



Cambridge Northern Fringe East Area Action Plan

Sustainability Appraisal Scoping Report Addendum

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1 Introduction

1.1 Background

The Cambridge Northern Fringe East (CNFE) site is located between the A14 and Chesterton and is bounded by the Cambridge – Kings Lynn railway line and Milton Road. It straddles the administrative boundaries of Cambridge City Council and South Cambridgeshire District Council. The Councils have taken a coordinated approach to its development. This approach is to seek the wider regeneration of this part of the city with the creation of a revitalised, employment-focused area centred on a new transport interchange.

In March 2014 Cambridge City Council and South Cambridgeshire District Council, following three rounds of consultation with the public and statutory consultees, submitted draft Local Plans to the Secretary of State. Both Local Plans included a commitment to prepare a joint Area Action Plan (AAP) for the site. The proposed boundary for the AAP was set out in the Local Plans under the associated Local Plan policies.

Consequently, these draft Local Plans provide the policy framework for the CNFE Area Action Plan (AAP), which is the subject of this Scoping Report, and the CNFE AAP must be in conformity with them. Sustainability Appraisals (SA) were undertaken to inform all stages of the Local Plans' preparation together with Habitats Regulations Assessment (HRA) Screenings and these assessments will be used to inform the AAP and the accompanying SA and HRA work.

The SA of the AAP will be carried out in line with the Government's Planning Practice Guidance on SA and will incorporate the requirements of the European Union Directive 2001/42/EC (Strategic Environmental Assessment Directive)¹ and the UK Environmental Assessment of Plans and Programmes Regulations (2004),² which transpose that Directive into English law.

This Scoping Report informs the SA process by outlining the scope of the assessment in terms of relevant plans, programmes and policies; key environmental, social and economic evidence base and sustainability issues, opportunities and problems. This information has been used to create an SA framework of objectives and sub-objectives to be used to identify the significant sustainability effects of implementing the AAP and the effects of its alternatives.

This Scoping Report is an Addendum to the following documents and should be read in conjunction with them:

- Sustainability Appraisal of the Cambridge Local Plan 2014, Volume 1: Final Appraisal for Submission to the Secretary of State (March 2014). Available via: <https://www.cambridge.gov.uk/public/ldf/coredocs/RD-SUB-C-030.pdf>
Specifically, the SA Scoping Report Part 3
- South Cambridgeshire Local Plan Submission Draft Final Sustainability Appraisal (March 2014) Available via: <https://www.scambs.gov.uk/content/draft-final->

¹ Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment [2001] OJ L197/30 as amended (hereafter, SEA Directive)

² Statutory Instrument 2004/1633.

[sustainability-appraisal-report-and-habitat-regulations-assessment-screening](https://www.scambs.gov.uk/content/sustainability-appraisal-report-and-habitat-regulations-assessment-screening).

Specifically, the SA Scoping Report: Local Plan Sustainability Appraisal Scoping Report (June 2012) available at: <https://www.scambs.gov.uk/content/sustainability-appraisal-scoping-report> and the more up to date baseline information contained in Part 2 of the Draft Final Sustainability Appraisal Report of the South Cambridgeshire Local Plan (March 2014) available at <https://www.scambs.gov.uk/content/draft-final-sustainability-appraisal-report-and-habitat-regulations-assessment-screening>.

1.2 Sustainability Appraisal

SA is the systematic identification and appraisal of the potential sustainability impacts of a plan or programme before it is implemented. Although local planning authorities aim to address these issues, it is easy to miss opportunities for better supporting social, economic and environmental objectives, and for reducing conflicts. SA offers a logical and robust way to check and improve plans as they are being developed. Ideally, as a result of the appraisal, conflicts with sustainability objectives will be removed, but this is not always possible. The conflicts and the decisions taken must be explained in the SA reports and as a result the public and other stakeholders will find it easier to understand the implications of the plan and the reasons for decisions made by the local planning authorities.

A proportionate methodological approach will be taken towards setting out the scope of the SA of the plan. Consultation with statutory consultees will be undertaken to help define the scope of the SA.

1.3 The Scoping Report

The first output of the SA process is to produce a scoping report which outlines the context of the plan and establishes the evidence base and scope of the sustainability appraisal in terms of the issues which need to be covered by the appraisal.

1.4 Consultation

The scoping report was published for consultation in accordance with the SEA Directive and Regulations. The consultation formally sought the views of a wide range of consultees including the three statutory consultees; English Heritage, Natural England and the Environment Agency. The purpose of the consultation was to gauge the view of consultees on the defined scope of the SA and the proposed level of detail that should be included in the SA. The consultation period ran from 15th August until 19th September 2014.

We sought responses to the following questions during the consultation:

- Are there any additional relevant plans and policies beyond those covered that you think are relevant to this appraisal?
- Do you think that the SA framework is appropriate?
- Are there any pieces of baseline data that are missing or inaccurate or has the report missed any key issues?
- Would you like to suggest *reasonable* alternatives which could be considered by the appraisal?

Responses were received from Natural England and English Heritage.

2 Outline of the Area Action Plan

2.1 Introduction

Both Cambridge City Council and South Cambridgeshire District Council have committed to the area's redevelopment through respective policies in their new Local Plans which both propose the preparation of a joint AAP for the CNFE area.

The CNFE site is located between the A14 and Chesterton and is bounded by the Cambridge – Kings Lynn railway line and Milton Road. The proposed boundary for the Area Action Plan was set out in the Local Plans under the associated Local Plan policies.

Figures 2.1 and 2.2 below show a context map for the CNFE AAP and a more detailed boundary map for the CNFE AAP.

2.2 Plan objectives

The policy framework for the CFNE AAP is set by the South Cambridgeshire Local Plan and the Cambridge Local Plan. The relevant policies are outlined below.

Policy SS/4: Cambridge Northern Fringe East and land surrounding the proposed Cambridge Science Park Station

- 1. The Cambridge Northern Fringe East and land surrounding the proposed Cambridge Science Park Station will enable the creation of a revitalised, employment focussed area centred on a new transport interchange.*
- 2. The area, shown on the Policies Map, is allocated for high quality mixed-use development, primarily for employment within Use Classes B1, B2 and B8 as well as a range of supporting uses, commercial, retail and residential uses (subject to acceptable environmental conditions).*
- 3. The amount of development, site capacity, viability, time scales and phasing of development will be established through the preparation of an Area Action Plan (AAP) for the site.*
- 4. All proposals should:*
 - a. Take into account existing site conditions and environmental and safety constraints in this area;*
 - b. Demonstrate that environmental and health impacts (including odour) from the Waste Water Treatment Works can be acceptably mitigated for occupants;*
 - c. Ensure that appropriate access and linkages, including for pedestrians and cyclists, are planned for in a high quality and comprehensive manner; and*
 - d. Ensure that the development would not compromise opportunities for the future redevelopment of land within the AAP boundary.*

Policy 14: Northern Fringe East and land surrounding the proposed Cambridge Science Park Station Area of Major Change

The Council is seeking the wider regeneration of this part of the city, shown in Figure 3.3, with the creation of a revitalised, employment-focused area centred on a new transport interchange.

The area is allocated for high quality mixed-use development, including employment uses such as B1, B2 and B8, as well as a range of supporting commercial, retail, leisure and residential uses (subject to acceptable environmental conditions).

The quantum of development, site capacity, viability, time scales and phasing of development will be established through the preparation of an area action plan (AAP) for the site. Planning applications will only be considered when the area action plan has been adopted. The AAP will be developed jointly with South Cambridgeshire District Council, and will involve close collaborative working with Cambridgeshire County Council, Anglian Water and other stakeholders in the area. The final boundaries of land that the joint AAP will consider will be determined in the local plans of each authority and by the AAP.

All proposals should:

- a. take into account existing site conditions and environmental and safety constraints;*
- b. demonstrate that environmental and health impacts (including odour) from the waste water treatment works can be acceptably mitigated for occupants;*
- c. ensure that appropriate access and linkages, including for pedestrians and cyclists, are planned for in a high quality and comprehensive manner;*
- d. recognise the existing local nature reserve at Bramblefields, and where development is proposed provide for appropriate ecological mitigation measures either on- or off-site; and*
- e. ensure that due consideration has been given to safeguarding the appropriate future development of the wider site.*

The objectives of the CNFE AAP are as follows:

- i. Achieve the regeneration of CNFE through a high quality employment led mixed use development;*
- ii. Contribute to meeting the employment and housing needs of the sub-region;*
- iii. Provide a high quality gateway to the city and an area which is an important and attractive destination in itself;*
- iv. Contribute to the wider growth agenda of the area, including the retention and enhancement of a strategic rail freight head;*
- v. Enhance the transport, water, and community infrastructure and environmental assets in the north-east of Cambridge.*

Please note that these were the Project Objectives that were presented to Members on the Joint Strategic Transport and Spatial Planning Group on the 6th February 2014.

