commuter cycleway alongside) will branch off the CGB and bring primary public transport through the centre of the proposed development in the future bringing a rapid transport system to the heart of the new community. In the interim, direct bus only access has been provided to the existing CGB station at Longstanton P&R. Activities, building heights and densities are concentrated along the key routes.

##### A development form that is characteristic of Cambridgeshire towns

3.8.5 The gridded street pattern in the centre becoming more organic on the development edge reflects local settlement patterns and allows for a more responsive and sensitive edge to the countryside and the settlement of Longstanton. A grid allows for strong connections with the surroundings, and easy and direct access for pedestrians and cyclists to key facilities.

##### A vibrant local centre and self-contained community

3.8.6 The local centre will sit adjacent to the B1050, becoming a prominent and striking new gateway for Northstowe. Significantly, its positioning here will maximise the potential for new shops and business to become established as early as possible, benefiting from passing trade and visibility from the B1050. A mix of commercial,

employment and community uses in this locality will profit from the accessibility and economic viability from passing trade afforded by the B1050, Longstanton P&R and the CGB. This strong mix of uses will also ensure lively public spaces, active both day and night.

#### Water as a defining feature

3.8.7 Water will be a defining feature of the public realm, providing a strong sense of place and enriching the quality of the streetscape. The sustainable drainage system comprising large attenuation basins that are permanently wet and a series of greenways with open channels permeate the development form. A linear water park is part of the strategy for the whole of Northstowe and the first half will be delivered on the eastern edge of Phase 1. The network of open water features will also provide extensive recreational and ecological benefits.

#### A strong green framework

3.8.8 A strong landscape is created with a rich hierarchy of interconnected public spaces and public parks, based upon the grain of the land and incorporating existing site assets. A mosaic of habitats and green space is focused around water. Treed streets and greenways will be a defining feature and help provide windbreaks, shading in summer months and variety through the seasons.

#### Primary school at the heart of the development

3.8.9 The primary school's central location within the proposed development will encourage families to cycle and walk to school. The school building is located next to one of the key greenways within the development and will benefit from attractive and direct connections with the sports hub and local centre.

#### An active lifestyle and healthy living

3.8.10 Excellent sports provision will be part of Phase 1 for the benefit of existing and new communities alike. The western sports hub will make available a range of sport facilities set within an attractive landscape. Allotments and a community orchard and community gardens will all help to promote a healthy lifestyle and aid community cohesion.

#### Innovation in addressing climate change

3.8.11 A combination of energy efficient development solutions, high quality public transport, a mixed use centre and employment zone, innovative technology and communications systems, a network of landscape and water features and a household recycling centre will make Phase 1 an exemplar in sustainability.

#### Will the proposed development improve walkability and cyclability?

3.8.12 Regular, moderate physical activity can help prevent or reduce the impact of most avoidable chronic diseases. Physical activity does not need to be vigorous to achieve health benefits, thus walking and cycling are key factors in reducing obesity levels. Overt exercise '*accounts for a very small proportion of total energy expenditure and is likely to play only a minor role in preventing obesity*' (Butland et al. 2007)

#### **3.8.13 The Design and Access Statement highlights how the proposed development will help improve walkability and cyclability by:**

- Creating a walkable neighbourhood for the proposed development and the wider scheme;
- Prioritising walking, cycling and buses on traffic calmed streets;
- Supporting the preparation of Travel Plans;
- Adopting a block structure, based upon a loose grid, provides direct walking and cycling routes; and
- Linking to the CGB which provides walking and cycling facilities for both work and leisure purposes. Most stops include covered, well lit and monitored cycle parking facilities.

**Recommendation:** A recommendation from the HIA workshop was that the CGB facilities at Northstowe should include secure parking for cycles (note this recommendation does not relate to phase 1 – it relates to the wider proposals). -

Will the proposed development promote physically active travel (such as walking and cycling) and general levels of physical activity?

**3.8.14 The proposed development and framework master plan will help create an environment that enables active travel and physical activity.**

3.8.15 Poorly designed transport networks can harm health by creating environments where inactivity is encouraged, creating 'obesogenic' environments. An obesogenic environment is the '*sum of the influences that the surroundings, opportunities or conditions of life have on promoting obesity in individuals and populations*' (Swinburn and Egger 2002). Evidence shows we travel much more by car than we used to. The distance travelled by cars (including light vans and taxis) rose from 388 billion passenger kilometres in 1980 to 689 billion in 2007, a 78% increase (Department of Transport 2008). Travel by car is increasing everywhere, for both short and long journeys.

3.8.16 The measures to promote walking and cycling are discussed above. Physical activity will also be encouraged through the provision of sports facilities and formal and informal green infrastructure, including allotments.

Will the proposed development limit traffic speeds and traffic noise, and make the street environment safer and more pleasant for walking and cycling and community interaction?

3.8.17 This question is addressed below in the context of both the construction and operational phases. **An insignificant adverse effect associated with increased Heavy Goods Vehicle Movements is anticipated on the A14 and primary roads during the construction phase.**

**3.8.18 During the operational phase a clear hierarchy of streets, design speeds of between 30 and 20 mph within the proposed development and noise mitigation should limit traffic speeds, noise and make the street environment within the proposed development safer and more pleasant.**

3.8.19 •There were 1,900 people killed and 24,430 killed or seriously injured (KSI), in reported road accidents in Great Britain in the year ending September 2011 (Department for Transport 2012). Inappropriate speed contributes to around 14% of all injury collisions, 15% of crashes resulting in a serious injury and 24% of collisions which result in a death and are recorded by the police (RoSPA 2011).

3.8.20 The accident rates in the area are generally below national trends with elevated casualty levels on and near congested roads such as the A14 (ES chapter 7).

#### *Construction phase*

3.8.21 The Construction Management Strategy (WSP, February 2012a) for the Northstowe development outlines a series of obligations to minimise the environmental impacts of construction traffic. This includes the use of principal routes and avoiding peak periods for the movement of Heavy Goods Vehicles. There should therefore be no residual effects on the rural roads around the site. There is likely to be an increase in construction traffic on the A14 and primary roads into the site in the short term. (ES chapter 7).

#### *Operational phase*

3.8.22 A clear hierarchy of streets is proposed reflecting key movement routes and the distribution of land uses. The design speed of the dedicated busway will be 30mph. The primary streets, along which local buses will run, will also be classified as 30mph, although speeds will be reduced to 20mph through a combination of traffic calming measures at important locations such as primary schools or public squares. Secondary streets will be traffic calmed and designated so as to provide safe and direct pedestrian and cycle routes. The network as a whole will achieve high levels of connectivity and legibility.

3.8.23 The Noise chapter for the ES (chapter 9) considers issues around noise for new properties. The proposed residential area at 10 metres from the B1050 is exposed to road traffic noise levels in NEC C of PPG 24. The proposed residential area at 10 metres from the primary site access road is exposed to noise levels in NEC B and at 50 metres from the CGB the site is exposed to noise levels in NEC A.

3.8.24 Mitigation will need to be considered at the detailed design stage but the Noise chapter for the ES identifies the following as appropriate:

- Where feasible, the orientation of the dwellings should be considered so that their angle of view to the noise sources is minimised;

- The internal layout of the dwellings should be considered so that, where possible, habitable room windows do not overlook the B1050 or the primary internal road;
- A 1.5 metre high roadside barrier would result in noise levels from the B1050 being reduced to NEC B and the noise levels from the primary internal road being reduced to NEC A; and
- Ensuring that windows provide sufficient sound reduction.

3.8.25 The Noise Chapter for the ES also considers the potential for traffic noise to impact on the proposed primary school. The following mitigation is identified to reduce the potential for such impacts:

- Outdoor teaching areas should be located to the rear of the proposed buildings such that they are screened from the road;
- The internal layout of the school should not place teaching rooms in elevations fronting the primary internal road; and
- Ensuring that windows provide sufficient sound reduction.

#### Reduce or avoid steady flows of traffic preventing communal use of the street on streets where people live?

3.8.26 The Transport Chapter for the ES (chapter 7) considers issues around severance. Severance can be physical or a perceived separation within a geographic area. It is described in the *Design Manual for Roads and Bridges* (DMRB, Highways Agency November 2011) as:

*“The separation of residents from facilities and services they use within their community caused by new or improved roads or by changes in traffic flows”.*

3.8.27 Where crossings take account of desire lines, the DMRB suggests that the severance effects can reduce by up to 90%.

3.8.28 The Transport Chapter identifies the B1050 Station Road as a key location in terms of potential severance. Impact on other roads, when compared to the baseline is negligible.

3.8.29 **The proposals will alter the streetscape of the B1050 through the provision of development, where a series of pedestrian crossings will be provided to link development east and west of Station Road. This will provide a positive impact in terms of severance and pedestrian / cycle amenity.** Based on the DMRB the provision of a crossing can reduce severance by up to 90%. The Transport Chapter of the ES (Chapter 7) concludes that as traffic flows are marginally above the moderate threshold it would be reasonable to conclude the residual effect will be to reduce severance on Station Road.

#### Street layout and connectivity and active travel – conclusions and recommendations

3.8.30 A series of key design principles have shaped the proposed development and framework master plan that are relevant to this topic. These include the creation of legible networks of streets based on a gridded street pattern, encouraging travel by bus, bike or foot and the creation of a self - contained community.

3.8.31 A clear hierarchy of streets is proposed reflecting key movement routes and the distribution of land uses. The design speed of the dedicated busway will be 30mph. The primary streets, along which local buses will run, will also be classified as 30mph, although speeds will be reduced to 20mph through a combination of traffic calming measures at important locations such as primary schools or public squares. Secondary streets will be traffic calmed and designated so as to provide safe and direct pedestrian and cycle routes. The network as a whole will achieve high levels of connectivity and legibility.

3.8.32 The impacts of traffic noise have been considered; whilst these are a matter for more detailed design the Environmental Statement has put forward potential mitigation measures for affected residential areas.

3.8.33 The issue of severance has also been considered. The proposed development will alter the streetscape of the B1050 through the provision of development, where a series of pedestrian crossings will be provided to link development east and west of Station Road. This will provide a positive impact in terms of severance and pedestrian / cycle amenity.

**Summary of Recommendations: Street layout, connectivity and active travel**

The CGB facilities at Northstowe should include secure parking for cycles (note this recommendation does not relate to phase 1 – it relates to the wider proposals)

**3.9 ACCESS TO PUBLIC AND OTHER SERVICES**

3.9.1 The questions from the checklist are set out below:

Questions*	Additional Criteria relating to mental health**	Relevant People Outcomes (see key below table)***
<p>Will the proposal:</p> <ul style="list-style-type: none"> <li>■ Improve access to health care, education, employment, leisure facilities, and social, cultural and sporting facilities?</li> </ul> <p>Increase access to services for marginalized groups?</p>	<ul style="list-style-type: none"> <li>■ Will this proposal enhance or diminish support for parents and families through pregnancy, childbirth and first years of life?</li> <li>■ Will this proposal enhance or diminish feelings of security, significance, belonging and connection in young people?</li> <li>■ Knowledge skills and resources to make healthy choices e.g. understanding what makes us healthy and being able to make choices</li> <li>■ Will the proposal have an impact on or take into consideration any of the settings mentioned?               <ul style="list-style-type: none"> <li>○ Schools</li> <li>○ Workplace</li> <li>○ Neighbourhoods</li> <li>○ Prisons</li> <li>○ Hospitals</li> <li>○ Primary Care</li> <li>○ Others</li> </ul> </li> </ul> <p>Arts and creativity e.g. expression, fun, laughter and play</p>	<p>PO1, PO2, PO5, PO6</p>

Will the proposed development improve access to health care, education, employment, leisure facilities, and social, cultural and sporting facilities?

3.9.2 As previously stated, the proposed development has been designed to be a viable community.

**Recommendation:** A recommendation from the HIA workshop was that public transport should be available as soon as practicable and feasible after the first occupancies in order to help ensure access to facilities.

**Recommendation:** A recommendation from the HIA workshop was that adequate parking should be provided to avoid parking on streets.

**Recommendation:** Courtyard parking should be avoided in residential areas, in order to assist with access to cars for those with mobility problems.

**Recommendation:** Consideration should be given to the need for drop off facilities for the CGB to avoid issues

associated with vehicle circulation (note this recommendation does not relate to phase 1 – it relates to the wider proposals)

### *Health care*

3.9.3 The provision of health care facilities has been considered by the Primary Care Trust and other stakeholders. The current proposal is that GP provision is met within existing facilities at Longstanton. Existing dentists within 5km of Longstanton are also accepting new NHS patients (ES chapter 12).

3.9.4 Homes will include broadband connectivity and this provides the potential for accessing appropriate care and medical advice from home – ‘telemedicine’.

### *Education*

3.9.5 A three-form entry primary school will more than meet the primary school needs of the population within the proposed development. The site will also be used for community uses. A financial contribution towards the provision of secondary school education for the proposed development will be included within the planning obligation or by the payment of a tariff, roof tax or other payment method. The secondary school will be provided on land immediately to the south of the proposed development. Interim secondary education will be provided within the primary school during the early years making use of the spare capacity within this site, prior to the secondary school being completed (Terence O’Rourke Ltd. February 2012a).

### *Employment*

3.9.6 5 ha of employment land are proposed on the northern edge of the site, adjacent to the B1050 and Longstanton P&R site in accordance with policy NS/8 of the NAAP. Its location adjacent to the B1050 will facilitate early delivery. The area will provide a mix of employment (within use classes B1, B2 and B8) for the existing community and residents of the new development.

3.9.7 It is envisaged that this area could provide employment for approximately 500 people. Additional employment will also be provided by other development on the site including the primary school and local centre.