The CNFE AAP area adjoins the Cambridge Science Park. A policy is included in the South Cambridgeshire Local Plan supporting the redevelopment of this site for employment, which would enable this accessible site to be used more efficiently. The site is identified on the South Cambridgeshire Submission Policies Map (please see Annex A). The Councils are

considering whether the AAP should also provide guidance on the implementation of this policy.

Policy E/1: New Employment Provision near Cambridge – Cambridge Science Park

Appropriate proposals for employment development and redevelopment on Cambridge Science Park (as defined on the Policies Map) will be supported, where they enable the continued development of the Cambridge Cluster of high technology research and development companies.



Figure 2.1 CNFE Context Map

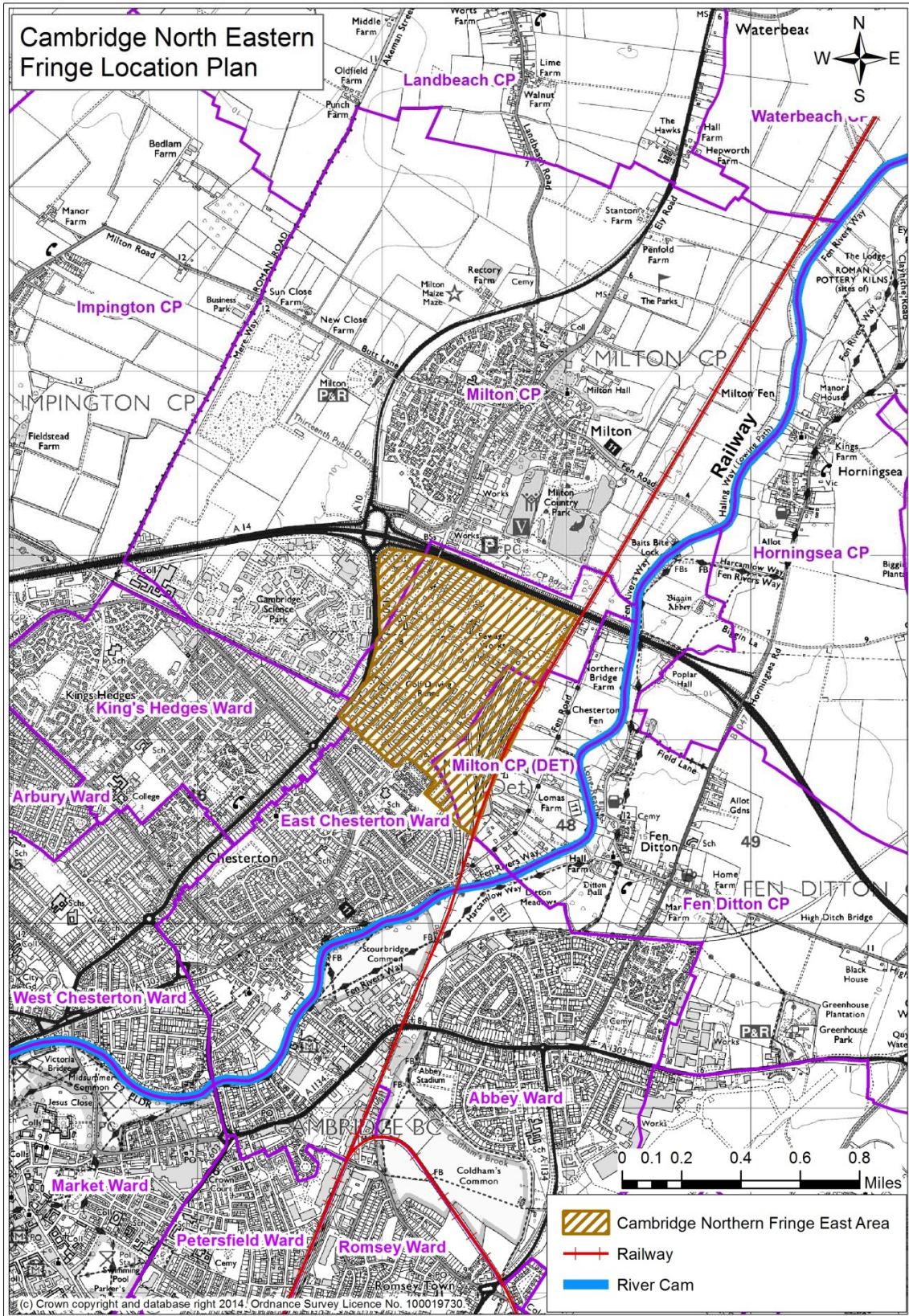


Figure 2.2 CNFE Location and Boundary

3 Consultation responses

This section sets out the responses received during the public consultation on the Scoping Report and the action taken or needed in regard to those comments.

Table 3.1 below, summarises the consultation responses received, and sets out how this should be taken into account in the sustainability appraisal, and identifies the implications of the comments and changes in the scope for the SA of the CNFE AAP.

We sought responses to the following questions during the consultation:

1. Are there any additional relevant plans and policies beyond those covered that you think are relevant to this appraisal?
2. Do you think that the SA framework is appropriate?
3. Are there any pieces of baseline data that are missing or inaccurate or has the report missed any key issues?
4. Would you like to suggest *reasonable* alternatives which could be considered by the appraisal?

Table 1.1: Summary of Consultation on the SA Scoping Report				
Summary of Representation	SA Question	SA Stage	Response to representation	Implications for Area Action Plan
Natural England				
Recently updated National Character Area Profiles (NCAs) contain a broad range of information which can be used to underpin sustainable decisions, including a description of ecosystem services provided in each character area. Additionally, they identify opportunities for positive environmental change and provide the best available information and evidence as a context for local decision making and action.	3	SA Stage A2: Collecting baseline information	Information from the relevant NCA profile: 88 (Bedfordshire and Cambridgeshire Claylands) has been added to the updated baseline data table and will be used to inform the assessment.	See below.
NCA profile 88 (Bedfordshire and Cambridgeshire Claylands) identifies improvements to green infrastructure within urban areas that link natural and semi-natural environments as a strategic environmental objective (SEO3). This should be considered when developing SA environmental objectives and assessing the	3	SA Stage A2: Collecting baseline information	Information from the relevant NCA profile: 88 (Bedfordshire and Cambridgeshire Claylands) has been added to the updated baseline data table and will be used to inform the assessment. The statement environmental opportunity (SEO3) in the NCA Profile 88 has been added to the list of policy objectives which the plan	In support of statement of environmental opportunity SEO3 the AAP should: <ul style="list-style-type: none"> • Support initiatives that include well-planned green infrastructure that will increase people’s access to and contact with the natural environment to benefit their health and wellbeing

Table 1.1: Summary of Consultation on the SA Scoping Report				
Summary of Representation	SA Question	SA Stage	Response to representation	Implications for Area Action Plan
area action plan against them.			should consider.	<ul style="list-style-type: none"> • Encourage the creation of new woodland as appropriate on urban fringes to help screen and integrate new developments, and provide biodiversity and green infrastructure benefits. • Ensure that new development incorporates well-designed green infrastructure, to include improved access and recreation opportunities for local communities and visitors.
Natural England welcomes the identification of the Brownfield and Built Environment Action Plan (part of the BAP) within the relevant plans and programmes, and the First Public Drain, Bramblefields and Chesterton Sidings as areas of ecological importance which should be protected, enhanced and incorporated within the wider ecological/GI network.	3	SA Stage A2: Collecting baseline information	Noted.	The AAP and the assessment should ensure that the First Public Drain, Bramblefields and Chesterton Sidings as areas of ecological importance which should be protected, enhanced and incorporated within the wider ecological/GI network.

Table 1.1: Summary of Consultation on the SA Scoping Report				
Summary of Representation	SA Question	SA Stage	Response to representation	Implications for Area Action Plan
English Heritage				
EH's guidance document 'Strategic Environmental Assessment, Sustainability Appraisal and the Historic Environment' sets out detailed information on scoping, relevant plans, programmes and policies and gives general pointers to baseline information. Answers to the questions and guidance on the sections found in the scoping report can be found in this document.	1 and 3	SA Stage A1: Identifying other relevant policies, plans and programmes, and environmental protection objectives; and Stage A2: Collecting baseline information	Noted. This document has been reviewed and will be used to inform the SA process with regards to heritage assets.	N/A.
Landscape, Townscape and cultural heritage That there are no designated heritage assets (conservation areas, listed buildings, registered parks and gardens, scheduled monuments) within the AAP area is correct. Designated heritage assets outside the AAP in the adjoining area should be shown on the maps in Annex A. The site may include undesignated	3	SA Stage A2: Collecting baseline information	Impacts on heritage assets outside the AAP boundary will be taken into account in both the plan preparation and its assessment. The potential for buried archaeology is acknowledged in the baseline information for the AAP. There is no known buried archaeology in the AAP.	The AAP should take into account heritage assets outside its boundary.