### *Leisure, social, cultural and sporting facilities*

3.9.8 Opportunities for the co-location and joint provision of community services, facilities, leisure, arts and culture facilities have been identified. Public art will also be provided. The range of potential sporting facilities to be provided on site is extensive and is considered at paragraph 3.3.1 of this report.

### *Will the proposed development increase access to services for marginalized groups?*

3.9.9 Issues around potentially marginalized groups are considered at paragraphs 3.7.27 to 3.7.32 and 3.7.41 to 3.7.48 of this report.

### **3.9.10 The proposed development will create the conditions for enabling marginalized groups to access services by:**

- **Providing up to 1,500 dwellings (a proportion of which will be affordable housing) in a mix of tenure types; a range of house types will be provided, helping to ensure that the needs of people can be met;**
- **Helping promote diversity by ensuring an appropriate mix of homes that will be attractive and financially accessible to a range of people, an appropriate range of services and facilities and employment opportunities;**
- **Contributing to meeting societal needs by providing flexible and adaptable community buildings that are capable of meeting the health and wider community needs of a range of categories;**
- **Providing the opportunity to live and work in the neighbourhood/town;**
- **Providing good quality public transport links;**
- **Ensuring that local facilities and services are accessible to all; and**
- **Providing a range of open spaces.**

Service providers will also have a key role in ensuring that the health, education and other needs of residents are met in an integrated way. There is a clear understanding of this (Cambridgeshire County Council, December 2011).

[Additional Criteria from the Mental Health Checklist](#)

3.9.11 It is considered that the criteria set out in the checklist are adequately integrated into the answers above.

[Access to Public and Other Services - Conclusions and Recommendations](#)

3.9.12 It can be concluded that the proposed development will enable access to public and other services, through the provision of an appropriate mix of uses within the development and good quality public transport links to access higher order services.

**Summary of Recommendations: Access to Public and Other Services**

It is recommended that public transport provision is available as soon as practicable and feasible after the first occupation of dwellings.

Adequate parking should be provided to avoid parking on streets.

Courtyard parking should be avoided in residential areas, in order to assist with access to cars for those with mobility problems.

Consideration should be given to the need for drop off facilities for the CGB to avoid issues associated with vehicle circulation (note this recommendation does not relate to phase 1 – it relates to the wider proposals)

**3.10 SAFETY AND SECURITY**

3.10.1 The questions from the checklist are set out below:

Questions*	Additional Criteria relating to mental health**	Relevant People Outcomes (see key below table)***
Will the proposal: <ul style="list-style-type: none"> <li>■ Increase the resilience of the area to the potential impacts of climate change?</li> <li>■ Reduce crime and fear of crime?</li> </ul>	<ul style="list-style-type: none"> <li>■ Local democracy e.g. devolved power, voting, community panels</li> </ul> Maintaining independence e.g. support to live at home, care for self and family	PO5

[Will the proposed development increase the resilience of the area to the potential impacts of climate change?](#)

3.10.2 **A range of design measures have been integrated into the proposed development to ensure not only that it mitigates against greenhouse gas emissions but also that will be adaptable to a changing climate.**

3.10.3 The main impacts of climate change are anticipated to be (Greater London Authority 2005):

- Warmer, wetter winters;
- Hotter, drier summers;
- Extreme rainfall events may happen twice as often by the 2080s;
- Rising sea levels;
- Possible intensification of the urban heat island effect; and
- Possible higher wind speeds.

3.10.4 Potential health impacts associated with climate change in the UK include (Parliamentary Office of Science and Technology September, 2004):

- Higher temperatures in summer could cause an estimated 10,000 extra cases of salmonella infection per year;
- Water-borne disease – climate change might increase levels of cryptosporidium and campylobacter in water;
- Secure sanitation systems should safeguard supplies of drinking water, but possible contamination of storm-water outflows could carry disease into basements and nearby rivers, affecting the health of residents and river users;
- Storms – any increase in the frequency of severe winter storms could lead to an increase in personal injuries from flying debris and falling trees; and
- Air pollution - a reduction in the cold, calm winter weather associated with winter air pollution episodes together with reduced emissions of key pollutants including particles, oxides of nitrogen and sulphur dioxide could lead to a reduction (up to 50%) in the adverse health effects of winter air pollution. A small overall increase in the number of summer ozone episodes coupled with a longer-term increase in background levels of ozone could cause a rise in the number of premature deaths.

3.10.5 Issues around flood risk and measures to mitigate it are outlined at paragraphs 4.7.17 to 4.7.21 above. The drainage strategy has been designed for Northstowe new town as a whole and is recognised as an exemplar scheme that manages water for the benefit of the wider area (WSP February 2012d).

3.10.6 Measures to reduce water consumption are considered in the same section of this report. Water management is only one aspect of ensuring resilience to the impact of climate change. The Sustainability Statement (Terence O'Rourke Ltd. *Sustainability Statement*, February 2012c) notes that proposed green areas and trees will facilitate localised cooling through evapotranspiration, which will reduce the potential urban heat island effect. Other potential issues are set out in a checklist that the Sustainable Development Round Table for the East of England helped devise (Greater London Authority, November 2005):

- The layout of new development should balance the benefits of minimising heat loss in winter with the risk of excessive solar gain during the summer (the Energy Statement and Sustainability Statement acknowledge this);
- The foundation design used for new properties will have to allow for the increased risk of subsidence caused by the potential for shrinkage of clay soils;
- Ensure developments can withstand increased wind speeds;
- Adoption of appropriate thermal mass for the intended use and occupancy; and
- Heat gain could be reduced by more thermally reflective surfaces (high albedo), especially roofs.

**Recommendation:** Future detailed planning applications should take account of any updated information about climate change risk

#### Will the proposed development reduce crime and fear of crime?

3.10.7 One Scottish study after controlling for a range of socio-demographic characteristics found that 'feeling unsafe' increased the likelihood of poor health by 40% and those who liked their neighbourhood because it was well maintained, was landscaped and had nice open spaces were more likely to engage in healthy behaviour such as walking and were less likely to smoke (Parkes and Kearns, 2004).

3.10.8 The block structure for the proposed development is based upon a loose grid and provides direct walking and cycling routes; these routes are overlooked and at key public spaces (Terence O'Rourke Ltd, February 2012b).

3.10.9 See earlier recommendation in relation to the use of 'Secured by Design Principles' for detailed planning applications at paragraph 3.7.28.

Additional Criteria from the Mental Health Checklist

Local democracy e.g. devolved power, voting, community panels

3.10.10 The arrangements for governance are not known at this stage and fall outside of the control of the Joint promoters. There is some overlap between this criterion and ‘participation’ discussed above.

3.10.11 The recommendation that the scope for measures to enable and facilitate participation should be kept under review by SCDC and other stakeholders as the proposed development and wider new town develops is also relevant here.

Maintaining independence e.g. support to live at home, care for self and family

3.10.12 Service providers are clearly seeking to ensure that the level of service experienced by new residents will be the same as that experienced by others in the County.

3.10.13 The earlier recommendation relating to the use of Building for Life and Lifetime Home standards is relevant here.

Safety and Security – Conclusions

3.10.14 The key points in relation to safety and security are:

- The detailed design stage provides the opportunity to ensure that climate change adaptation measures are incorporated into future development;
- ‘Secured by Design’ Principles can be incorporated into future development to help reduce fear of crime; and
- Building for Life and Lifetime Home standards can help support care in the home.

**Summary of Recommendations: Safety and Security**  
 Future detailed planning applications should take account of any updated information about climate change risk

**3.11 OPEN AND GREEN SPACE**

3.11.1 The questions from the checklist are set out below:

Questions	Additional Criteria from the Checklist for Mental Health	Relevant People Outcomes (see key below table) **
Will the proposal: <ul style="list-style-type: none"> <li>■ Provide open spaces and a green infrastructure (such as tree planting in urban areas)?</li> <li>■ Preserve and enhance existing green infrastructure, for example with green roofs, green security, planted areas, living walls?</li> </ul>	No additional criteria identified	

Will the proposed development provide open spaces and a green infrastructure (such as tree planting in urban areas)?

**3.11.2 Significant areas of green space are included as part of the proposed development. These are outlined in paragraph 3.7.38 above. They include formal and informal spaces and a major water park.**

Will the proposed development preserve and enhance existing green infrastructure, for example with green roofs, green security, planted areas, living walls?

3.11.3 **Existing green infrastructure will be enhanced where possible.** Table 4.4 of the Landscape Chapter of the Environmental Statement provides an inventory of existing trees and hedgerows and whether or not they will be retained.

There is potential for new development to incorporate green roofs and living walls but this is a matter for later planning applications (SCDC SPD on Biodiversity, Adopted July 2009).

**Recommendation:** Green roofs and living walls should be incorporated into detailed proposals where practicable.

#### Open Space and green space – conclusions

3.11.4 Key points in relation to open space and green space are:

- Significant areas of green space are proposed as part of the development;
- Existing green infrastructure will be enhanced where possible; and
- There is potential for new development to incorporate green roofs and living walls.

**Summary of Recommendations:** Open Space and Green Space

Green roofs and living walls should be incorporated into detailed proposals where practicable.

### AFFORDABLE AND ENERGY EFFICIENT HOUSING

3.11.5 The questions from the checklist are set out below:

Questions	Additional Criteria from Mental Health Checklist	Relevant People Outcomes (see key below table) **
Will the proposal: <ul style="list-style-type: none"> <li>■ Reduce energy use?</li> <li>■ Help the development of practices and/or technologies that are low-carbon or carbon neutral?</li> <li>■ Reduce fuel poverty?</li> </ul>	No additional criteria identified	PO5, PO6

#### Will the proposed development reduce energy use?

3.11.6 **The Energy Statement (Richard Hodkinson Consultancy, February 2012) demonstrates how the proposed development will reduce energy use.** Dwellings will be designed to meet the requirements of Code for Sustainable Homes Level 4 and will accord with any amended standards for carbon emissions and energy use introduced in future versions of the Building Regulations and the Code. All non-residential buildings will be built to BREEAM 'Very Good' standards.

3.11.7 At the detailed design stage an appropriate site layout, dwelling orientations and internal layouts will be used to take advantage of solar gain in the winter. This will be balanced with the need to reduce the risk of excessive summer solar gain. It is not proposed to provide any mechanical cooling in the dwellings. Where appropriate, solar control glazing will be installed to reduce solar heat gains in summer. The proposed green areas and trees will facilitate localised cooling through evapotranspiration, which will reduce the potential urban heat island effect.

3.11.8 Other proposed energy efficiency measures include high levels of insulation for walls, glazing, roofs and floors, high efficiency gas boilers and enhanced heating controls, reduced air leakage and maximising the use of energy efficient lighting. It is proposed to meet in full the fabric energy efficiency requirements that are expected to be put in place by the 2013 and 2016 Building Regulations. The latter is to be the 'zero carbon home' standard, so will represent an exemplar strategy in terms of energy efficiency.

3.11.9 The provision of good quality public transport links and walking and cycling will also help reduce transport related energy use. In consultation with others, Gallagher will prepare and fund an energy awareness campaign to promote energy savings for residents and businesses at Northstowe.

[Will the proposed development help the development of practices and/or technologies that are low-carbon or carbon neutral?](#)

3.11.10 **The proposed development will contribute to the adoption of low carbon technologies.** The Energy Statement identifies that an individual dwellings strategy for renewable energy generation, for example through solar hot water or solar electric photovoltaic panels, is likely to be most appropriate for the proposed development, given its relatively low density. The appropriateness of using local district heating systems for the non-residential areas will be investigated on a building-by-building basis at the detailed design stage. It is envisaged that these measures will enable the proposed development to exceed the 10% renewable energy policy requirement set out in South Cambridgeshire District Council’s adopted Development Control Policies Development Plan Document (2007), and move towards the 20% requirement indicated in the NAAP.

3.11.11 The proposed development will therefore contribute to the adoption of low carbon technologies.

[Will the proposed development reduce fuel poverty?](#)

3.11.12 Fuel poverty is discussed at paragraph 3.7.6 of this report. In 2010 an estimated 9% of households in South Cambridgeshire experienced fuel poverty (DECC 2010, local authority statistics available on line).

3.11.13 The price of fuel is clearly outside the influence of the applicant but **the measures outlined above in relation to energy efficient homes and reduced energy consumption could help contribute towards the elevation of fuel poverty by reducing consumption and therefore expenditure.**

[Affordable and energy efficient housing – conclusions](#)

3.11.14 The proposed development will contribute to the provision of affordable and energy efficient housing by:

- Meeting the requirements of Code for Sustainable Homes Level 4 and any amended standards for carbon emissions and energy use introduced in future versions of the Building Regulations and the Code;
- Future reserved matters planning applications will also seek to ensure that the layout of housing optimises the potential for solar gain in the winter;
- In consultation with others, Gallagher will prepare and fund an energy awareness campaign to promote energy savings for residents and businesses at Northstowe;
- Incorporating renewable energy proposals into new dwellings such as solar hot water or solar electric photovoltaic panels, with the potential for local district heating for non – residential areas. These measures will enable the proposed development to exceed the 10% renewable energy policy requirement set out in South Cambridgeshire District Council’s adopted Development Control Policies Development Plan Document (2007), and move towards the 20% requirement indicated in the NAAP; and
- The proposals will help reduce fuel poverty by providing energy efficient homes and opportunities to reduce energy consumption.

**Summary of Recommendations: Affordable and Energy Efficient Housing**

No recommendations identified.