Table 1.1: Summary of Consultation on the SA Scoping Report				
Summary of Representation	SA Question	SA Stage	Response to representation	Implications for Area Action Plan
heritage assets, particularly buried archaeology, and the County Archaeologist, along with the Historic Environment Record, will be best placed to advise on this.				
<p>English Heritage considers that for an SEA/SA to meet the requirements of the SEA Directive to assess impacts on cultural heritage, it needs to include a specific objective: ‘conserve and enhance the historic environment, heritage assets and their settings,’</p> <p>The proposed Sub-Objective/Decision making question should therefore be reworded to read:</p> <p><i>‘Will it conserve and enhance the historic environment, heritage assets and their settings through appropriate design and scale of development’</i></p>	2	SA Stage SA Stage A4: Developing the SA objectives and framework	<p>The SEA Directive (and Regulations) does not prescribe a method of assessment and therefore does not require the use of objectives in assessment. Objectives-led SEA is a matter of English SEA/SA practice. The SEA Directive requires that the likely significant effects on issues such as cultural heritage are identified, described and evaluated.</p> <p>The relevant sub-objective/decision-aiding question has been amended to that suggested by EH.</p>	N/A
Environment Agency				
No response received				

4 Relevant Plans and Programmes

This section sets out a brief review of relevant policies, plans and programmes (PPP) which have a specific relationship with the AAP, identifying their aims and objectives and the implications for the AAP. The SAs of both Local Plans set out the wider context of relevant policies, plans and programmes. This information can be found here:

- Sustainability Appraisal of the Cambridge Local Plan 2014, Volume 1: Final Appraisal for Submission to the Secretary of State (March 2014). Available via: <https://www.cambridge.gov.uk/public/ldf/coredocs/RD-SUB-C-030.pdf>
Specifically, the SA Scoping Report Part 3.
- South Cambridgeshire Local Plan Submission Draft Final Sustainability Appraisal (March 2014) Available via: <https://www.scambs.gov.uk/content/draft-final-sustainability-appraisal-report-and-habitat-regulations-assessment-screening>.
Specifically, the SA Scoping Report: Local Plan Sustainability Appraisal Scoping Report (June 2012) available at: <https://www.scambs.gov.uk/content/sustainability-appraisal-scoping-report> and the more up to date baseline information contained in Part 2 of the Draft Final Sustainability Appraisal Report of the South Cambridgeshire Local Plan (March 2014) available at <https://www.scambs.gov.uk/content/draft-final-sustainability-appraisal-report-and-habitat-regulations-assessment-screening>.

Table 3.1 sets out plans and policies which specifically relate to the development of the APP.

Table 3.1 Policies, Plans and Programmes		
Plan or Programme	Aims/ Objectives	Implications for the AAP
Land		
Cambridge Local Plan 2006	The site is allocated principally for residential uses, with 6.0 ha allocated for mixed commercial uses, and a new railway station allowing an interchange with the Cambridgeshire Guided Bus. This allocation was dependant on the relocation of the WRC, to allow for an acceptable living environment on the site.	The Cambridge Local Plan policy will supersede this allocation, once the plans are adopted.
South Cambridgeshire Local Development Framework Site Specific Policies DPD 2010	The Sidings area is safeguarded for a railway station and interchange facility.	The South Cambridgeshire Local Plan will supersede this policy once adopted.
Cambridgeshire Minerals and Waste LDF	<p>The Wastewater Recycling Centre (WRC) is an area safeguarded for its ongoing use as a WRC with a 400m planning application consultation buffer. The County Council is investigating locating a Household Waste Recycling Centre on this site. A significant part of the AAP area is covered by an Area of Search for this facility.</p> <p>The Veolia Waste Transfer Station at Cowley Road is safeguarded in a similar manner to the WRC, but the Councils believe it could be relocated with the AAP area.</p> <p>The existing Strategic aggregates railhead on the Chesterton Sidings is safeguarded, however the Councils think there may be opportunities to relocate and consolidate within the CNFE area.</p> <p>Transport Protection Zones are allocated around the existing northern aggregate railheads operated by Lafarge Aggregates Ltd in Chesterton Sidings, and around the allocated potential new railhead on the WRC. Lafarge also operates a 2nd site within the area (on Cowley Road)</p>	<p>The WRC is an area safeguarded for its ongoing use as a WRC.</p> <p>The layout of the AAP will have to consider issues relating to odour and noise owing to the continued presence of the WRC and the waste transfer station respectively.</p> <p>The existing aggregates railhead on the Chesterton Sidings is safeguarded.</p> <p>The AAP should consider opportunities to relocate and consolidate aggregates railhead (possibly with the Lafarge cement batching plant) and Veolia Waste Transfer Station within the CNFE area.</p> <p>The AAP needs to ensure the continued availability of the Strategic freight railhead.</p>
Environmental Quality and Pollution		

Table 3.1 Policies, Plans and Programmes		
Plan or Programme	Aims/ Objectives	Implications for the AAP
There are no additional PPP relating to the AAP for this topic.		
Biodiversity, flora and fauna		
Cambridgeshire Green Infrastructure Strategy	No specific objectives are set for the AAP, but the AAP falls within Strategic Area 6: Cambridge and surrounding areas.	This is covered within the baseline data review in Section 4.
Brownfield and Built Environment Habitat Action Plan	Assess and monitor our existing habitat, keep the extent of biodiverse Brownfield Sites and protect them from development, create new biodiversity features in new industrial and residential developments, manage and enhance the existing area of brownfield sites and built environment and raise awareness and increase access and involvement with brownfield sites and the built environment.	Ensure new development protects biodiversity and creates new biodiversity features if possible.
Landscape, townscape and cultural heritage		
Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006). March 2012	Dependent on the scale and location of individual applications, the following views should normally be assessed as part of a tall building application: Stourbridge Common, Ditton Meadows south of Fen Ditton, River Cam towpath south of Baits Bite Lock and View from the junction of the A10 and A14.	The AAP should ensure that the important views should be assessed as part of applications.
National Character Area profile: 88 (Bedfordshire and Cambridgeshire Claylands)	The most relevant statement of environmental opportunity within the NCA profile is SEO3: <ul style="list-style-type: none"> • Support initiatives that include well-planned green infrastructure that will increase people’s access to and contact with the natural environment to benefit their health and wellbeing; • Encourage the creation of new woodland as appropriate on urban fringes to help screen and integrate new developments, and provide biodiversity and green infrastructure benefits; and • Ensure that new development incorporates well-designed green infrastructure, to include improved access and recreation opportunities for local communities and visitors. 	The AAP should ensure that these environmental opportunities are supported by its preferred option and implemented through the policy requirements for development within the AAP.
Climate change and water		

Table 3.1 Policies, Plans and Programmes		
Plan or Programme	Aims/ Objectives	Implications for the AAP
Cambridge City Council Sustainable Design and Construction SPD. March 2007 South Cambridgeshire District Design Guide SPD. March 2010	No specific objectives set for the AAP but the SPDs should assist applicants in producing a Sustainability Statement and completing the Sustainability Checklist. The SPDs set out principles that should be applied to all major applications.	This is covered within the baseline data review in Section 4.
Decarbonising Cambridge: A renewable and low carbon energy study for Cambridge City Council. August 2010	No specific objectives set for the AAP but the document outlines action that planning teams can take to address barriers to low carbon development.	This is covered within the baseline data review in Section 4.
Water Cycle Strategies (WCS) 2008 and 2011 (Phase 1)	These strategies examine water supply capacity, wastewater infrastructure, surface water drainage and flood risk management. The Phase 1 WCS for the Major Growth Sites in and around Cambridge identified no insurmountable technical constraints to the proposed level of growth for the study area.	This is covered within the baseline data review in Section 4.
Cambridge and Milton Surface Water Management Plan. November 2011	The site has not been identified as a high risk area for major surface water flooding within the report although it is known that there are some issues on the site.	The AAP needs to include measures to address surface water flooding.
Human Health and well being		
Cambridge City Council's new vision	The City Council's vision highlights the new Council's administration focus on sharing the city's prosperity and tackling the housing crisis. The following aspect is particularly relevant: <i>Sharing the city's prosperity and making Cambridge a Living Wage city</i> . This priority is also reflected in the Comprehensive Equalities and Diversity Policy, and the Equality Values Statement. Please note that the Council intends to prepare an Anti-Poverty Strategy.	These issues should be incorporated into the SA Framework to ensure the AAP helps to address them.
Economy and Infrastructure		