**3.12 FOOD ACCESS**

3.12.1 The questions from the checklist are set out below:

Questions	Additional Criteria from Mental Health Checklist	Relevant People Outcomes (see key below table) **
Will the proposal: <ul style="list-style-type: none"> <li>■ Improve the location of food production and availability of</li> </ul>	No additional criteria identified	PO5

<p>local food outlets to meet local needs?</p> <ul style="list-style-type: none"> <li>■ Improve opportunities for growing local produce such as allotments?</li> <li>■ Provide for the control of outlets for unhealthy food?</li> </ul>		
--	--	--

Will the proposed development improve the location of food production and availability of local food outlets to meet local needs?

**3.12.2 The proposed development is not anticipated to impact significantly on food production and will provide facilities to help meet local needs.**

3.12.3 A local centre strategy and retail needs assessment (incorporating a retail capacity assessment) has been undertaken to ensure that the local centre is viable in the long term. A ground floor retail area of approximately 1,500sqm is proposed. It is envisaged that this can provide for a single local convenience store and three smaller retail units (Terence O'Rourke Ltd. February 2012a).

3.12.4 In addition there is potential for the provision of a further 450sqm of floorspace for other commercial / retail / leisure / food and drink / community / health and other appropriate uses (see also comments at paragraph 4.13.9 about the importance of supermarkets and access to healthy food).

Will the proposed development improve opportunities for growing local produce such as allotments?

**3.12.5 The proposed development will improve opportunities for growing local produce.** Green separation is achieved between the proposed development and Longstanton through provision of an area of open land between 70m at the northern end, adjacent to the B1050 roundabout and 290m at the southern end to be used as strategic open space, including formal recreation and sports provision and allotments/community orchard (Terence O'Rourke Ltd. February 2012a).

3.12.6 Although not formal policy, SCDC has also suggested that 0.4ha of allotment provision per 1,000 population should be incorporated within the proposed development, this equates to 1.57 ha of land which will be provided for the allotments/community orchard within the proposed development.

3.12.7 The location of the allotments has been reviewed in the wider context of the proposed development and agreed with SCDC officers.

Will the proposed development provide for the control of outlets for unhealthy food?

**3.12.8 The proposed development includes food retail facilities that should allow choice in terms of the food people can buy locally. Measures to control other outlets are discussed below.**

3.12.9 Over-consumption of energy-dense foods can lead to obesity and malnutrition. According to the Government Office for Science's report, '*Tackling Obesities: Future Choices – Project Report*' (2007), food purchased from fast-food outlets and restaurants are up to 65 per cent more "energy-dense" than the average diet. A longitudinal study conducted in America and cited by Foresight found a relationship between frequency of consumption of food from fast-food restaurants in American girls (aged 8-18) and the development of obesity (Government Office for Science, 2007).

3.12.10 A study (Rose and Richards, 2004) cited by the Foresight Review found a positive association between proximity to supermarkets and fruit and vegetable intake among low income households. While research from 2010 (Zenk et al, 2010) found that low-income neighbourhoods have significantly poorer access to supermarkets. Low income groups are also more likely to consume 'energy-dense' foods (e.g. pizzas, processed meats and fast-foods) than higher income groups (Food Standards Agency, 2007).

3.12.11 There is evidence to suggest that concentration of fast-food outlets is higher in deprived areas. For instance, in 2005 researchers studied the location of an outlet in England and Scotland and found that, per capita, there were four times as many in the most deprived Census output areas than in the least (Foresight, 2007).

3.12.12 Levels of obesity tend to be higher in deprived areas than in wealthier areas. This has led some to propose that the creation of so-called ‘food deserts’ (areas where there is poor access to healthy and fresh foods) in deprived areas may contribute to obesity (Government Office for Science, 2007).

**Recommendation:** A recommendation from the HIA workshop was that the potential for controlling the number of hot food take-aways especially in proximity to schools should be explored.

**Recommendation:** The HIA workshop recommended that the design of the primary school takes into account the potential for including a kitchen.

### Food Access - Conclusions

3.12.13 The key points in relation to food access are:

- The proposed development provides a range of local facilities and will contribute to meeting local food needs and ensuring local choice, including access to fresh fruit and vegetables; and
- Allotments and Community Orchard provide the potential for people to grow and/or access local produce.

#### Summary of Recommendations: Food Access

The potential for controlling the number and location hot food take-aways especially in proximity to schools should be explored.

The HIA workshop also recommended that the design of the primary school takes into account the potential for including a kitchen.

## 3.13 AIR QUALITY AND NOISE

3.13.1 The questions from the checklist are set out below:

Questions	Additional Criteria from Mental Health Checklist	Relevant People Outcomes (see key below table) **
Will the proposal: <ul style="list-style-type: none"> <li>■ Enhance land, air and water quality?</li> <li>■ Enhance pollution prevention and control?</li> </ul>	No additional criteria identified	PO5

3.13.2 The questions from the checklist are discussed in turn below.

#### Will the proposed development enhance land, air and water quality?

3.13.3 **The proposed development will enhance land, air and water quality as the scheme progresses.** The three elements of this question are discussed in turn below.

#### Land

3.13.4 Current guidance on the assessment of contamination risk advocates the use of a conceptual risk assessment model in an attempt to establish the links between a hazardous source and a sensitive receptor via an exposure pathway. The concept behind this approach is that, without each of the three fundamental elements (source, pathway and receptor) being present there can be no contamination risk. Therefore, the mere presence of a contamination source at a particular site does not necessarily imply the existence of an associated risk. The conceptual source-pathway-receptor model has been used qualitatively. However, should a potential pollution linkage be identified then a quantitative risk assessment may be required and would be developed at the time of site investigation works (ES chapter 10).

3.13.5 The primary development site has historically supported open agricultural land prior to the development of Cambridge Golf Course on the central and northern areas. The site is located immediately north of the former Oakington Airfield and Barracks. The excavation and infrastructure area has supported arable farmland to the present day.

3.13.6 The following pollutant linkages have been identified at the site that represent potential risks to human health (ES chapter 10):

- Direct contact of construction workers and future site users on site with contaminated shallow soils, ingestion / inhalation of contaminated dust and inhalation of vapours in the area of the petroleum hydrocarbon hotspots, and naturally occurring arsenic levels in natural soils, as well as areas of potential localised residual impact associated with use of the site for agricultural purposes and as a golf course;
- Ingestion of produce grown in contaminated soil on site in the area of the identified petroleum hydrocarbon contamination and elevated arsenic concentrations;
- Inhalation of contaminated dust off site by adjacent site users; and
- Potential for buried unexploded ordnance.

3.13.7 The following measures are proposed to mitigate these risks:

- Supplementary ground investigation works are required to complete coverage across the golf course and to delineate known contamination hotspots. The results of the investigation will be used to complete an appropriate risk assessment. Should the risk assessment indicate that any significant contamination is present on the site, a Remediation Strategy will be required to set out the methodology for dealing with the contamination;
- Demolition asbestos surveys will be required prior to the demolition of all buildings on the site. Appropriate measures to remove asbestos-containing materials will need to be incorporated into the demolition process. Asbestos removal works will be undertaken by a specialist;
- The potential impacts on construction workers from any residual contamination not identified as part of the ground investigation works can be readily managed through the effective use of personal protective equipment (PPE);
- Potential for health effects due to contact with contaminants post-construction arising from the use of gardens, landscaped areas and public open space - the results of supplementary investigation works will be used to inform an appropriate risk assessment, and associated Remediation Strategy if required; and
- Ordnance surveys and related risk assessments will be completed to inform the earthworks proposed at the site. Any potential ordnance targets will be excavated by a specialist contractor to determine their presence and significance. Any ordnance will be removed or mitigated as appropriate prior to construction.

#### *Air Quality*

3.13.8 Generally for those who are young and in a good state of health, moderate air pollution levels are unlikely to have any serious short term effects. However, elevated levels of and/or long term exposure to air pollution can lead to more serious symptoms and conditions affecting human health. This mainly affects the respiratory and inflammatory systems, but can also lead to more serious conditions such as heart disease and cancer. People with lung or heart conditions may be more susceptible to the effects of air pollution (Defra website).

3.13.9 The table below shows the types of health effects experienced by the most common pollutants at elevated levels.

**Table 4.1 Pollutants and health effects**

Pollutant	Health effects at very high levels
Nitrogen Dioxide, Sulphur Dioxide, Ozone	These gases irritate the airways of the lungs, increasing the symptoms of those suffering from lung diseases
Particles	Fine particles can be carried deep into the lungs where they can cause inflammation and a worsening of heart and lung diseases
Carbon Monoxide	This gas prevents the uptake of oxygen by the blood. This can lead to a significant reduction in the supply of oxygen to the heart, particularly in people suffering from heart disease

Source: Defra, 2011

3.13.10 The ES for the proposed development has a Chapter on Air Quality. This considers the following potential significant impacts:

- Generation of dust during on-site construction activities;
- Generation of PM<sub>10</sub> during on-site construction activities;
- Emissions of NO<sub>2</sub> and PM<sub>10</sub> arising from construction traffic and plant; and
- Emissions of NO<sub>2</sub> and PM<sub>10</sub> arising from road traffic generated by the proposed development once it becomes operational.

3.13.11 The following measures are proposed to mitigate these risks (ES chapter 8):

- A Construction Management Strategy (CMS) and Construction Environmental Management Plan (CEMP) will outline a number of mitigation measures that will help to minimise the level of dust generated by on site activities, thereby reducing the potential for dust deposition in the surrounding area. The Air Quality Chapter lists relevant methods, e.g. completed earthworks to be covered or vegetated as soon as is practicable and a member of the construction team, e.g. the site manager should be identified as a point of contact for local residents;
- Use of agreed haul routes and other measures to manage impacts on air quality from construction traffic;
- Use of Travel Plans to reduce traffic and related impacts on air quality; and
- A Low Emission Strategy (LES) has been prepared that provides a mechanism for adopting the transport measures (for all aspects of the development) that will subsequently reduce the impact of transport related emissions on local air quality and public health (for both the construction and post-construction phases). The LES has been prepared in accordance with the latest Low Emission Strategy Guidance published by DEFRA (January, 2010) and SCDC's District Design Guide Supplementary Planning Document (Appendix 4 Air Quality: Supplementary Design Guide) (March 2010).

In the future assessment years concentrations of both NO<sub>2</sub> and PM<sub>10</sub> are predicted to meet the statutory objective levels both with and without the development.

#### *Water Quality*

3.13.12 Issues associated with flood risk are considered at paragraph 4.7.17. Flood risk and water quality are interrelated because flood risk incidents can also impact on water quality. The ES has a chapter that includes consideration of potential impacts on water quality (Chapter 11 on drainage, flooding and water resources). The factors relating to water quality are:

- Effects on surface water quality due to increased sediment loading during construction;
- Effects on surface water quality due to increased sediment loading post-construction;
- Effects on groundwater from reduced recharge rates associated with the increased impermeable area on site post-construction; and
- Effects arising from the increased demand for potable water and wastewater treatment and the associated upgrade works required post – construction.

3.13.13 The following measures are proposed to mitigate these risks:

- Impacts associated with sediment loading during construction will be managed. The CEMP will outline relevant measures but these are anticipated to include Implementation of a phased temporary drainage network in line with construction phasing to prevent sediment laden surface runoff from leaving the site or entering surface water features and the cleaning of vehicle wheels prior to leaving site;
- Site surface water drainage (including roads) will be designed in accordance with best practice to prevent pollution from surface water runoff post - construction;
- The SuDS techniques will attenuate flows and promote infiltration where ground conditions allow, thus recharging the underlying aquifer and completing the natural water cycle. Although the SuDS mitigation measures will aid in increasing groundwater recharge rates, overall it is anticipated that the infiltration rates will still decrease, albeit to a relatively small effect; and
- A Water Conservation Strategy will be prepared for the site. It is anticipated that a decrease of 33% in potable water demand below baseline figures will be achieved across the site through the implementation of demand reduction (low flow taps, dual flush WCs and low consumption / water free urinals) and rainwater harvesting. In addition, the viability of grey water reuse will be assessed.

3.13.14 No significant impacts on water quality are therefore anticipated.

#### Enhance pollution prevention and control?

3.13.15 Section 4.13 has so far looked at potential issues in relation to land, air and water quality. Noise is another issue that is relevant under this question and this is considered below. Noise not only affects the quality of life, there is also emerging evidence it also directly affects health, particularly cardiovascular impacts (Defra, 2012). Chapter 9 of the ES considers the following issues associated with noise and vibration:

- Construction noise and vibration impacts on existing sensitive receptors in the area of the proposed development;
- Noise and vibration impact on sensitive receptors within the proposed development post-construction; and
- Noise and vibration impact from the proposed development on existing sensitive receptors in the area of the proposed development post construction.

3.13.16 Chapter 9 of the ES (Noise and Vibration) identifies the potential for effects (short term and insignificant) during the construction phase on new residents and some existing properties. It recommends that the following best practice measures should be integrated into the construction methodologies, where feasible, together with the additional measures set out in the Construction Management Strategy submitted in support of the application:

1. Noisy works should be conducted within the core hours (to be agreed with SCDC), whilst work outside of these hours would be inaudible at the site boundary.
2. 'Best Practicable Means' as defined in Section 72 of the Control of Pollution Act 1974 should be adopted to minimise noise.
3. Guidance given in BS 5228: 2009 Part 1 (Annex B Noise sources, remedies and their effectiveness) should be followed.
4. Best construction practices and methods should be used in executing the construction works so as to avoid or reduce noise and vibration as far as possible. Only plant that conforms to the relevant European Union noise emission standards as defined in EC Directive 86/662/EEC (and any subsequent amendments) should be used during construction of the proposed development.
5. All plant items brought to the site should be properly maintained, provided with effective silencers and operated in a manner so as to avoid causing excessive noise.