Table 3.1 Policies, Plans and Programmes		
Plan or Programme	Aims/ Objectives	Implications for the AAP
Greater Cambridge City Deal	<p>The site is identified as a major employment site in the City Deal. The backbone of the proposed infrastructure strategy is a transport network to link areas of population and employment within the City Deal area. Planning actions listed include:</p> <ul style="list-style-type: none"> • Share expertise and accumulated experience to support project/programme delivery in a cost-effective and lean way across Greater Cambridge; • The Defra network will work with Cambridge to find solutions where there are environmental constraints to growth and to advise on opportunities for environmental gains which are achievable with local growth; and • To work closely with Greater Cambridge to ensure that the case for the East-West Rail (central section) is as robust as possible and to examine the options for delivery, and should it be possible, to work together to accelerate delivery. 	<p>These issues should be incorporated into the SA Framework to ensure the AAP helps to address them.</p>
Cambridgeshire Local Economic Assessment 2010	<p>Key issues identified for Cambridge in the Local Economic Assessment are:</p> <ul style="list-style-type: none"> • A long term decline in office floorspace may lead to problems for the high-tech industry over a 5-10 year timescale; • High levels of public sector employment with expectations of significant numbers of redundancies in this sector over the next few years; and • Very low housing affordability and pockets of income deprivation in the north of the City. 	<p>These issues should be incorporated into the SA Framework to ensure the AAP helps to address them.</p>
Cambridge Cluster at 50	<p>Five national priorities were identified as well as a number of local priorities, the local priorities are set out below:</p> <ul style="list-style-type: none"> • There is a need to recognise that “doing business” – particularly within and between emerging high tech businesses – is as much a social process as it is a narrowly economic one; for this reason, designing and delivering new developments as social spaces – and not simply as physical locations for buildings – will be important; • There is an urgent need to improve connectivity between Cambridge railway station, the city centre and the principal employment sites (Cambridge Science Park, West Cambridge and Addenbrooke’s hospital site), acknowledging the strong demand for easy access to the city centre and London. A key element of this should be the development of a new station at Chesterton which links to the Cambridgeshire Guided Busway; 	<p>The AAP needs to plan for the inclusion of the station at Chesterton as this will improve sustainable connectivity between Cambridge Science Park and the City centre.</p> <p>Some of these objectives are relevant to the AAP and should be incorporated into the SA Framework to ensure the AAP helps to address them.</p>

Table 3.1 Policies, Plans and Programmes		
Plan or Programme	Aims/ Objectives	Implications for the AAP
	<p>Key action points set out in the report are:</p> <ul style="list-style-type: none"> • To make provision for key infrastructure, particularly in relation to housing and transport; within this context, supporting delivery of the planned scale and range of housing, and better connectivity between the city centre, railway station and key employment sites, ought to be top priorities; • To sustain the quality of life that Cambridge provides, acknowledging that it needs to remain a place in which internationally mobile workers will choose to live and work. This includes the quality and range of city centre functions, and links within Cambridge and to London; • To ensure that growing businesses can recruit the workers they need, recognising a particular shortage of top quality management and marketing skills but also the imperative to attract internationally excellent professionals from all spheres; and • To recognise and respond to the needs of key sectors within the cluster, both science-based and those that are concerned more with the “quality of life” that the Cambridge area needs to provide for residents and visitors alike. <p>The report also indicates a number of potential specific actions which could be applicable to the AAP:</p> <ul style="list-style-type: none"> • Improve further the links between Cambridge based firms and London based firms; • Plan in facilities and focal points for social interaction for all new developments; • Encourage further development of incubator/innovation centres in Greater Cambridge; • Stop the net loss of manufacturing land; • Ensure business space in and around the city is planned to incorporate social and small scale retail facilities, to provide a much better social milieu for the workforce; • Support a frequent shuttle bus service and high quality cycling routes to complement the Cambridgeshire Guided Busway, in order to provide fast, frequent and convenient links between the major employment sites within the city – the northern fringe, city centre, Addenbrooke’s and West Cambridge; and <p>The report also includes an action to:</p>	

Table 3.1 Policies, Plans and Programmes		
Plan or Programme	Aims/ Objectives	Implications for the AAP
	<i>“Ensure business space in and around the city is planned to incorporate social and small scale retail facilities, to provide a much better social milieu for the workforce.”</i>	
Cambridge and South Cambridgeshire Employment Land Review July 2008	Actions identified include providing more new land and protecting existing land for light industrial and traditional office uses.	These issues should be incorporated into the SA Framework to ensure the AAP helps to address them.
Employment Land Review July update 2012	Updated data, a review of the Cambridge economy and selective management of the economy. Identified a need to develop new office accommodation. This area is listed as a focus of demand. The report also notes that intensification of development on the northern fringe should also be possible through redevelopment at higher densities and as a result of the planned Cambridge Science Park railway station. Finally, the report notes that land will need to be used more efficiently.	These issues should be incorporated into the SA Framework to ensure the AAP helps to address them.
Employment Land Review July update 2013	Updated data. No new actions or objectives identified which relate to the AAP.	None
South Cambridgeshire Site Specific Policies Development Plan Document	Land at Chesterton Sidings in South Cambridgeshire is safeguarded for the development of a railway station and interchange facility.	The AAP should plan for the development of a railway station and interchange facility.
Transport Strategy for Cambridge and South Cambridgeshire (TSCSC) (adopted by Cambridgeshire County Council on March 4th 2014)	Chesterton Interchange is include as a major scheme in the LTP3 Implementation programme. Cambridgeshire County Council is are examining alternative options for funding this scheme on a commercial basis from within the rail industry or by a third party private sector investor, or through local authority investment.	As above.
Cambridge Local Plan 2006	Allocation includes the proposal for a new railway station allowing an interchange with the Cambridgeshire Guided Bus.	As above.

5 Baseline Data: Relevant to the Cambridge Northern Fringe East Area Action Plan

5.1 Introduction

This section of the report outlines data that is of relevance to the CNFE AAP. Table 4.1 focuses on key issues of relevance to the AAP and draws on the data collated for the SAs of the Local Plans. The table does not seek to reproduce all the data that is included in the Local Plans SAs, instead it provides an updated summary of the key baseline issues for the CNFE AAP. The likely future baseline column refers to likely conditions in a “do nothing” scenario. It assumes that the AAP is not produced. Development may still go ahead in this scenario but it would be piecemeal and would not benefit from the forward planning and co-ordination that the AAP will provide.

The data within the Local Plans SAs can be found on the Council’s websites as below:

- Sustainability Appraisal of the Cambridge Local Plan 2014, Volume 1: Final Appraisal for Submission to the Secretary of State (March 2014). Available via: <https://www.cambridge.gov.uk/public/ldf/coredocs/RD-SUB-C-030.pdf>
Specifically, the SA Scoping Report Part 3.
- South Cambridgeshire Local Plan Submission Draft Final Sustainability Appraisal (March 2014) Available via: <https://www.scambs.gov.uk/content/draft-final-sustainability-appraisal-report-and-habitat-regulations-assessment-screening>.
Specifically, the SA Scoping Report: Local Plan Sustainability Appraisal Scoping Report (June 2012) available at: <https://www.scambs.gov.uk/content/sustainability-appraisal-scoping-report> and the more up to date baseline information contained in Part 2 of the Draft Final Sustainability Appraisal Report of the South Cambridgeshire Local Plan (March 2014) available at <https://www.scambs.gov.uk/content/draft-final-sustainability-appraisal-report-and-habitat-regulations-assessment-screening>.

A separate annex (Annex A) has been produced with this scoping report addendum which includes mapped data covering the specific area of the AAP. This has been referred to where relevant in the table below. The following maps are included in Annex A:

- Figure 1: Policy designations map;
- Figure 2: Land owned by the City Council;
- Figure 3: Utilities;
- Figure 4: Planned transport schemes;
- Figure 5: Contaminated land;
- Figure 6: Location of first public drain; and
- Figure 7: South Cambridgeshire Submission Policies Map (Cambridge Science Park).

5.2 Data gaps and new data

There are some gaps in data regarding potential contaminated land present within the AAP. Borehole assessments of the ground conditions, including methane gas will be undertaken shortly. Thorough investigations will be required when development is proposed and measures will be needed to remediate contaminated land.

The councils have indicated that a number of studies / investigations are outstanding on issues such as odour, the WTC, junction and site capacity and sustainable transport requirements. As these studies are finalised this information will be added to the SA baseline.

If any further data gaps are found in subsequent stages of the SA these will be highlighted and the implications of the data gaps to the assessment made clear. If any further baseline data becomes available as the SA progresses, this data will be added to the SA baseline and reported in subsequent reports (e.g. the SA Report).