6. All items of plant operating on the site in intermittent use should be shut down in the intervening periods between uses.
7. All stationary plant should be located as far as possible from occupied dwellings as agreed with the site manager.

3.13.17 Issues associated with traffic noise are considered at paragraph 3.8.21 of this report. Mitigation includes orientation and layout of dwellings, roadside barrier adjacent to the B1050 and insulated windows. The primary school should also be orientated and designed to reduce potential noise impacts on the school.

#### Air Quality and Noise – Conclusions

3.13.18 This topic covers land and water quality, in addition to noise. The key factors are:

- Use of a Construction Management Strategy and Construction Environmental Management Plan to minimise impacts on air, land, water and noise;
- Use of Travel Plans and a Low Emission Strategy to minimise impacts on air quality associated with traffic;
- Use of Sustainable Drainage techniques to attenuate surface water run-off, water quality and re-charging of groundwater;
- Use of a Water Conservation Strategy to achieve a 33% decrease in potable water demand below baseline figures; and
- Mitigation in relation to traffic noise includes orientation and layout of dwellings, roadside barrier adjacent to the B1050 and insulated windows. The Primary School should also be orientated and designed to reduce potential noise impacts on the school.

3.13.19 Overall it is considered that the proposed development contains a range of mitigation measures (both standard and innovative) relating to air quality, land, water and noise that will avoid significant environmental impacts.

#### Summary of Recommendations: Air Quality and Noise

No recommendations identified.

### 3.14 ACCESS TO EMPLOYMENT

3.14.1 Unemployment, insecure employment and work offering low social support is associated with the likelihood of having poor health such as respiratory problems, circulatory problems and poor mental health (Wilkinson and Marmot 1998, Bartley et al. 2004). The most common primary health conditions among those on incapacity benefits are associated with mental ill-health (Black 2008).

3.14.2 The questions from the checklist are set out below:

Questions	Additional Criteria from Mental Health Checklist	Relevant People Outcomes (see key below table) **
Will the proposal: <ul style="list-style-type: none"> <li>■ Influence investment, including the creation of employment and the development of employment skills, including for vulnerable groups?</li> <li>■ Offer opportunities for training?</li> </ul>	<ul style="list-style-type: none"> <li>■ Economic security e.g. access to secure employment (paid and unpaid), good working conditions, meaningful work and volunteering opportunities.</li> <li>■ Workplace job control e.g. participation in decision making, work-life balance</li> <li>■ Sustainable local economy e.g. local skills and businesses being used to benefit local people, buying locally, using Time Banks</li> </ul>	PO5, PO6

Will the proposed development influence investment, including the creation of employment and the development of employment skills, including for vulnerable groups?

**3.14.3 The proposed development will provide access to an appropriate number of jobs in a range of sectors.** The construction phase is anticipated to provide around 200 to 250 jobs (Chapter 2 of ES)

3.14.4 Employment provision associated with the proposed development post – construction is outlined in Paragraph 4.9.6. The scope for any development to influence investment is limited. The proposed development makes available land for employment in accordance with the Core Strategy and NAAP.

3.14.5 About 666 jobs are anticipated to be created in the proposed development. A range of employment will be provided and this should help provide a range of employment opportunities and need for different skills. In time the wider proposals for Northstowe will provide further opportunities but the proposed development is designed to provide a high degree of self - containment than might otherwise be anticipated.

3.14.6 The CGB will also provide access into Cambridge and other communities, broadening employment choice.

Will the proposed development offer opportunities for training?

3.14.7 There may be potential for local training courses linked to local employers on the site but this is outside the control of the applicant.

Additional questions from the Mental Health Checklist

3.14.8 The questions from the checklist are as follows:

- Economic security e.g. access to secure employment (paid and unpaid), good working conditions, meaningful work and volunteering opportunities;
- Workplace job control e.g. participation in decision making, work-life balance; and
- Sustainable local economy e.g. local skills and businesses being used to benefit local people, buying locally, using Time Banks.

3.14.9 Many of the factors outlined above fall outside the zone of influence of development proposals. The provision of local employment opportunities could help people maintain a work – life balance but clearly this is not something development can wholly influence. The Code for Sustainable Homes also requires provision for home working, which could again help with job control and work – life balance where jobs allow this.

3.14.10 The potential for a local Time Bank was flagged up at paragraph 3.7.34 but is outside the control of the Joint promoters.

Access to Employment - Conclusions

3.14.11 The proposed development will provide access to an appropriate number of jobs in a range of sectors. There may be potential for linkages to employment and training initiatives but at the outline planning stage these cannot be assessed or quantified. The CGB provides opportunities to access employment opportunities in Cambridge.

Social capital

3.14.12 The SPAHG checklist does not have social capital as an explicit theme but the Mental Health Checklist does have relevant questions and these are set out below:

- Self-help provision e.g. information advocacy, groups, advice, support;
- Opportunities to influence decisions e.g. at home, at work or in the community;
- Opportunities for expressing views and being heard e.g. tenants groups, public meetings;
- Trust and safety e.g. belief in reliability of others and services, feeling safe where you live or work;
- Social networks and relationships e.g. contact with others through family, groups, friendships, neighbours, shared interests, work;
- Emotional support e.g. confiding relationships, provision of counselling support;

- Shared public spaces e.g. community centre, library, faith settings, café, parks, playgrounds, places to stop and chat;
- Activities that bring people together e.g. connecting with others through groups, clubs, events, shared interests;
- Practical support e.g. childcare, employment, on discharge from services;
- Ways to get involved e.g. volunteering, Time Banks, advocacy;
- Accessible and acceptable services or goods e.g. easily understood, affordable, user friendly, non-stigmatising, non-humiliating;
- Cost of participating e.g. affordable, accessible;
- Conflict resolution e.g. mediation, restorative justice; and
- Cohesive communities' e.g. mutual respect, bringing communities together.

3.14.13 Social capital refers to connections within and between communities. The London Health Commission (2002) identifies three different forms of social capital:

- 'Bonding' – ties between members of families and ethnic groups;
- 'Bridging' – relations with wider networks of friends and associates; and
- 'Linking' – hierarchical relations between different social strata.

3.14.14 The World Bank has defined the term as follows:

*"Social capital refers to the institutions, relationships, and norms that shape the quality and quantity of a society's social interactions... Social capital is not just the sum of the institutions which underpin a society – it is the glue that holds them together (The World Bank 1999).*

3.14.15 Some population groups are believed to be at particular risk of social exclusion, including black and minority ethnic groups, disabled people, lone parents, older people, carers, asylum seekers, refugees and ex-offenders (Wanless 2003).

3.14.16 The physical environment can directly influence social capital, as social networks rely on high quality, accessible spaces where people can meet to pursue their enthusiasm and form relationships. The provision of community support services and also has a direct influence, particularly for the most vulnerable members of society (Gallagher Estates and English Partnerships 2007).

3.14.17 The proposed development will help lay the foundations for developing social capital by:

- Providing flexible and adaptable community buildings that are capable of meeting the health and wider community needs of a range of categories;
- Providing a network of open spaces and traffic calmed streets where people can meet informally;
- Providing Allotments and a Community Orchard, with potential for community involvement in their management; and
- There is also the potential for contributions towards community development initiatives, e.g. a Community Development Officer.

**Summary of Recommendations:** Access to Employment

No recommendations identified.

### 3.15 ADDITIONAL QUESTIONS FROM THE MENTAL HEALTH CHECKLIST

3.15.1 The following questions from the Mental Health Checklist do not fit within the SPAHG checklist and are therefore considered below:

- Will the proposal have an impact on or take into consideration the physical health of the communities likely to be affected? Does the proposal recognise the relationship between mental health and physical health?

- A sense of control e.g. setting and pursuit of goals, ability to shape own circumstances?

3.15.2 The anticipated profile of the population at Northstowe has been identified (this is summarised in Section 2 of the ES). Other parts of this report consider potential impact on specific groups. Service providers have also given consideration to the needs of the new community and existing community, particularly in relation to impact on health facilities. This HIA will hopefully help raise awareness about the linkages between mental and physical health. Creating a sense of control for individuals is clearly not wholly within the zone of influence of a development scheme because there are so many factors that influence such a feeling. Providing an appropriate range of services and facilities that people can access together with physical links to Cambridge will help give a sense of control.

3.15.3 It is clear from a review of factors from both checklists that the proposed development and wider proposals for Northstowe new town will potentially make a positive contribution to the factors that influence mental and physical health.

### 3.16 CONCLUSIONS

3.16.1 This section has worked through a series of questions in the SPAHG Checklist and MWIA Toolkit.

3.16.2 The proposed development application, Development Framework Document and associated Framework Master Plan for the wider scheme have been produced in compliance with the Area Action Plan, other local policy, national planning policy and the Council's detailed comments.

3.16.3 Compliance with policy should help ensure that the proposed development and the wider Northstowe proposals contribute positively to factors that influence physical and mental health and avoid negative consequences.

3.16.4 A particular feature of the proposed development is that it is designed to provide a viable neighbourhood, whilst at the same time ensuring that later phases and key infrastructure, including the proposed secondary school, can be provided. Ensuring that the proposed development provides a viable neighbourhood is important as it reduces the risk of adverse impacts on health associated with any potential delays in the delivery of key infrastructure, for example local shops and the primary school.

3.16.5 This document has identified a number of detailed recommendations, which mainly relate to future stages in the development process and are designed to ensure that the good intentions set out in policy are followed through.

# 4 CONCLUSIONS AND NEXT STEPS

## 4.1 CONCLUSIONS

4.1.1 This document has examined the potential impacts on public health associated with the proposed development and wider Northstowe proposals.

4.1.2 Both the proposed development and the wider Northstowe proposals benefit from a comprehensive suite of policy documents, particularly the Area Action Plan. The suite of documents has helped to ensure that both the proposed development and wider Northstowe proposals embrace the concept of sustainable development. The detail of the proposals has also been discussed with the District Council and other stakeholders over many years.

4.1.3 The proposed development, Development Framework Document and associated Framework Master Plan for the wider Northstowe proposals have been produced in compliance with the Area Action Plan, other local policy, national planning policy and the Council's detailed comments.

4.1.4 Compliance with policy should help ensure that the proposed development application and wider Northstowe proposals contribute positively to factors that influence physical and mental health and avoid negative consequences.

4.1.5 A particular feature of the proposed development is that it is designed to provide a viable neighbourhood, whilst at the same time ensuring that later phases and key infrastructure, including the proposed Secondary School, can be provided. Ensuring that the proposed development provides a viable neighbourhood is important as it reduces the risk of adverse impacts on health associated with any potential delays in the delivery of key infrastructure, for example local shops and the primary school.

4.1.6 This document has identified a number of detailed recommendations. A number of them are relevant to the proposed development application and these have been considered in the planning and master planning work to date. A number of the recommendations relate to future stages in the development process and are designed to ensure that the policy and other requirements are followed through at the appropriate stage.

### Summary of Recommendations

#### **Mix of Land Use**

- A proportion of new homes should incorporate Building for Life Standards and Lifetime Homes standards.
- Detailed designs should incorporate 'Secured by Design Principles.'
- The scope for measures to enable and facilitate participation should be kept under review by SCDC and other stakeholders as the proposed development and wider new town develops possibilities include the involvement of residents in the management of allotments, orchards and other green infrastructure.
- Informal labour markets can help build relationships (MWIA 2011). SCDC should consider the potential for setting up an informal labour market in Northstowe, based on, for example, trading of time or local currency.
- Access to financial services was identified as an issue in the Child Poverty Strategy – SCDC and the County Council could consider the feasibility of setting up a Credit Union for Northstowe or the wider area.
- Use of the RTPI's Gender Mainstreaming Toolkit in the future consideration of proposals at Northstowe should be discussed with the Local Planning Authority
- Detailed proposals should be informed by access considerations

#### **Street layout, connectivity and active travel**

- The CGB facilities at Northstowe should include secure parking for cycles (note this recommendation does not relate to phase 1 – it relates to the wider proposals)

### **Access to Public and Other Services**

- It is recommended that public transport provision is available as soon as practicable and feasible after the first occupation of dwellings.
- Adequate parking should be provided to avoid parking on streets.
- Courtyard parking should be avoided in residential areas, in order to assist with access to cars for those with mobility problems.
- Consideration should be given to the need for drop off facilities for the CGB to avoid issues associated with vehicle circulation (note this recommendation does not relate to phase 1 – it relates to the wider proposals).

### **Safety and Security**

- Future detailed planning applications should take account of any updated information about climate change risk.

### **Open Space and Green Space**

- Green roofs and living walls should be incorporated into detailed proposals where practicable.

**Affordable and Energy Efficient Housing** - No recommendations identified.

### **Food Access**

- The potential for controlling the number and location hot food take-aways especially in proximity to schools should be explored.
- The HIA workshop also recommended that the design of the primary school takes into account the potential for including a kitchen.

**Air Quality and Noise** - No recommendations identified.

**Access to Employment** - No recommendations identified.

## **4.2 NEXT STEPS**

4.2.1 This document contains recommendations for more detailed aspects of the proposed development that will be used in the future. Phase 2 and subsequent phases of Northstowe will require separate HIAs and it is anticipated that these will be informed by, amongst other things, a review of this document and if practicable the positive and negative impacts of the proposed development.

# References

- Bartley, M., Sacker, A. and Clarke, T. (2004) *Employment status, employment conditions and limiting illness: prospective evidence from the British Household Panel Survey 1991-2001*, *Journal of Epidemiology and Community Health*, 58: 501-506.
- Black, C. (2008) *Working for a Healthier Tomorrow: Dame Carol Black's Review of the health of Britain's working age population*. London: The Stationery Office.
- Boyce, T. and Patel, S. *The Health Impact of Spatial Planning Decisions* (2009)
- Butland, B. *et al.* 'Tackling Obesities: Future Choices – Project Report', 2<sup>nd</sup> edition, *Government Office for Science*: 5. (2007)
- Cambridgeshire County Council, *the Child Poverty Strategy for Cambridgeshire (DRAFT)*. (2011)
- Cambridge City and South Cambridge South Cambridgeshire Improving Health Partnership, *Building Communities that are Healthy and Well in Cambridgeshire*, June 2008
- Cambridgeshire County Council and NHS Cambridgeshire, *Joint Strategic Needs Assessment for Cambridgeshire*, Phase 4 Summary, September 2010
- Cambridgeshire County Council, Report to Cabinet 'Delivery of Public Services for Northstowe' December 2011
- Cambridge Econometrics *Northstowe Demographic Report, 2007*  
Cambridge Econometrics *Updated Demographic Projections for Northstowe, 2011*
- DCLG, *PPS3: Housing*, 2011
- DCLG *Planning and access for disabled people: a good practice guide 2006b*
- DCLG *Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society* February, 2008
- DCLG *PPS4: Planning for Sustainable Economic Growth*, 2009
- DCLG Planning Policy Guidance 13 (PPG13): *Transport*, January 2011
- DCLG *Planning Policy Statement 25 (PPS25): Development and Flood Risk*, March 2010
- Department of Energy and Climate Change, *Fuel Poverty Strategy*, DECC, 2001  
Department for Environment, Food and Rural Affairs, *Low Emission Strategies Guidance*, 2010  
Department of Health, *NHS 2010-2015 from good to great*, HMSO, 2009
- Department of Health, *Equity and Excellence, Liberating the NHS*, HMSO 2010
- Department of Health, Revision to the Operating Framework for the NHS in England, 2010/11 HMSO, 2010b
- Department of Health, *A New Approach to Public Health*, Speech by Andrew Lansley, available at [http://www.dh.gov.uk/en/MediaCentre/Speeches/DH\\_117280](http://www.dh.gov.uk/en/MediaCentre/Speeches/DH_117280) 2010c
- Department of Health, *Health Profile – South Cambridgeshire*, June 2011
- Department for Education 'A New Approach to Child Poverty: Tackling the Causes of Disadvantage and Transforming Families' Lives' April 2011
- Department for Transport *Reported Road Casualties Great Britain: provisional estimates Q3 2011, 2012*
- Design Manual for Roads and Bridges* (Highways Agency November 2011)
- European Centre for Health Policy, WHO-Euro, *Gothenburg Consensus Paper: Health Impact Assessment, Main Concepts and Suggested Approach*, Brussels 1999

Fewtrell, L. and Kay, D. *Rainwater harvesting – an HIA of rainwater harvesting in the UK*, In: Health Impact Assessment for Sustainable Water Management. London 2008

Food Standards Agency (2007) *Low Income and Diet Survey*. Food Safety Authority, London

Fone D, Dunstan F (2006). 'Getting strategic about environment and health'. *Public Health*, 120(10), pp. 904-906.

Gallagher Estates and English Partnerships Northstowe Planning Applications, Health Impact Assessment, Ove Arup and Partners for Gallagher Estates and English Partnerships, 2007

Gallagher and HCA, *Northstowe – A Vision Refreshed*, 2011

Government Office for the East of England, *East of England Plan 2001-2021*, May 2008

Government Office for Science, *Tackling Obesity: Future Choices – Project Report*. 2<sup>nd</sup> Edition (2007)

Greater London Authority. *Adapting to Climate Change: a checklist for development. Guidance on designing development in a changing climate* (2005)

H.M. Government *The Building Regulations 2010 S.I. 2214*, 2010

Joseph Rowntree Foundation, *Vulnerability to Heat Waves and Drought: Adaptation to Climate Change*. 2011

The European Directive on Ambient Air Quality and Cleaner Air for Europe (Directive 2008/50/EC) and associated Daughter Directive

London Health Commission *Culture and Health Making the Link* 2002

Marmot M. *Status Syndrome*, Bloomsbury, London: 2004

Mitchell, R. and Popham, F. (2008) *Effect of exposure to natural environment on health inequalities: an observational population study*. *The Lancet*, 372(9650), pp.1655 – 1660. Available at: [http://www.thelancet.com/journals/lancet/article/PIIS0140-6736\(08\)61689-X/abstract](http://www.thelancet.com/journals/lancet/article/PIIS0140-6736(08)61689-X/abstract)

National Mental Health Development Unit, *Improving Mental Wellbeing through Impact Assessment* Sept 2009

National MWIA Collaborative *Mental Well-being Impact Assessment (MWIA) Toolkit* (National, May 2011)

ODPM Planning Policy Guidance 13 (PPG13): *Transport*, March 2001

ODPM, PPS17, *Planning for Open Space, Sport and Recreation*, July 2002

ODPM, *Planning Policy Statement 23 (PPS23): Planning and Pollution Control*, November 2004

ODPM, *Planning Policy Statement (PPS) 1: Delivering Sustainable Development*, 2005

Parkes A and Kearns A (2004) *The multidimensional neighbourhood and health. A cross sectional analysis of the Scottish Household Survey 2001*. CNR Paper 19. ESRC Centre for Neighbourhood Research.

Parliamentary Office of Science and Technology. *UK Health Impacts of Climate Change* (2004)

Richard Hodkinson Consultancy, *Energy Statement*, February 2012

Reeves, D and Sheridan, C. *Gender Equality and Plan Making*, 2003

Rose and Richards (2004) "Food store access and household fruit and vegetable use among participants in the US food stamp program", in *Public Health and Nutrition*, 7, pp1081-88

Royal Society for the Prevention of Accidents *Inappropriate Speed* January 2011

South Cambridgeshire District Council, *Northstowe Area Action Plan*, July 2007

South Cambridgeshire District Council, Local Development Framework, *Development Control Policies Development Plan Document*, Adopted July 2007b

South Cambridgeshire District Council Supplementary Planning Document on Biodiversity, Adopted July 2009

South Cambridgeshire District Council, *Annual Monitoring Report*, December 2010

South Cambridgeshire District Council, Local Development Framework, *District Design Guide*, Supplementary Planning Document, Adopted March 2010

South Cambridgeshire District Council, Economic Development Strategy, 2010 – 2015,

South Cambridgeshire District Council, Local Development Framework, *Health Impact Assessment, Supplementary Planning Document*, Adopted March 2011

Spatial Planning & Health Group, *Steps to Healthy Planning: Proposals for Action*, June 2011

Swinburn B. and Egger G. *Preventive strategies against weight gain and obesity*. *Obesity Reviews* 2002;3(4):289–301

Terence O'Rourke Ltd. *Planning Supporting Statement* February 2012a

Terence O'Rourke Ltd. *Design and Access Statement* February 2012b

Terence O'Rourke Ltd. *Sustainability Statement*, February 2012c

Terence O'Rourke Ltd. and WSP, *Environmental Statement and Parameter Plans* February 2012

UK Government. *Control of Pollution Act*. (1974) HMSO

UK Government, The Environmental Protection Act 1990 HMSO

UK Government, The Environment Act 1995 HMSO

UK Government, Air Quality (England) Regulations 2000 HMSO

UK Government, The Air Quality (England) Regulations 2000 - Statutory Instrument 2000 No.928 HMSO

UK Government, Air Quality (England) (Amendment) Regulations 2002 HMSO

UK Government, The Air Quality (England) (Amendment) Regulations 2002 - Statutory Instrument 2002 No.3043 HMSO

UK Government, The Air Quality Standards Regulations 2010- Statutory Instrument 2010 No. 1001 TSO

Waddell G, Burton K. *Is work good for your health and well-being?* TSO, London: 2006

Wanless D, 'Securing Good Health for the Whole Population' Population Health Trends, HM Treasury/Department of Health 2003

Wilkinson, R. and Marmot, M. (ed.) (1998) *The solid facts: social determinants of health*. Copenhagen, WHO Regional Office for Europe

World Bank *What is Social Capital?* 1999

WSP Noise Mitigation Report for Parcel A, August 2011

WSP Noise Mitigation Report for Parcel B, August 2011b

WSP, *Construction Management Strategy*, February 2012a

WSP, *Waste Management Strategy*, February 2012b

WSP, *Strategic Utility Report*, February 2012c

WSP, *Water Conservation Strategy*, February 2012d

Zenk, Schulz and Odoms-Young (2010) "How neighborhood environments contribute to obesity", in *American Journal of Nursing*, 109:7, pp61-64

#### On-line sources

Cambridgeshire Horizons, *Cambridgeshire Quality Charter for Growth* (September 2011)

[http://www.cambridgeshirehorizons.co.uk/about\\_horizons/how\\_we\\_do\\_it/quality\\_charter.aspx](http://www.cambridgeshirehorizons.co.uk/about_horizons/how_we_do_it/quality_charter.aspx) (accessed 10th January 2012)

DECC Fuel Poverty Statistics: [http://www.decc.gov.uk/en/content/cms/statistics/fuelpov\\_stats/regional/regional.aspx](http://www.decc.gov.uk/en/content/cms/statistics/fuelpov_stats/regional/regional.aspx) (accessed 10th January 2012)

DfT *Design Manual for Roads and Bridges (DMRB)* November 2011 – <http://www.dft.gov.uk/ha/standards/dmrb/> (Accessed 13<sup>th</sup> February 2012)

Defra - <http://uk-air.defra.gov.uk/air-pollution/effects> (accessed 10th January 2012)

Defra - <http://www.defra.gov.uk/environment/quality/noise/> (accessed 10th January 2012)

NHS Choices <http://www.nhs.uk/servicedirectories> (accessed 10th January 2012)

Timebanking.org <http://www.timebanking.org/about/what-is-a-timebank/> (accessed 20 February 2012)

# Appendix A Composite Checklist

Area*	Questions*	Additional Criteria relating to mental health**	Relevant People Outcomes (see key below table)***
Mix of land use	<p>Will the proposal:</p> <ul style="list-style-type: none"> <li>• Provide a diverse mix of land uses?</li> <li>• Improve the availability, affordability and quality of housing?</li> <li>• Improve water management and reduce flood risk?</li> <li>• Promote diversity?</li> </ul>	<ul style="list-style-type: none"> <li>• Will this proposal impact positively or adversely on the five key areas known to influence mental health in later life? The five main areas that influence mental health in later life are discrimination, participation, relationships, physical health and poverty.</li> <li>• Will the proposal impact differently on men and on women?</li> <li>• Will the proposal impact differentially on different ethnic groups, including refugees, asylum seekers and newly arrived communities?</li> <li>• How will the proposal impact on people in different social positions? Will it reinforce or reduce inequalities?</li> <li>• Will the proposal reinforce or reduce inequalities and discrimination experienced by people with disabilities?</li> <li>• Will the proposal have an impact or take into consideration any of the</li> </ul>	PO5

		<p>following groups:</p> <ul style="list-style-type: none"> <li>○ Looked after children</li> <li>○ People with long term conditions</li> <li>○ People in residential settings</li> <li>○ Carers</li> <li>○ People experiencing violence or abuse</li> <li>○ People in the criminal justice system</li> <li>○ Ex-offenders</li> <li>○ Others?</li> </ul> <ul style="list-style-type: none"> <li>• Will the proposal impact differently on gay men, lesbians, bisexuals and transgender peoples?</li> </ul>	
<p>Street layout and connectivity and active travel</p>	<p>Will the proposal:</p> <ul style="list-style-type: none"> <li>• Enhance neighbourhood attractiveness, layout and design?</li> <li>• Improve walkability and cyclability?</li> <li>• Promote physically active travel (such as walking and cycling) and general levels of physical activity?</li> <li>• Limit traffic speeds and traffic noise, and make the street environment safer and more pleasant for walking and cycling and community interaction?</li> <li>• Reduce or avoid steady flows of traffic</li> </ul>		<p>PO1, PO2, PO5, PO6</p>

	preventing communal use of the street on streets where people live?		
Access to public and other services	<p>Will the proposal:</p> <ul style="list-style-type: none"> <li>• Improve access to health care, education, employment, leisure facilities, and social, cultural and sporting facilities?</li> <li>• Increase access to services for marginalized groups?</li> </ul>	<ul style="list-style-type: none"> <li>• Will this proposal enhance or diminish support for parents and families through pregnancy, childbirth and first years of life?</li> <li>• Will this proposal enhance or diminish feelings of security, significance, belonging and connection in young people?</li> <li>• Knowledge skills and resources to make healthy choices e.g. understanding what makes us healthy and being able to make choices</li> <li>• Will the proposal have an impact on or take into consideration any of the settings mentioned? <ul style="list-style-type: none"> <li>○ Schools</li> <li>○ Workplace</li> <li>○ Neighbourhoods</li> <li>○ Prisons</li> <li>○ Hospitals</li> <li>○ Primary Care</li> <li>○ Others</li> </ul> </li> <li>• Arts and creativity e.g. expression, fun, laughter and play</li> </ul>	PO1, PO2, PO5, PO
Safety and security	Will the proposal:	<ul style="list-style-type: none"> <li>• Local democracy e.g. devolved power,</li> </ul>	PO5