Table 4.1 Baseline Relevant to the Cambridge Northern Fringe East Area Action Plan		
Issue / data (incl. source)	Likely future baseline	Implications for the plan
Land		
<p>The majority of the AAP is previously developed land.</p> <p>There is an area safeguarded for sand and gravel adjacent to the AAP to the north eastern corner of the Area of Major Change. The Cambridge Green Belt is to the north and east of the site. Please see Figure 1 in Annex A for policy designations.</p> <p>The AAP area does not include any agricultural land.</p> <p>The AAP area contains contaminated land. Please see Figure 5 in Annex A. Development of the AAP will require thorough investigation of ground contamination and may require remediation and mitigation proposals, the nature of which partly depends on the proposed uses³.</p> <p>The Sidings area is safeguarded for a railway station and interchange facility.</p>	<p>There are currently no plans to exploit the sand and gravel nearby.</p> <p>Contaminated land is likely to remain as such unless development is proposed and remediation takes place in order to enable the development.</p>	<p>By proposing development in the AAP area, it will encourage the thorough investigation and remediation of contaminated land present. The level of remediation required depends on the proposed uses. The highest level required will be for residential uses with gardens.</p> <p>Redevelopment of the AAP area for uses identified within the Local Plan policies would make good use of previously developed land.</p>

³ Cambridge Northern Fringe Preliminary Contamination Assessment, March 2014

Table 4.1 Baseline Relevant to the Cambridge Northern Fringe East Area Action Plan		
Issue / data (incl. source)	Likely future baseline	Implications for the plan
<p>The AAP area forms part of an area of search for a household waste recycling centre to serve the north of Cambridge, and is a location for inert waste recycling. A waste safeguarding area covers the Chesterton sidings and other areas of land.</p> <p>A large part of the AAP site is occupied by the Anglian Water Milton Wastewater Recycling Centre (WRC). The WRC is an area safeguarded for its ongoing use as a WRC within the Cambridgeshire Minerals and Waste LDF. Please see Figure 1 in Annex A for policy designations.</p>	<p>It is likely that the WRC will remain on site and continue to serve the Cambridge area. The WRC will continue to place a constraint on development within the surrounding area due to odour (see below).</p> <p>A household waste recycling facility could be developed within the AAP site. This could create another use which is not suitable for all types of future neighbouring uses, however, measures such as landscape screening and control of dust and noise could be used to mitigate some nuisance effects.</p>	<p>The AAP masterplan is likely to need to incorporate the WRC and potentially a household waste recycling centre and their associated constraints to development that they potentially pose e.g. odour (see below).</p>
Environmental Quality and Pollution		

Table 4.1 Baseline Relevant to the Cambridge Northern Fringe East Area Action Plan		
Issue / data (incl. source)	Likely future baseline	Implications for the plan
<p>Air quality issues have been identified along the A14 through the designation of an Air Quality Management Area (AQMA). The AQMA boundary stops to the north-west of the area and therefore does not adjoin the area. The plan will, however, need to consider the impact of the section of the A14 which is alongside the CNFE area to the north. The A14 is being upgraded between Huntingdon and the Milton Interchange.</p> <p>Ongoing operation of the aggregates importing businesses will generate dust and this must be dealt with by the AAP.</p> <p>Operations associated with the ongoing use of railway for aggregates importation will produce noise and vibration issues.</p> <p>Baseline data includes odour zones centred on the WRC.</p> <p>The AAP area contains contaminated land. Please see Figure 5 in Annex A.</p>	<p>Air quality along the A14 may improve following upgrading and management of the AMQA.</p> <p>There are currently works being completed on the Milton Road and associated junctions to facilitate the extension to the Guided Bus and delivery of the Science Park Station. These could potentially have positive impacts on air quality.</p> <p>Dust may continue to be emitted from the aggregates importing business.</p> <p>Railway for aggregates importation will continue to produce noise and vibration.</p>	<p>How the aggregate importing business operates in the longer term must be considered in the AAP. This will have impacts in terms of what class and type of development is suitable in certain locations in the AAP.</p> <p>Odour impacts from the WRC will also affect the class and type of development suitable in certain locations in the AAP. Development of the AAP will require thorough investigation of ground contamination and may require remediation and mitigation proposals⁴. The extent of mitigation which is technically feasible will have impacts in terms of what class and type of development is suitable in certain locations in the AAP. By proposing development in the AAP area, it will encourage the thorough investigation and remediation of contaminated land present.</p> <p>The plan will also need to consider the related impact of flies from the WRC on the adjoining uses.</p>
<p>The AAP area is drained by the First Public Drain, which drains in a west-east direction to the River Cam to the east of the site. Please see Figure 6 in Annex A.</p> <p>Ground water levels in the AAP area may be high. The First</p>	<p>Water sensitive urban design will be implemented in the AAP through the policies in the Local Plans which will reduce impacts on water quality from run-off and surface water</p>	<p>Design and layout options for the AAP should include SuDS.</p>

⁴ Cambridge Northern Fringe Preliminary Contamination Assessment, March 2014

Table 4.1 Baseline Relevant to the Cambridge Northern Fringe East Area Action Plan		
Issue / data (incl. source)	Likely future baseline	Implications for the plan
<p>Public Drain flows parallel with Cowley Road before turning north between the golf driving range and a number of light industrial units. It then turns east and then north along the boundary to the Water Recycling Centre before passing beneath the A14 and then finally discharging into the River Cam below Baits Bite Lock.</p> <p>The First Public Drain is a significant watercourse for Cambridge. As well as the Science Park, a large portion of north Cambridge drains into this watercourse.⁵ The First Public Drain is not designated as main river; it is therefore not monitored by the Environment Agency. The River Cam into which it drains has moderate ecological quality and good chemical quality.⁶</p> <p>Please note that Anglian Water has its own pipes and outlets into the River Cam which will take some of the surface water. Its flows are managed under licence by the Environment Agency.</p>	<p>pollution. However a co-ordinated approach to Sustainable Drainage Systems (SuDS) will not be achieved through ad hoc development and therefore opportunities for greater enhancements may be missed.</p>	
<p>Water Cycle Strategies (WCS) 2008 and 2011 (Phase 1). These strategies examine water supply capacity, wastewater infrastructure, surface water drainage and flood risk management. They are undertaken to ensure that new development can be supplied with water services infrastructure in a sustainable way. The Phase 1 WCS for the Major Growth Sites in and around Cambridge identified no</p>		

⁵ Cambridge Northern Fringe East Area Flood Risk Assessment DRAFT (May 2014)

⁶Environment Agency, What's in my backyard, http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=wfd_rivers&ep=map&x=548964.0005000001&y=245062.001&scale=7&lang=e&layerGroups=default&layerGroupToQuery=1&textonly=off#x=547748&y=261231&lq=2,7,8,9,&scale=9 (Environment Agency, 2014)

Table 4.1 Baseline Relevant to the Cambridge Northern Fringe East Area Action Plan		
Issue / data (incl. source)	Likely future baseline	Implications for the plan
<p>insurmountable technical constraints to the proposed level of growth for the study area.</p> <p>Anglian Water’s preferred strategy is for all development in and around Cambridge to drain to Cambridge (Milton) WRC. In order to achieve this there will be a requirement for upgrades to the Cambridge WWRC system. However, it is not expected that wastewater treatment will be a constraint to growth in Cambridge,⁷ as Anglian Water has made a commitment to upgrade their existing WRC to meet the city’s growth needs up to 2031.</p>		
Biodiversity, flora and fauna		
<p>There are a range of different habitats in Cambridge supporting a variety of different species and there is a network of Local Wildlife Sites (City and County) which are deemed important in protecting and enhancing biodiversity across Cambridge.</p> <p>Within the AAP this includes a Local Nature Reserve (Bramblefields) in the southeast (also designated as Open Space), and a City Wildlife Site in the northwest of the area which is a hedgerow.⁸. The Allotment site at the southern end of the area is protected open space. Please see Figure 1 in Annex A for policy designations.</p> <p>There are no Sites of Special Scientific Interest (SSSIs) in the AAP.</p>	<p>Pressure for development in the northern fringe of Cambridge is likely to increase pressure on already fragmented habitats.</p> <p>Existing green infrastructure is likely to be protected and new infrastructure provided for as development takes place, through policies in the Local Plans. However, this ad hoc approach is less likely to make the most of opportunities for provision of a more coherent network.</p>	<p>The AAP should seek to maintain and enhance the connectivity of fragmented habitats through encouraging additional green infrastructure.</p> <p>The AAP must seek to protect areas supporting the legally protected Jersey Cudweed.</p> <p>The AAP should seek to protect the Local Nature Reserve and City Wildlife Site, and could encourage access to the LNR (if appropriate) via footpath links from employment and housing areas within the APP site.</p>

⁷ Cambridge Water Company (2010) Final Water Resources Management Plan [online] available at: <http://www.cambridgewater.co.uk/customers/water-resources-management-plan>

⁸ Source: Cambridge City: Nature Conservation Strategy

Table 4.1 Baseline Relevant to the Cambridge Northern Fringe East Area Action Plan		
Issue / data (incl. source)	Likely future baseline	Implications for the plan
<p>Chesterton Sidings includes an area of Jersey Cudweed. This is a protected species under Schedule 8 of the Wildlife and Countryside Act 1981. Development must incorporate measures for protecting this species.</p>		<p>There are opportunities for ecological improvements around the First Public Drain (both water quality improvements and habitat creation).</p>
<p>Cambridge has a high standard of Green Infrastructure (1.8ha of informal open space per 1,000) with particularly high provision in some wards to the north east, south east and south west of the City. East Chesterton Ward, which is near to the AAP area, has 2.89 hectares of protected open space per 1,000 population⁹. 50% of this is publically accessible.</p> <p>Green Infrastructure within the AAP includes allotments and the Local Nature Reserve to the south, and the First Public Drain which is lined with willow coppice on some stretches, and the Guided Busway route is a green corridor. The First Public Drain is a wildlife corridor.</p> <p>The River Cam forms a key corridor which performs a key role in offering green infrastructure provision in and around Cambridge.</p>		<p>The APP should maintain and seek to enhance the provision of accessible natural green space. Biodiversity can also be enhanced by integrating enhancement into all development proposals, for example through the use of biodiverse roofs, integration of bird and bat boxes and selection of native species.</p>
<p>The northern fringe of Cambridge includes areas with a deficiency in Accessible Natural Green Space (ANGS) at the 20ha plus standard. At the 2ha plus standard there are significant deficiencies across the whole area.¹⁰</p>		
Landscape, townscape and cultural heritage		
Transport infrastructure, business and commercial	Continuing focus on residential, commercial and	Development within the AAP should

⁹ Cambridge City Council Open Space and Recreation Strategy 2011

¹⁰ Green Infrastructure Forum, Cambridge Green Infrastructure Strategy, (undated), 116.