	<ul style="list-style-type: none"> <li>• Increase the resilience of the area to the potential impacts of climate change?</li> <li>• Reduce crime and fear of crime?</li> </ul>	<p>voting, community panels</p> <ul style="list-style-type: none"> <li>• Maintaining independence e.g. support to live at home, care for self and family</li> </ul>	
Open and green space	<p>Will the proposal:</p> <ul style="list-style-type: none"> <li>• Provide open spaces and a green infrastructure (such as tree planting in urban areas)?</li> <li>• Preserve and enhance existing green infrastructure, for example with green roofs, green security, planted areas, living walls?</li> </ul>		PO1, PO2, PO5
Affordable and energy efficient housing	<p>Will the proposal:</p> <ul style="list-style-type: none"> <li>• Reduce energy use?</li> <li>• Help the development of practices and/or technologies that are low-carbon or carbon neutral?</li> <li>• Reduce fuel poverty?</li> </ul>		PO5, PO6
Food access	<p>Will the proposal:</p> <ul style="list-style-type: none"> <li>• Improve the location of food production and availability of local food outlets to meet local needs?</li> <li>• Improve opportunities for growing local produce such as allotments?</li> <li>• Provide for the control of outlets for unhealthy food?</li> </ul>		PO5
Air quality and noise	<p>Will the proposal:</p>		PO5

	<ul style="list-style-type: none"> <li>• Enhance land, air and water quality?</li> <li>• Enhance pollution prevention and control?</li> </ul>		
Access to Employment	<p>Will the proposal:</p> <ul style="list-style-type: none"> <li>• Influence investment, including the creation of employment and the development of employment skills, including for vulnerable groups?</li> <li>• Offer opportunities for training?</li> </ul>	<ul style="list-style-type: none"> <li>• Economic security e.g. access to secure employment (paid and unpaid), good working conditions, meaningful work and volunteering opportunities.</li> <li>• Workplace job control e.g. participation in decision making, work-life balance</li> <li>• Sustainable local economy e.g. local skills and businesses being used to benefit local people, buying locally, using Time Banks</li> </ul>	PO5, PO6
Social capital (from the Mental Health Checklist)	Not Applicable	<ul style="list-style-type: none"> <li>• Self-help provision e.g. information advocacy, groups, advice, support</li> <li>• Opportunities to influence decisions e.g. at home, at work or in the community</li> <li>• Opportunities for expressing views and being heard e.g. tenants groups, public meetings</li> <li>• Trust and safety e.g. belief in reliability of others and services, feeling safe where you live or work</li> <li>• Social networks and relationships e.g. contact with others through family, groups, friendships, neighbours,</li> </ul>	PO1, PO2, PO3, PO4, PO5, PO6

		<p>shared interests, work</p> <ul style="list-style-type: none"> <li>• Emotional support e.g. confiding relationships, provision of counselling support</li> <li>• Shared public spaces e.g. community centre, library, faith settings, café, parks, playgrounds, places to stop and chat</li> <li>• Activities that bring people together e.g. connecting with others through groups, clubs, events, shared interests</li> <li>• Practical support e.g. childcare, employment, on discharge from services</li> <li>• Ways to get involved e.g. volunteering, Time Banks, advocacy</li> <li>• Accessible and acceptable services or goods e.g. easily understood, affordable, user friendly, non-stigmatising, non-humiliating</li> <li>• Cost of participating e.g. affordable, accessible</li> <li>• Conflict resolution e.g. mediation, restorative justice</li> <li>• Cohesive communities e.g. mutual respect, bringing communities together</li> </ul>	
Cross cutting questions from the Mental	Not Applicable	<ul style="list-style-type: none"> <li>• Will the proposal have an impact on or</li> </ul>	

<p>Health Checklist or other criteria that do not fit in the above areas</p>		<p>take into consideration the physical health of the communities likely to be affected? Does the proposal recognise the relationship between mental health and physical health?</p> <ul style="list-style-type: none"> <li>• A sense of control e.g. setting and pursuit of goals, ability to shape own circumstances</li> </ul>	
--	--	---	--

**The People Outcomes are:**

- I can meet up with the people I know (PO1);
- I can meet new people (PO2);
- I can have a say in how things are run around here (PO3);
- I can run things around here (PO4);
- I can easily get the information I need for health, leisure, transport, housing, education, environment etc. (PO5)
- I know who to go to for help with....(PO6)

# Appendix B Policy Context

## INTRODUCTION

The policy context for HIA of a development of this nature is provided by a range of documents at the national, regional and local levels. At the local level the Adopted Core Strategy (SCDC, January 2007), Development Control Policies DPD (SCDC, July 2007) and Northstowe Area Action Plan (SCDC, July 2007) provide detailed policy guidance. Relevant documents are reviewed below.

National policy in relation to health is discussed. Wider determinants of health considered relevant to this proposal are also discussed i.e.

- Housing;
- Economic growth;
- Open space and recreation;
- Planning and pollution control;
- Flood risk;
- Air quality;
- Noise;
- Transport; and
- Poverty.

## NATIONAL POLICY - HEALTH

National health policy is set out in a wide range of sources including White Papers, various strategy and operational publications and ministerial speeches. The health policy of the coalition Government is still emerging but there are some key themes. These include:

- A focus on prevention of ill health;
- Local decision-making, with fewer national targets;
- Greater clinical input into decision-making (particularly general practitioners);
- A focus on health outcomes; and
- Greater plurality of healthcare provision, with more voluntary and independent sector providers competing for work alongside public sector bodies.

There are many policy documents on specific health issues (e.g. heart disease, mental health etc.), but the rest of this section highlights some important overall policy drivers. The recent NHS White Paper (Department of Health, 2010) is a key document. It has four main elements:

- Putting patients and the public first - through an information revolution and greater choice and control;
- Improving healthcare outcomes - by focussing on outcomes and the quality standards that deliver them. The Government's aims are to reduce mortality and morbidity, increase safety, and improve patient experience and outcomes for all;
- Autonomy, accountability and democratic legitimacy - The Government's reforms will empower professionals and providers, giving them more autonomy and, in return, making them more accountable for the results they achieve, accountable to patients through choice and accountable to the public at local level; and
- Cutting bureaucracy and improving efficiency - The NHS will need to achieve unprecedented efficiency gains, with savings reinvested in front-line services, to meet the current financial challenge and the future costs of demographic and technological change.

The emphasis on choice and competition means that the pattern of health service provision is likely to be different in the future, with a strong possibility of new health providers being in place locally.

Within the overall policy context, some strategic priorities for the NHS are set out in a five year plan for 2010 to 2015 (Department of Health 2009). This includes commitments to:

- More rights for patients (e.g. choice of hospital);
- Accelerated improvements in quality across five key areas of care (cancer, cardiac care, stroke care, maternity care and patient experience);
- Transformed services for those with a long term condition (such as diabetes, chronic obstructive pulmonary disease and dementia); and
- Ensuring that a proportion of hospital income is dependent on patients experience and satisfaction with services.

More detailed priorities for the NHS are set out each year in the Department of Health Operating Framework. The 2010/11 framework was revised by the new Government shortly after coming into office (Department of Health, 2010b), removing some access targets and highlighting the requirement for efficiency savings.

A speech by the Secretary of State for Health in 2010 (Department of Health, 2010c) highlighted that 'Britain now has:

- The highest obesity rates in Europe;
- Among the worst rates of sexually transmitted infection;
- Rising rates of alcohol and drug problems; and
- 80,000 lives a year lost through illnesses related to smoking.

He suggested that these are too often seen as separate issues and he stressed the importance of understanding and tackling the underlying causes of health-damaging lifestyles.

The Government's longer term strategy on improving population health was published in a Government White Paper on public health (Department of Health, 2010d). Issues identified include:

- Maternal health;
- Child health;
- Better physical and mental health especially through being in work;
- Changing behaviour to reduce cancers, vascular dementias and circulatory disease as well as alcohol and drug abuse; and
- Improving housing conditions.

## NATIONAL POLICY - PLANNING

National planning policy is in the process of being reviewed with a draft National Planning Policy Framework was published in July 2011

### [Draft National Planning Policy Framework \(NPPF\)](#)

The draft NPPF highlights the importance of the planning system in contributing to the achievement of sustainable development and that delivering sustainable development means planning for prosperity (an economic role), planning for people (a social role) and planning for places (an environmental role). It notes that good design is a key element in this. It also outlines the presumption in favour of sustainable development highlighting the government's commitment to ensuring that the planning system does everything it can to support sustainable economic growth. Paragraph 14 highlights that local planning authorities should "approve development proposals that accord with statutory plans without delay" unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits.

Paragraphs 124 to 132 of the draft NPPF address the government's objective to create sustainable communities by creating a built environment that facilitates social interaction and inclusive communities; deliver the right community

facilities, schools, hospitals and services to meet local needs; and ensure access to open spaces and recreational facilities that promote the health and well-being of the community.

Other key documents are briefly reviewed below.

#### [Planning Policy Statement 1 \(PPS1\): Delivering Sustainable Development](#)

PPS1 (ODPM, 2005) sets out the Government's planning policies on the delivery of sustainable development through the planning system.

The Government's four aims for sustainable development can be summarised as:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- The prudent use of natural resources; and
- The maintenance of high and stable levels of economic growth and employment.

PPS1 indicates that these aims should be achieved through a sustainable, innovative and productive economy that delivers high levels of employment, and a society that promotes social inclusion, sustainable communities and personal well - being, in ways that protect and enhance the physical environment and optimise resource and energy use.

Developments should be sensitive to local communities, businesses, the voluntary sector and individuals.

PPS1 indicates that development plans should ensure that sustainable development is pursued in an integrated manner and that development plans promote outcomes in which environmental, economic and social objectives are achieved together over time. Policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and effect in the long term (for example, energy consumption and waste generation). Objectives for sustainable development broadly include:

- Promoting urban regeneration, communities and local and wider economies;
- Bringing forward sufficient land for development to meet needs for housing, industry, retail and commerce, providing for growth and consumer choice, taking into account accessibility and sustainable transport needs;
- Giving high priority to ensuring access for all to jobs and other facilities, including shops and leisure;
- Focusing developments in existing centres if they are likely to attract large numbers of people;
- Promote efficient use of land through higher density, mixed use development on previously developed land; and
- Reducing the need to travel and encouraging public transport provision.

#### [Planning Policy Statement 3 \(PPS3\): Housing](#)

PPS3 (DCLG, 2011) sets out the Government's policies for the provision of housing, setting the context for planning for housing through development plans and planning decisions. Strategic policy objectives are to achieve a balance of affordable and market housing and improve affordability across the market, while creating sustainable, inclusive, mixed communities in all areas.

Developments should be attractive, safe and designed and built to a high quality, and should be located in areas with good access to jobs, key services and infrastructure. Housing provision should be determined taking a strategic, evidence-based approach that takes into account relevant local, sub-regional, regional and national policies and strategies, achieved through widespread collaboration with stakeholders.

#### [Planning Policy Statement 4 \(PPS4\): Planning for Sustainable Economic Growth](#)

The relevant objectives of this PPS (DCLG 2009) are to:

- Build prosperous communities by improving the economic performance of cities, towns, regions, sub-regions and local areas, both urban and rural;
- Reduce the gap in economic growth rates between regions, promoting • regeneration and tackling deprivation;

- Deliver more sustainable patterns of development, reduce the need to travel, especially by car and respond to climate change;
- Promote the vitality and viability of town and other centres as important places for communities. To do this, the Government wants:
  - New economic growth and development of main town centre uses to be focused in existing centres, with the aim of offering a wide range of services to communities in an attractive and safe environment and remedying deficiencies in provision in areas with poor access to facilities; and
  - Competition between retailers and enhanced consumer choice through the provision of innovative and efficient shopping, leisure, tourism and local services in town centres, which allow genuine choice to meet the needs of the entire community (particularly socially excluded groups).

#### [Planning Policy Guidance 17 \(PPG17\): Planning for Open Space, Sport and Recreation](#)

PPG17 (ODPM, 2002) promotes local networks of high quality and well managed open spaces, sports and recreational facilities, the creation of urban environments that are attractive, clean, safe and perform vital functions for the improvement of air quality.

#### [Planning Policy Statement 23 \(PPS23\): Planning and Pollution Control](#)

PPS23 (ODPM 2004) advises on the policies and practices that should be taken into account by those involved in the planning of any development that has the potential to cause pollution.

A strategic approach should be taken to the location of potentially polluting developments and the location of sensitive developments.

Development presents the opportunity of remediating and developing on contaminated land in order to reduce the risks currently posed by such land.

Where new potentially polluting activities are planned a proactive approach should be taken between the developer and the pollution control authorities.

This guidance outlines the considerations when determining planning applications for both noise sensitive developments and for those activities, which will generate noise and introduces the concept of noise exposure categories, recommending appropriate levels for exposure to different sources of noise; and advising on the use of conditions to minimise the impact of noise.

Noise sensitive developments should be located away from existing sources of significant noise (or programmed development such as new roads) and that potentially noisy developments are located in areas where noise will not be such an important consideration or where its impact can be minimised.

With regard to emissions to air, and specifically local air quality management, Appendix 1G of Annex 1 in PPS23 states that 'any air quality consideration that relates to land use and its development is capable of being a material planning consideration'. This is most likely to be the case in situations where the proposed development could produce an exceedence of the AQS objectives and result in an AQMA designation, or where development is proposed in an AQMA, or where a proposed development renders a Local Authority's AQAP unworkable. PPS23 also reiterates that the presence of an AQMA should not result in the sterilisation of a site from development.

#### [Planning Policy Statement 25 \(PPS25\): Development and Flood Risk](#)

PPS25 (DCLG March 2010) explains how flood risk should be considered at all stages of the planning and development process in order to reduce future damage to property and loss of life. It sets out the importance the Government attaches to the management and reduction of flood risk in the land-use planning process, to acting on a precautionary basis and to taking account of climate change.

## NATIONAL POLICY – AIR QUALITY

The applicable legislative framework is summarised as follows:

- *The European Directive on Ambient Air Quality and Cleaner Air for Europe* (Directive 2008/50/EC) and associated Daughter Directive;
- *The Air Quality (England) Regulations 2000* - Statutory Instrument 2000 No.928;
- *The Air Quality (England) (Amendment) Regulations 2002* - Statutory Instrument 2002 No.3043;
- *The Air Quality Standards Regulations 2010*- Statutory Instrument 2010 No. 1001;
- *The Environmental Protection Act 1990*; and
- *The Environment Act 1995*.

The *Air Quality Strategy (AQS)* sets out the Government's policy on air quality, pursuant to the requirements of Part IV of the *Environment Act 1995*. It establishes a framework for reducing hazards to health from air pollution and ensuring that international commitments are met in the UK. The AQS sets standards and objectives for nine main air pollutants to protect health, vegetation and ecosystems. These are C<sub>6</sub>H<sub>6</sub>, 1,3 butadiene (C<sub>4</sub>H<sub>6</sub>), CO, Pb, NO<sub>2</sub>, particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), SO<sub>2</sub>, O<sub>3</sub>, and PAHs.

Many of the objectives in the AQS were made statutory in England with the *Air Quality (England) Regulations 2000* and the *Air Quality (England) (Amendment) Regulations 2002* (Ref. 10.8) for the purpose of Local Air Quality Management (LAQM). These regulations were subsequently replaced by the *Air Quality Standards Regulation 2010*.

Under Part IV of the *Environment Act 1995*, local authorities must review and document local air quality within their area by way of staged appraisals and respond accordingly, with the aim of meeting the air quality objectives by the years defined in the *Air Quality Regulations (2002)*. Where the objectives of the *Air Quality Regulations (2002)* are not likely to be achieved by the objective year, an authority is required to designate an Air Quality Management Area (AQMA). For each AQMA the local authority is required to draw up an Air Quality Action Plan (AQAP) to secure improvements in air quality and show how it intends to work towards achieving air quality standards in the future.

The *Environmental Protection Act 1990* (UK Government, 1990) refers to the control of dust and particulates associated with construction. Section 80 of the act states that, where a statutory nuisance is shown to exist, the local authority must serve an abatement notice. Failure to comply with an abatement notice is an offence and if necessary, the local authority may abate the nuisance and recover expenses. There are no statutory limit values for dust deposition above which 'nuisance' is deemed to exist. Nuisance is subjective and its perception is highly dependent upon existing conditions and the change which has occurred. In the context of the Proposed Development, the main potential for nuisance of this nature will arise during the construction phase, potential sources being clearance, earthworks, construction and landscaping activities.

## NATIONAL POLICY - NOISE

The applicable legislative framework is summarised below:

### [Control of Pollution Act 1974, Part III](#)

Sections 60 and 61 of the Control of Pollution Act 1974 (UK Government, 1974) give the local authority special powers for controlling noise arising from construction and demolition works, regardless of whether a statutory nuisance has been caused or is likely to be caused. These powers may be exercised either before works start or after they have started.

### [Environmental Protection Act 1990, Part III](#)

Section 79 of the Environmental Protection Act 1990 (as amended) (UK Government, 1990) declares a number of items as statutory nuisances. Under the provisions of the Environmental Protection Act, the local authority is required to periodically inspect its area to detect any nuisance and, where a complaint of a statutory nuisance is made by a person living within its area, to take such steps as are reasonably practicable to investigate the complaint. Should it be satisfied of the existence of a statutory nuisance, the local authority is obliged to serve an abatement notice.

PPG 24 provides guidance in the form of Noise Exposure Categories to local planning authorities regarding the suitability of sites located near transport related sources for residential development. For convenience the relevant Noise Exposure Categories and associated planning advice from PPG 24 are reproduced in Table B.1.

**Table B.1 PPG 24 Noise Exposure Categories for New Dwellings Dominated by Road Traffic, Rail Traffic and Mixed Sources**

NEC	Source	Noise levels		Planning advice
		Daytime 07:00-23:00 $L_{Aeq,16h}$ (dB)	Night-time 23:00-07:00 $L_{Aeq,8h}$ (dB)	
A	Road traffic / mixed	<55	<45	Noise need not be considered as a determining factor in granting planning permission, although the noise level at the high end of the category should be regarded as a desirable level.
	Rail traffic	<55	<45	
B	Road traffic / mixed	55 - 63	45 - 57	Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise.
	Rail traffic	55 - 66	45 - 59	
C	Road traffic / mixed	63 - 72	57 - 66	Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no quieter sites available, conditions should be imposed to ensure a commensurate level of protection.
	Rail traffic	66 - 74	59 - 66	
D	Road traffic / mixed	>72	>66	Planning permission should normally be refused.
	Rail traffic	>74	>66	
<p>Note: Sites where individual noise events in the night-time period (23:00-07:00) regularly exceed 82 dB <math>L_{A,Sm\max}</math> several times in any hour should be treated as being in NEC C, regardless of the <math>L_{Aeq,8h}</math> (except where the <math>L_{Aeq,8h}</math> already puts the Site in NEC D).</p>				

PPG 24 provides guidance on measures which can be introduced to control the source of, or limit exposure to, noise. Such measures should be proportionate and reasonable. Early consultation is recommended regarding the incorporation of measures into the proposed design before formal submission. Alternatively, it may be appropriate for a local planning authority to ensure that relevant measures are introduced by imposing conditions which should be: necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

## NATIONAL POLICY – TRANSPORT

### [Planning Policy Guidance 13 \(PPG13\): Transport](#)

PPG13 Transport was published in March 2001 (ODPM March 2001), with an update issued on the 3 January 2011. PPG13 stresses the importance of “accessibility” by non-car modes i.e. public transport, walking and cycling. It also stresses the importance of promoting more sustainable transport choices for people and reducing the need to travel, especially by car.

In paragraph 75, PPG13 states that walking offers the greatest potential to replace short car trips, particularly those under 2km. In Paragraph 78 it also notes that cycling has the potential to replace short car trips, particularly those under 5km.

PPG13 in its paragraph 4 sets out its objectives for the integration of planning and transport and these are namely to:

- *“Promote more sustainable transport choices for both people and for moving freight;*

- *Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling;*
- *Reduce the need to travel, especially by car.”*

It then proceeds in its paragraph 6 to give guidance to authorities on how to deliver the above objectives. The key transport related guidance is given as follows:

- *“Ensure that development comprising jobs, shopping, leisure and services offers a realistic choice of access by public transport, walking, and cycling, recognising that this may be less achievable in some rural areas;*
- *Use parking policies, alongside other planning and transport measures, to promote sustainable transport choices and reduce reliance on the car for work and other journeys;*
- *Give priority to people over ease of traffic movement and plan to provide more road space to pedestrians, cyclists and public transport in town centres, local neighbourhoods and other areas with a mixture of land uses.”*

## NATIONAL POLICY – POVERTY

### [Decent Homes 2010 – Communities and Local Government](#)

All councils were set the target of raising the standard of their properties by the previous Government. In order to be decent a home should be warm, weatherproof and have reasonably modern facilities.

The Government believes that everyone should have the opportunity to have a decent home. It is aiming to make all council and housing association housing decent and also wants to improve conditions for vulnerable households in privately owned housing, particularly those with children.

In 1997 there were 2.1 million houses owned by local authorities and housing associations that did not meet the decent homes standard. Local authorities had a £19 bn backlog of repairs and improvements.

The 2010 Spending Review settlement made £1.6bn available to local authority landlords - including those with housing stock managed by ALMOs - to help tackle the backlog of homes that are not meeting the Decent Homes Standard. A total of 46 local authority and ALMO landlords will receive backlog funding over the next four years to help refurbish around 150,000 homes.

The Government also allocated another £510m to fund the existing Large Scale Voluntary Transfer (LSVT) Gap Funding Programme. Twenty-four stock transfer organisations will benefit from this additional gap funding, which will contribute towards the cost of bringing poor value housing transferred from local authorities up to the Decent Homes Standard.

### [Fuel Poverty Strategy](#)

A household is said to be in fuel poverty if it needs to spend more than 10% of its income on fuel to maintain a satisfactory heating regime (usually 21 degrees for the main living area, and 18 degrees for other occupied rooms) (DECC 2010).

Helping the most vulnerable people keep warm is a priority. The UK fuel poverty strategy: (November 2001) was developed and between 1996 and 2007, the number of households in the UK in fuel poverty went down by around 1.7 million vulnerable households (those containing children, the elderly or someone who is disabled or sick).

However, rising energy prices in recent years have had an impact, and the UK fuel poverty strategy 7th annual progress report (2009) shows that 2007 was the third consecutive year where the number of fuel poor households in the UK rose. In 2007, there were around 4 million households in fuel poverty, around 0.5 million more households than in 2006.

The 7th Annual Progress Report, published in October 2009, presents an update on policies and programmes to tackle fuel poverty alongside new developments that have been introduced since the previous report. It also looks at the impact of energy prices and the action the Department is taking to develop regulation where necessary in the retail energy markets.

The aim in England, restated the aim in Fuel Poverty in England: the government’s plan for action to seek an end to fuel poverty in vulnerable households by 2010. Fuel poverty in other households will also be tackled as progress is made on these groups, with a target that by 22 November 2016, as far as is reasonably practicable, no person in England should have to live in fuel poverty.

Tackling fuel poverty is a priority. DECC is responsible for coordinating activity on fuel poverty across a range of government departments.

The Fuel Poverty Strategy has policies to target the three main factors that influence fuel poverty – household energy efficiency, fuel prices and household income, and a package of programmes and measures to address these concerns has been developed. This includes Heating and insulation improvements from the Warm Front scheme, Carbon Emissions Reduction Target (CERT) and the Decent Homes programme primarily addressing the energy efficiency of households and Winter Fuel and Cold Weather Payments to increase household incomes.

Since 2000 over £25 billion has been spent on these benefits and programmes to tackle fuel poverty – assisting over 2 million households in the UK.

### [Child Poverty Strategy](#)

'A New Approach to Child Poverty: Tackling the Causes of Disadvantage and Transforming Families' Lives' (Department for Education, April 2011) sets out the Government's approach to tackling poverty for this Parliament and up to 2020. At its heart are strengthening families, encouraging responsibility, promoting work, guaranteeing fairness and providing support to the most vulnerable. This strategy meets the requirements set out in the Child Poverty Act 2010, focuses on improving the life chances of the most disadvantaged children, and sits alongside the Government's broader strategy to improve social mobility.

The Child Poverty Bill was introduced to the House of Commons on 11 June 2009 and obtained Royal Assent on 25 March 2010.

The Act requires the Secretary of State to meet four targets to eradicate child poverty by 2020. It requires a strategy every three years (first being in spring 2011) to meet these targets and report annually on progress. The Act conveys duties on local authorities.

## REGIONAL POLICY - PLANNING

### [Regional Spatial Strategy](#)

The Government published a Regional Spatial Strategy (RSS) for the East of England (called the East of England Plan) in May 2008. The RSS replaced the previous regional planning policy for the East of England set out in RPG 6 (Regional Planning Guidance for East Anglia) and RPG 9 (Regional Planning Guidance for the South East).

In November 2000, RPG6 confirmed the need for a new settlement to serve the growth of the Cambridge sub Region. Northstowe new town was subsequently identified for the development of 8,000 – 10,000 dwellings in the adopted Cambridge and Peterborough Structure Plan (October 2007) and the East of England Plan (May 2008).

The East of England Plan (Government Office for the East of England, May 2008) sets out planning and transport policy for the region and its key sub-regions for the period up to 2021, and provides a policy framework for preparing other plans and strategies.

An early review of the East of England Plan had been started, in particular to roll forward the Plan to provide a policy framework for the period up to 2031. A draft plan was submitted to the Secretary of State on 31 March 2010.

The Localism Bill was enacted in November 2011, thereafter becoming the Localism Act. Different parts of the act will come into effect at different times over the coming months. The act enables regional spatial strategies, including the East of England Plan, to be abolished but this will be undertaken by statutory order by the government in due course (it is currently understood that this will be around March/April 2012), subject to consultation. Whilst the East of England Plan remains part of the development plan until it is formally abolished, the government had advised that the proposed abolition of regional strategies should be regarded as a material consideration by local planning authorities when deciding planning applications. It should therefore be afforded limited weight in the determination of this planning application. Reference is included to relevant policies within the core strategy, which takes account of, regional policy.

## LOCAL POLICY

### [Core Strategy](#)

The Northstowe site is allocated within the adopted South Cambridgeshire Core Strategy (SCDC, January 2007). This states that a small new town of up to 10,000 homes will be built. The Core Strategy also considers Northstowe's position in the retail hierarchy and its role as a location for employment.

### [Development Control Policies DPD](#)

SCDC adopted the Development Control Policies DPD in July 2007. It includes policies for managing effects on surrounding villages during the construction process and sets out policies for controlling development, for example the requirement for open space in new development is set out within policy SF/11 of the DPD. The need for employment provision at Northstowe is also identified, with the Area Action Plan (discussed below) to provide more detail.

### [Northstowe Area Action Plan](#)

SCDCs adopted Northstowe Area Action Plan (SCDC, July 2007) sets out planning controls to limit potential adverse community, economic and social effects of the new town and enhance the potential benefits.

It includes detailed requirements in relation to:

- Local centres;
- Housing;
- Employment;
- Community services, facilities, leisure, arts and culture; and
- Public open space and sports provision.

The Planning Supporting Statement submitted in relation to the outline planning application demonstrates how the Proposed Development accords with relevant local policy.

### [Economic Strategy](#)

South Cambridgeshire District Council has published its Economic Strategy for 2010-2015. The overall vision for the strategy is to make South Cambridgeshire a place where residents are proud to live and where there will be opportunities for employment, enterprise and world-leading innovation coupled to providing a voice for rural life and first-class services to all.