Table 4.1 Baseline Relevant to the Cambridge Northern Fringe East Area Action Plan		
Issue / data (incl. source)	Likely future baseline	Implications for the plan
development are now major components of the relevant National Character Area profile 88: Bedfordshire and Cambridgeshire Claylands. ¹¹	infrastructure, road and rail improvements. ¹² Existing nearby green belt designation is likely to remain in place.	respect the adjacent Green Belt, and seek to maintain its character. Potential for unknown archaeology may require investigation prior to development consent, however, no known constraints are recorded which will affect the masterplan options.
The Cambridge Green Belt is adjacent to the east and north of the proposed AAP boundary.		
There are no Conservation Areas, Listed Buildings, registered parks and gardens or scheduled monuments in the AAP. It is not known whether there is underground archaeology.		
Climate change		
There is a need to ensure carbon emissions are minimised and the principles of sustainable design and construction are integrated into all development proposals. The former is referred to as climate change mitigation and the latter climate change adaptation.	In terms of carbon emissions, new development in Cambridge is expected to result in significant emissions growth over the period to 2020. It is assumed that beyond 2020, zero carbon policy will ensure that new development imposes no net increase in CO ₂ emissions. ¹³ Even if changes were made now, however, unavoidable climate change would still occur. There are three key risks for Cambridge associated with predicted changes in climate: <ul style="list-style-type: none"> Increased summer temperatures and heatwaves; 	The principles of sustainable design and construction need to be integrated into all development proposals. Both councils have sustainable design SPDs in place ¹⁵ . However, more specific sustainability requirements may be necessary as part of the AAP. It is important that the following considerations are addressed: <ul style="list-style-type: none"> The potential for imposition of carbon reduction policies that are more onerous than the national building regulations. The requirement for an energy

¹¹ Natural England, National Character Area Profile 88. Bedfordshire and Cambridgeshire Claylands. April 2014.

¹² Natural England, National Character Area Profile 88. Bedfordshire and Cambridgeshire Claylands. April 2014.

¹³ Decarbonising Cambridge: A renewable and low carbon energy study for Cambridge City Council. August 2010.

Table 4.1 Baseline Relevant to the Cambridge Northern Fringe East Area Action Plan		
Issue / data (incl. source)	Likely future baseline	Implications for the plan
	<ul style="list-style-type: none"> • Flooding; and • Water shortages and droughts ¹⁴. 	<p>hierarchy pursued through supportive local planning policies.</p> <ul style="list-style-type: none"> • Measures to deal with increased temperatures in a way that do not increase energy use and associated greenhouse gas emissions, for example through improvements to building fabric. • Water scarcity particularly in regards to looking at the creation of new areas of landscaping and minimising the use of potable water for irrigation. <p>(see below for details regarding flooding).</p>

¹⁵ Cambridge City Council Sustainable Design and Construction SPD. March 2007 and South Cambridgeshire District Design Guide SPD. March 2010

¹⁴ Cambridge City Council Climate Change Strategy 2012 – 2016. October 2012

Table 4.1 Baseline Relevant to the Cambridge Northern Fringe East Area Action Plan		
Issue / data (incl. source)	Likely future baseline	Implications for the plan
<p>AAP area is in flood zone 1 (low risk), however, there is a level of pluvial flood risk. The risk is confined to small local areas that can be mitigated against through good design and careful masterplanning. Areas of open space may be required to manage this risk. Contamination and high groundwater will also determine surface water management solutions¹⁶.</p> <p>Surface water flooding may be an issue on the AAP site and will require mitigation through surface water management.</p>	<p>Existing flood risk will prevail and individual planning applications would be required to limit impacts on flooding through Local Plan policies. However a co-ordinated approach to Sustainable Drainage Systems (SuDS) will not be achieved through ad hoc development and therefore opportunities for greater enhancements may be missed.</p>	<p>An integrated surface water policy is needed for the AAP. This should include:</p> <ul style="list-style-type: none"> • Consideration of sustainable drainage systems; • Holding water on site including water storage areas; and • Opportunities for ecological improvements around the First Public Drain (both water quality improvements and habitat creation).
Human health and wellbeing		
<p>Environmental pollution issues are covered above.</p>	<p>New employment may be provided through new developments within the AAP area which come forward independently of an AAP. Without an AAP, opportunities to provide for healthy lifestyles and ensure equality in access to employment opportunities may be missed.</p>	<p>The AAP should ensure that new jobs and facilities are accessible to people from all backgrounds and demographic groups. Protected Open Space within the AAP (Bramblefields Local Nature Reserve and an area of allotments in the south) should be included within the AAP masterplan.</p> <p>The AAP could contribute to improving health and well-being of local residents through the provision of Publically Accessible Open Space, the minimisation</p>
<p>The greatest population increases in Cambridge have been experienced in East Chesterton, Coleridge and Trumpington wards.¹⁷</p>		
<p>Cambridge experiences slightly higher rates of crime than for Cambridgeshire as a whole. The Index of Multiple Deprivation crime indicates that East Chesterton ward is in the 20% most deprived areas. The Index also reveals that East Chesterton is the 13th most deprived ward in the county. The area is also the 2nd worst ranked in Cambridge and South Cambridgeshire in terms of the Income</p>		

¹⁶ Cambridge Northern Fringe East Area Flood Risk Assessment DRAFT (May 2014)

¹⁷ Cambridge City Council Annual Monitoring Report 2011

Table 4.1 Baseline Relevant to the Cambridge Northern Fringe East Area Action Plan		
Issue / data (incl. source)	Likely future baseline	Implications for the plan
<p>Deprivation Affecting Children Index.¹⁸</p> <p>Cambridge has the highest proportion of minority ethnic population in the county, with 11% of people from ethnic groups other than White British. Over 40 different languages are spoken in the City reflecting its diverse communities.¹⁹ By contrast in South Cambridgeshire 93.2% of the population in 2001 were White British, and a further 3.7% were White Irish and White Other, with 3,800 people identified as from minority ethnic groups. The largest identified minority ethnic groups were Indian, Chinese, and Other Ethnic group which overall do not represent more than 1% of the population.²⁰ 83.5% of East Chesterton ward (in Cambridge) and 87.5% of Milton ward (in South Cambridgeshire) were White British, compared to 91% in Cambridgeshire.²¹ The largest ethnic minority in both areas was Asian or Asian British at 3.2%.</p> <p>In 2008-1010 mortality rates per 100,000 population (<75 years) in East Chesterton and Milton were 369.3 and 208.4 respectively.²² Mortality rates in Cambridgeshire as a whole for the same period were 272.1 per 100,000 population (<75 years).</p>		<p>of environmental pollution, the encouragement of active lifestyles through the prioritisation of walking and cycling modes in the AAP masterplan.</p>

¹⁸ Children and young people living in deprivation, the disaffected and those at risk of disaffection. A review of evidence for the South Cambridgeshire and Cambridge Children and Young People’s area Partnership.

¹⁹ Cambridge Local Plan Sustainability Appraisal Scoping Report June 2012

²⁰ Source – 2001 Census.

²¹ Cambridge Atlas Ward Profiles, 2001 Census data.

²² Cambridge Atlas Ward Profiles, Office for National Statistics mortality data 2008-2010.