The strategy identifies six priority themes including; supporting businesses, a low carbon economy, the role of South Cambridgeshire, building sustainable communities, improving infrastructure and key intervention areas, to assist the district in more challenging times.

### [Planning Obligations](#)

South Cambridgeshire District Council, as the Local Planning Authority, is responsible for assessing planning applications and determining the necessary planning obligations and restrictions in relation to (but not excluding) affordable housing, public open space, indoor community facilities public art and community development.

Cambridgeshire County Council is responsible for assessing the impact of a new development, and ensuring planning obligations and development are appropriate in respect of (but not exclusive to) education, libraries, youth services, transports, highways and waste management sites. A draft Scope for S106 Heads of Terms has been drawn up for the application and is included as an appendix to the planning supporting statement.

## 4.3 PUBLIC HEALTH PROFILE

The Health Profile for South Cambridgeshire (Department of Health June 2011) highlights the following:

- The health of people in South Cambridgeshire is generally better than the England average;
- Deprivation is lower than average, however 2,495 children live in poverty;
- Life expectancy for both men and women is higher than the England average;
- Life expectancy is 3.9 years lower for men in the most deprived areas of South Cambridgeshire than in the least deprived areas (based on the Slope Index of Inequality published on 5th January 2011);
- Over the last 10 years, all - cause mortality rates have fallen. Early death rates from cancer and from heart disease and stroke have fallen and are better than the England average;

- About 13.5% of Year 6 children are classified as obese. A lower percentage than average of pupils spend at least three hours each week on school sport;
- 79.7% of mothers initiate breast feeding and 11.4% of expectant mothers smoke during pregnancy;
- An estimated 15.9% of adults smoke and 20.1% are obese;
- The rate of road injuries and deaths is higher than average; and
- Priorities in South Cambridgeshire include partnership to meet the needs of an ageing population, tackling transport, access to services and the health needs of Gypsies and Travellers.

#### Joint Strategic Needs Assessments (JSNA)

A JSNA is the means by which local authorities, PCTs and local partners describe the future health, care and wellbeing needs of the local populations and to identify the strategic direction of service delivery to meet those needs. The reason for conducting a JSNA is to develop the whole health and social care response so that it more closely meets the wants and needs of local people.

Joint Strategic Needs Assessments (JSNA) were introduced to local authorities and their partners in the Government's Commissioning framework for health and wellbeing published in March 2007.

JSNAs form the basis of a new duty to co-operate for Primary Care Trusts (PCTs) and local authorities, formalised in the Local Government and Public Involvement in Health Act 2007.

The aim of a JSNA is to:

- Provide analyses of data to show the health and wellbeing status of local communities;
- Define where inequalities exist;
- Provide information on local community views and evidence of effectiveness of existing interventions which will help to shape future plans for services; and
- Make specific recommendations based on the information and evidence collected.

So far, four phases of the JSNAs have been completed in Cambridgeshire. In the JSNA Phase 4 the following areas have been covered (Cambridgeshire County Council et al, Summary Report 2010):

- A new Children and Young People's JSNA;
- A new Older People's JSNA;
- A new JSNA for Adult Mental Health;
- A JSNA on the health and wellbeing of New Communities – looking ahead at planned population and housing development; and
- A JSNA on the health and wellbeing needs of Gypsies and Travellers.

Key points from the JSNA in terms of health services and wider determinants of health are:

- According to the autumn 2008 Place Summary at least 86% of Cambridgeshire residents in Cambridge, East Cambridgeshire, Huntingdonshire and South Cambridgeshire are satisfied with their local area as a place to live. In Fenland 75% of residents are satisfied (79.7% in the national Place Survey);
- Four residents out of five (79%) agree that people from different backgrounds get on well together in their local area. In Fenland every three in five residents agree (61%);
- At least 70% of residents rate their general health as very good or good;
- Among those residents who have used their local public health services, 84% were satisfied with their GP, 80% were satisfied with their local hospital and 69% with their local dentist;
- Facilities and services that are the most important in making somewhere a good place to live for Cambridgeshire residents are: public transport, affordable decent housing, shopping facilities and low level of crime. In residents' opinion all the above areas require improvement;

- Patients rated GP Services in Cambridgeshire in the top 20% nationally on a number of questions asked in the 2008 Healthcare Commission Survey. GP services were not rated in being within the worst 20% nationally on any question;
- Access to NHS dental services, including out of hours is highlighted by more than one report;
- Inpatient services at Papworth were rated by patients in the top 20% of Trusts nationally on almost all questions. Both Addenbrooke's and Hinchingsbrooke were rated by patients in the top 20% of Trusts on a number of different questions, but there were some areas where they scored within the bottom 20%;
- The inpatient and GP services surveys both found that patients in Cambridgeshire rated local doctors in the top 20% for understanding the answers given by doctors, of being treated with respect and having trust and confidence in doctors;
- Maternity services are rated above the national average by women in the areas identified nationally as strong. Broadly, the areas identified for improvement nationally are also those for Cambridgeshire;
- Responses to PCT consultations on service changes raise a number of different issues including service capacity, funding and access and transport;
- Under half of the estimated change in Cambridgeshire's population between 2008 and 2009 was as a result of net migration and other changes. This pattern differs within the county from around 10% in South Cambridgeshire to 80% in Fenland. Huntingdonshire and South Cambridgeshire were the only districts to have a higher estimated natural change in their population rather than the majority of the change being as a result of migration and other changes between 2008 and 2009;
- By 2021 it is estimated that there will be a further 78,000 people living in Cambridgeshire. The biggest actual increases and also proportional increases are expected in Cambridge City and South Cambridgeshire;
- In May 2010, South Cambridgeshire had an unemployment rate of 1.6%. The lowest rate in the County;
- The expected standard of performance at the end of Key Stage 4 is five or more GCSEs or their vocational equivalents at grades A\*-C. In 2009 almost 56% of Cambridgeshire pupils aged 15+ attained this standard, but performance varied across the county. In Fenland 41% of candidates attained five or more GCSE grades A\*-C, compared to over 68% in South Cambridgeshire; and
- The percentage of adults (age 16 and over) who participate in sport and active recreation, at moderate intensity, for at least 30 minutes on at least 12 days out of the last four weeks (equivalent to 30 minutes on three or more days a week) has been monitored between 2005 and 2010. Over time there has been a statistically significant decrease of adult participation in Cambridge City and a statistically significant increase in South Cambridgeshire.

### *Children and Young People*

The JSNA recommends the following:

- Ensure all children get a good start in life as an increasing body of evidence shows that the first few years will impact lifelong;
- Support good mental health and emotional wellbeing which are fundamental to achieving good health and outcomes across all five Every Child Matters domains (be healthy, stay safe, enjoy and achieve, make a positive contribution, economic wellbeing);
- Prevent/reduce the negative impact of alcohol and substance misuse, obesity and overweight, childhood accidents, child poverty, domestic violence and disabilities and the consequent inequalities in outcomes;
- Consider a more radical cross agency approach to workforce and service redesign;
- Ensure that schools, colleges, GP clusters, and partners within the Children's Trust understand the needs and issues for children in their areas and know what they should be doing to improve the outcomes for their children and young people;
- Consider how best to support localised delivery through localised commissioning while preventing geographic variation leading to inequality in outcomes.

- And specifically, the Children's Trust and its partners should:
  - Work in partnership to tackle child poverty and deprivation to reduce inequalities in outcomes for children and young people;
  - Ensure the Healthy Child Programme is delivered effectively to all children and young people through the NHS, Children's Centres and supported by schools and colleges;
  - Ensure a positive start in life and promote good emotional health and wellbeing;
  - Give the Children's Trusts Area Partnerships, GPs clusters (primary and community care) and schools clear messages about their roles and responsibilities, devolving decisions and planning to the area level wherever feasible; and
  - Adopt a community assets approach to tackle inequalities with local communities and the voluntary sector.

#### *Older People, including dementia*

The JSNA recommends the following:

- Promote the message that stopping smoking, sensible alcohol consumption, healthy eating and physical activity have health benefits even at older ages;
- Hold a multiagency conference to agree and take forward the future approach to the development of key services to meet the range of needs of people with dementia in Cambridgeshire;
- Re-examine the access to and availability of health and social care services (including the third sector), in the light of changes to health and social care;
- Develop active partnerships with older people in pathway redesign and decision making for long term conditions using outcome-based measures that reflect patient experience;
- Comply with the requirements of the national Carers' Strategy as identified by the Joint Carers' strategy for Cambridgeshire; and
- In future needs assessments, explicitly consider the needs of older people as a specific group e.g. among prisoners, Travellers.

#### *Mental Health in adults of working age*

The JSNA recommends the following:

- The comprehensive evidence base of what works to promote mental health and wellbeing in communities should be used by the range of partnerships that operate within the Local Strategic Partnerships and Cambridgeshire Together structures when developing and commissioning strategies and plans. Effective interventions for promoting mental health apply throughout the life-course and can be most effective in childhood because of the impact on a range of outcomes throughout life. The Mental Wellbeing Impact Assessment Tool (National Mental Health Development Unit, September 2009) can be used to ensure that a programme maximises its positive impact;
- Strengthen and extend partnership working to promote mental health and wellbeing, and provide responsive services by:
  - Obtaining views of local stakeholders on all changes to mental health services to ensure they are patient-centred and socially inclusive; and
  - Working with GP Commissioning Clusters to ensure equitable provision and targeting of mental health services based on needs assessments that identify the areas and populations at greatest need.
- NHS organisations and the Local Authority should take a lead role and work in partnership to ensure a healthy workplace for their own and partner organisations;
- Ensure equitable access to services and mental health promotion for vulnerable groups by:
  - Reviewing and implementing where appropriate the recommendations of the Bradley Report<sup>52</sup> to reduce inequalities experienced by prisoners;

- Evaluating the effectiveness of alcohol pilots within A&E, homeless shelters and police stations in improving equitable access for vulnerable groups; and
- Explore best methods to engage with the Travelling communities.
- Review the availability of counselling services for groups where evidence shows greatest benefit to include:
  - Applying learning and experience from the 14-19s Improving Access to Psychological Therapies (IAPT) pilot to implement a ‘transition’ service for primary care mental health; and
  - Ensure seamless service for those who do not meet criteria for the IAPT or secondary care services but can benefit from provision of “talking therapies”.

### *Travellers*

The JSNA recommends the following:

- Develop a County wide Gypsy and Traveller strategy to improve outcomes and life chances for Gypsy and Traveller communities and promote and enable community cohesion in Cambridgeshire;
- There is a need for better data collection and ethnic monitoring. Local authorities, the NHS and other public bodies should review their ethnic monitoring systems to include Romany Gypsy and Irish Traveller as separate categories and use the resulting data for better planning and commissioning. Work should be undertaken to encourage Gypsies and Travellers to complete the 2011 census;
- A number of health issues have been identified and there should be a focus on:
  - Early intervention/prevention and promotion of immunisations and screening;
  - Mental health specialist support services;
  - Male health specialist support services;
  - More support around complex health needs;
  - Investigation into infant and maternal mortality and prevalence of disabilities in the Gypsy and Traveller population; further work is needed to help understand this;
  - Raising awareness of the Gypsy and Traveller community with professionals; and
  - Training health champions from the Gypsy and Traveller community.
- Public health and other service information and communications need to be provided in an accessible format to the Gypsy and Traveller population and the content appropriate;
- Accommodation: - The implications of the revocation of the Regional Spatial Strategy should be considered and the need for additional Gypsy and Traveller accommodation addressed;
- Promote consistent site management practices across the County;
- Continue emphasis on promoting good practice in education of Gypsy, Roma and Traveller pupils in schools and other educational settings;
- Encourage sharing of good practice across different organisations;
- Promote continuing community engagement with the Gypsy and Traveller population; and
- Develop strategies to promote integration between the settled and Traveller communities to reduce mistrust, fear and discrimination.

### *New Communities*

The JSNA notes that it is extremely difficult to predict the eventual diversity of the new communities. Diversity encompasses age, experience, culture, physical and mental ability, race and background.

The JSNA recommends the following:

- Plan housing and the places we live so that they reflect the changes that occur over the lifetime, and so that people are not excluded by design as they grow older and frailer or as their circumstances change. 'Lifetime homes' is a mechanism for achieving this (DCLG, February 2008);
- Provision for affordable housing needs to include a range of options to address the need for social rented housing;
- Options need to be developed to fund more flexible service provision to allow greater integration of new communities with existing settlements than offered by current Section 106 arrangements;
- Ensure resourcing of community development roles which may be fulfilled by different workers employed by different agencies and in different phases but within an agreed and coordinated approach. This in keeping with the findings of the Building Communities that are Healthy and Well in Cambridgeshire report and the report's recommendations should be adopted;
- When planning new communities:
  - At every stage of planning, ensure that partners have a well - defined and coordinated approach to community working;
  - Include a range of community roles that reflect the needs of a diverse population and are identified by an agreed methodology such as the 'People Proofing Principles' identified by this project;
  - Partners need to ensure there is mainstream funding to sustain the implementation of this approach, in addition to any Section 106 funding; and
  - Agree a monitoring system based on criteria that ensure people have opportunities for inclusion e.g. as illustrated by the 'People Proofing Principles'.
- Include an action researcher to facilitate this process and to ensure that any required adjustments to the community support infrastructure are made in a timely and appropriate manner;
- There should be a mixture of formal and informal green spaces, which should include considerations for community gardens and allotments that are close to residential areas, accessible, well-maintained and well connected to existing networks of strategic spaces and walking routes such as green chains; and
- There should be consultation with residents of new communities, at the earliest opportunity, about the provision of community resources including green space provision, a clear allocation of responsibilities in managing these resources and a mechanism to ensure that locally agreed monitoring is implemented and the results acted upon.