Table 4.1 Baseline Relevant to the Cambridge Northern Fringe East Area Action Plan		
Issue / data (incl. source)	Likely future baseline	Implications for the plan
<p>Protected Open Space in the AAP includes the Bramblefields Local Nature Reserve and an area of allotments in the south. Milton Park, designated Open Space, lies to the north of the site on the other side of the A14.</p> <p>East Chesterton ward has 2.89 hectares of Protected Open Space per 1,000 population (58.5% of which is publicly accessible).</p> <p>Arbury ward, adjacent to the AAP in East Chesterton, has the lowest amount of Protected Open Space in Cambridge and the spaces that are available are considered to be of insufficient quality, size and proximity to housing. West and East Chesterton have greater provision of open space.²³</p>		
<p>The greatest population increases in Cambridge have been experienced in East Chesterton, Coleridge and Trumpington wards.²⁴</p>	<p>Housing developments could come forward through Local Plan policies in this area.</p>	<p>The AAP could play a role in delivering housing development in suitable parts of the AAP and therefore delivering a vibrant, mixed use development in this area.</p>
Economy and Infrastructure (including transport)		
<p>There are capacity constraints at the existing Milton Road junctions which need to be kept to 2011 levels. This will emphasise the importance of alternative sustainable modes and modal shift.</p> <p>East Chesterton ward within Cambridge is within the 40% most deprived areas in England, whereas the part of the</p>	<p>The baseline situation is likely to prevail in the future.</p>	<p>The AAP could help to provide new accessible employment opportunities, particularly for people in the east Chesterton ward. These could potential include training opportunities, such as apprenticeships.</p>

²³ Cambridge Local Plan SA Report [25.3.9].

²⁴ Cambridge City Council Annual Monitoring Report 2011

Table 4.1 Baseline Relevant to the Cambridge Northern Fringe East Area Action Plan		
Issue / data (incl. source)	Likely future baseline	Implications for the plan
<p>AAP within South Cambridgeshire is identified as being within 60%.²⁵</p> <p>Pockets of employment and income deprivation in the northern and north-eastern parts of the City with the number of JSA claimants particularly concentrated in Abbey Ward and Kings Hedges</p> <p>In 2012, the ratio of employment to resident population in East Chesterton was 1.22 and 3.43 in Milton.²⁶</p>		
<p>There is need to provide B1a²⁷, space and more incubation or enterprise centres whereby small scale new ventures can be launched, focused on the city centre and the northern fringe²⁸.</p> <p>Key issues identified for Cambridge in the Local Economic Assessment 2010 are:</p> <ul style="list-style-type: none"> • A long term decline in office floorspace may lead to problems for the high-tech industry over a 5-10 year timescale; • High levels of public sector employment with expectations of significant numbers of redundancies in this sector over the next few years; and • Very low housing affordability and pockets of income 	<p>New developments within the AAP can occur under the Local Plans, however a co-ordinated approach through an AAP would provide increased opportunities.</p> <p>Increased provision of office use elsewhere in the city is not likely to meet demand which should be met where businesses want to locate²⁹.</p> <p>A generous supply of land exists for high technology research and development uses outside the City.</p>	<p>The AAP should set out a co-ordinated approach to employment development. It could provide local shops and other complementary uses.</p>

²⁵ Index of Multiple Deprivation (IMD): Education, Skills and Training domain

²⁶ Cambridgeshire Atlas Ward Profiles, ONS Business Register and Employment Survey (BRES) 2012.

²⁷ An office other than a use within Class A2 (financial and professional services)

²⁸ Employment Land Review 2012

²⁹ Employment Land Review 2012

Table 4.1 Baseline Relevant to the Cambridge Northern Fringe East Area Action Plan		
Issue / data (incl. source)	Likely future baseline	Implications for the plan
<p>deprivation in the north of the City.</p> <p>There are no local or district centres currently within the AAP area. The nearest local or district centre is on the A1309 towards the city centre on the boundary between the Kings Hedges and East Chesterton wards.</p> <p>The AAP is within the Connecting Cambridgeshire programme. Roll out of superfast broadband in East Chesterton between June 2014 and March 2015 – cabinets have now been upgraded in this area.³⁰</p> <p>Cambridge Science Park Exchange has live superfast fibre broadband. There are surrounding cabinets capable of superfast broadband which are not yet live including one at St John Innovation Centre, Cowley Road, Cambs.³¹</p>		

³⁰ Connecting Cambridgeshire, <http://www.connectingcambridgeshire.co.uk/parish/Cambridge/>

³¹ Connecting Cambridgeshire, <http://www.connectingcambridgeshire.co.uk/parish/Cambridge/>

Issue / data (incl. source)	Likely future baseline	Implications for the plan
<p>The levels of cycling within Cambridge are amongst the highest in Europe. A large proportion of those that work and live in Cambridge cycle (36%) or walk (19%).³² Despite the high proportion of cycling within Cambridge, a much lower number of trips are made into and out of Cambridge by bike. Only 2% of trips over one mile are made by bike.²⁷</p> <p>The use of rail as a mode of transport for individuals commuting into Cambridge was lower than for other comparable cities.³³ It is likely that this is due to the fact that the railway service is focussed on connecting Cambridge to larger urban centres, such as London, rather than on local communities. The Chesterton Interchange is a proposed new railway station on the CNFE AAP site of the former Chesterton permanent way depot to the north of Cambridge. It is close to the Cambridge Science Park, St. John’s Innovation Centre and Cambridge Business Parks and the A14 trunk road.</p>	<p>Developments in sustainable transport such as the Guided Busway, Rail Station and the cycle way would be likely to go ahead, but opportunities for co-ordination would be reduced and therefore the potential for greater integration of sustainable transport could be missed.</p> <p>A new cycle route, the Chisholm Trail has also been proposed which would run north to south, following much of the railway line. This would improve access to the site by cycle.</p>	<p>The AAP should seek to help improve connectivity between the City centre and principal employment sites such as the Cambridge Science Park, as well as the additional employment within the AAP.</p> <p>The AAP should seek to capitalise on opportunities to encourage use of public transport and walking/cycling (including accessing the Cambridge Science Park and opportunities provided by the development of the Chisholm Trail).</p>
<p>A rail safeguarding area covers the Chesterton sidings within South Cambridgeshire part of the AAP.</p>	<p>The safeguarded area will continue to be in place and the sidings may continue to be actively used for rail transport.</p>	<p>The masterplan options for the AAP will need to include the Chesterton sidings rail safeguarded area.</p>

³² Source: Steer Davies Gleave – Access to and around Greater Cambridge

³³ Cambridgeshire County Council (2011) Cambridgeshire Local transport Plan 2011- 2026 [online] available at: http://www.cambridgeshire.gov.uk/NR/rdonlyres/81A57E02-48D8-4C24-862F-B42A900F70D8/0/LTP3PoliciesandStrategy.pdf?bcsi_scan_E956BCBE8ADBC89F=0&bcsi_scan_filename=LTP3PoliciesandStrategy.pdf

6 SA Framework

To maintain consistency with the higher tier Local Plans the decision has been taken to base the SA framework for the AAP on those used to assess the South Cambridgeshire Local Plan and the Cambridge Local Plan. However, it is also important to ensure that the SA framework is relevant to the issues faced by the AAP. Table 5.1 sets out the SA objectives used for the Local Plans, and amends these, where appropriate, to reflect the issues relevant for the AAP. Its development has therefore been based upon a baseline data review and a review of the relevant policies, plans and programmes. The SA framework has also been streamlined to reduce the number of objectives and to ensure that the framework focuses on the relevant issues. The framework's development has therefore been based upon:

- A review of the sustainability baseline data;
- A review of the relevant policies, plans and programmes; and
- A consideration of the objectives of the AAP (which were set out in the Local Plan SAs).

The final two columns of the table outline the proposed SA Objective and the decision-aiding appraisal questions that will be used to guide the assessment of the AAP. These could be amended at the next stage of the plan making process once the detailed contents of the plan are clearer.

For the sake of clarity these two final columns (which represent the SA framework for the AAP) have been presented separately in Table 5.2.

Table 5.1 Development of an SA Framework for the CNFE AAP								
South Cambridgeshire DC Local Plan SA Topic	South Cambridgeshire Local Plan SA Objectives	South Cambridgeshire decision aiding questions	Cambridge City Local Plan SA Topics	SA Issues identified for Cambridge City Local Plan	Comments	Area Specific Issues identified in the baseline review	Proposed SA Objectives	Proposed Sub-Objective / Decision-aiding questions
SA Topic – Land (incorporating soils SEA topic)								
Land	1. Minimise the irreversible loss of undeveloped land, economic mineral reserves, productive agricultural holdings, and the degradation / loss of soils	Will it use land that has been previously developed?	Biodiversity and green infrastructure	Ensure new development does not impact on biodiversity including no further loss of biodiversity rich farmland to development.	None	The majority of the AAP is previously developed land.	1. Minimise the irreversible loss of undeveloped land, protect soils and economic mineral reserves	Will it use land that has been previously developed? Will it use land efficiently? Will it minimise the degradation/loss of soils due to new development? Will it avoid the sterilisation of economic mineral reserves?
		Will it use land efficiently?			None	There is an area of Green Belt to the north east corner of the site (which coincides with the minerals safeguarding area).		
		Will it protect and enhance the best and most versatile agricultural land?			None	The AAP area does not include any agricultural land. Issue scoped out.		
		Will it avoid the sterilisation of economic mineral reserves?			None	There is an area safeguarded for sand and gravel adjacent to the AAP to the north eastern corner of the Area of Major Change which lies within Green Belt.		
		Will it minimise the degradation/loss of soils due to new development?			None	The AAP area contains contaminated land. Development of the AAP will require thorough investigation of ground contamination and may require remediation and mitigation proposals ³⁴ .		
Waste	2. Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		No specific issues identified in relation to waste.	Policies within the Local Plans on waste minimisation and use of resources will be applied to all spatial options for AAP. This objective can be scoped out.	Forms part of an area of search for a household waste recycling centre to serve the north of Cambridge, and is a location for inert waste recycling. A waste safeguarding area covers the Chesterton sidings and other areas of land. A large part of the AAP site is occupied by the Anglian Water Milton Waste Water Treatment Works. This is also referred to as a Water Recycling Centre (WRC). The WRC is an area safeguarded for its ongoing use as a WRC within the Cambridgeshire Minerals and	N/A	Will it promote resource efficiency and recycling?

³⁴ Cambridge Northern Fringe Preliminary Contamination Assessment, March 2014

Table 5.1 Development of an SA Framework for the CNFE AAP								
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						Waste LDF. The delivery of a HWRC would support recycling.		
SA Topic – Environmental quality and pollution (incorporating water and air SEA topics)								
Pollution	3. Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	Communities and well-being	Improve air quality in and around the Cambridge city centre AQMA and along routes to the City including the A14.	Suggest that separating out objectives relating to different forms of pollution would be most useful to the assessment for the AAP.	Air quality issues have been identified along the A14 which is the main access road into the City from the AAP. The A14 is being upgraded. Ongoing operation of the aggregates importing businesses will generate dust and this must be dealt with by the AAP.	2. Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain and improve air quality around the AAP and along the routes to the City including the A14? Will it ensure that dust pollution does not affect sensitive receptors?
		Will it minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	No specific issue identified in the SA Framework with regards to odour, light, noise or vibration.	The Local Plans contain environmental protection policies relating to avoiding pollution including light, noise and vibration, air quality, odour and dust. Suggest separating out these issues into objectives as this approach could help identify the sustainability differences in the spatial options for the AAP. Light pollution has been scoped as it is not likely that options will differ with regards to potential light pollution.	Operations associated with the ongoing use of railway for aggregates importation will produce noise and vibration issues. How they will operate in the longer term must be considered in the AAP. This will have impacts in terms of what class and type of development is suitable in certain locations in the AAP. Baseline data includes odour zones centred on the WRC. This will have impacts in terms of what class and type of development is suitable in certain locations in the AAP.	Will it minimise, and where possible improve on, unacceptable levels of noise pollution, and vibration? Will it minimise odour impacts?		
		Will it minimise, and where possible address, land contamination?	No specific issue identified in the SA Framework with regards to contaminated land.	The protection of soils is covered under proposed SA Objective 1. Policies exist within the Local Plans to require remediation of contaminated land by developers.	The AAP area contains contaminated land. Development of the AAP will require thorough investigation of ground contamination and may require remediation and mitigation proposals ³⁵ . The extent of mitigation which is technically feasible will have impacts in terms of what class and type of development is suitable in certain	Will it remediate contaminated land?		

³⁵ Cambridge Northern Fringe Preliminary Contamination Assessment, March 2014

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						locations in the AAP.		
Pollution	3. Improve air quality and minimise or mitigate against sources of environmental pollution	Will it protect and where possible enhance the quality of the water environment?	Water	Ensure developments implement the highest standards of water efficiency and place no additional pressure on water scarcity in the region	All developments will have to meet the same water efficiency standards in accordance with Local Plan policies.		Scoped out	Scoped out
				Improve the water quality of Cambridge's water courses in line with the Water Framework Directive requirements.	All developments will have to meet the same water quality standards in accordance with Local Plan policies. Improvements to the First Public Drain should be actively sought through any development proposals. ³⁶	The AAP area is drained by the First Public Drain, which drains in a west-east direction to the River Cam to the east of the site. Ground water levels in the AAP area may be high. The First Public Drain flows parallel with Cowley Road before turning north between the golf driving range and a number of light industrial units. It then turns east and then north along the boundary to the Water Recycling Centre before passing beneath the A14 and then finally discharging into the River Cam below Baits Bite Lock. The First Public Drain is a significant watercourse for Cambridge. As well as the Science Park, a large portion of north Cambridge drains into this watercourse. ³⁷ The First Public Drain is not designated as main river, it is therefore not monitored by the Environment Agency. The River Cam into which it drains has moderate ecological quality and good chemical quality. ³⁸	3. Protect and where possible enhance the quality of the water environment	Will it ensure that groundwater is protected? Will it enhance surface water features including the quality of water entering the first Public Drain and the River Cam?
				Ensure new development takes sewerage infrastructure into account.	All developments will have to take this into account in accordance	N/A	Scoped out	Scoped out

³⁶ Cambridge Northern Fringe East Area Flood Risk Assessment DRAFT (May 2014)

³⁷ Cambridge Northern Fringe East Area Flood Risk Assessment DRAFT (May 2014)

³⁸Environment Agency, What's in my backyard, http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=wfd_rivers&ep=map&x=548964.0005000001&y=245062.001&scale=7&lang=e&layerGroups=default&layerGroupToQuery=1&textonly=off#x=547748&y=261231&lq=2.7.8.9.&scale=9 (Environment Agency, 2014)

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					with Local Plan policies.			
SA Topic - Biodiversity, flora and fauna								
Biodiversity	4. Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?	Biodiversity and green infrastructure	Maintain and build on the success of positive conservation management on local wildlife sites and SSSIs	The wording of the proposed objective includes reference to 'adverse effects' on designated sites to better reflect the requirements regarding European sites.	Chesterton Sidings includes an area of Jersey Cudweed. This is a protected species under Schedule 8 of the Wildlife and Countryside Act 1981. Development must incorporate measures for protecting this species. No SSSIs are present in the AAP. The AAP includes a Local Nature Reserve (Bramblefields) in the southeast (also designated as Open Space), and a City Wildlife Site.	4. Avoid adverse effects on designated sites and protected species	Will it conserve protected species (including Jersey Cudweed) and protect sites designated for nature conservation interest (including Local Nature Reserves and Wildlife Sites), and geodiversity?
Biodiversity	5. Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	Biodiversity and green infrastructure	Ensure new development does not impact on biodiversity including no further loss of biodiversity rich farmland to development. Maintain and improve connectivity between existing green infrastructure in order to provide improved habitats for biodiversity and ensure no further fragmentation of key habitats as a result of new or infill development	The NPPF includes 'providing net gains in biodiversity wherever possible contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'. This also sets out the Government's commitment to Article 10 of the Habitats Directive.	The AAP both includes and is adjacent to natural habitat some of which is designated for nature conservation. The AAP falls within Strategic Area 6: Cambridge and surrounding areas, in the Cambridgeshire Green Infrastructure Strategy. ³⁹ The northern fringe of Cambridge includes areas with a deficiency in Accessible Natural Green Space (ANGS) at the 20ha plus standard. At the 2ha plus standard there are significant deficiencies across the whole area. ⁴⁰	5. Maintain and enhance the range and viability of characteristic habitats and species and improve opportunities for people to access and appreciate wildlife and green spaces	Will it deliver net gains in biodiversity? Will it reduce habitat fragmentation, maintain and enhance connectivity between existing green and blue infrastructure and enhance key native habitats? Will it help deliver habitat restoration ((helping to achieve Biodiversity Action Plan Targets)? Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?
Biodiversity	6. Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure, or access to the countryside through public rights of way?	Biodiversity and Green Infrastructure and Communities and well-being	Protect and enhance community, leisure and open space provision, particularly in wards anticipated to experience significant population growth including Trumpington, Castle and Abbey Maintain and improve connectivity between		Green Infrastructure within the AAP includes allotments and the Local Nature Reserve to the south, and the First Public Drain which is lined with willow coppice on some stretches, and the Guided Busway route is a green corridor. In a representation to the South		

³⁹ Green Infrastructure Forum, Cambridge Green Infrastructure Strategy, (2011), 114

⁴⁰ Green Infrastructure Forum, Cambridge Green Infrastructure Strategy, (2011), 116.

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				existing green infrastructure in order to provide improved habitats for biodiversity and ensure no further fragmentation of key habitats as a result of new or infill development		Cambridgeshire Local Plan policy SS4, the Wildlife Trust stated that: "The planning application already submitted for the development of the new station at Chesterton Sidings has identified the site's importance for biodiversity. Mitigation, compensation and enhancement will be needed if the site is to be developed. The Green Infrastructure element of the development also needs to be co-ordinated outside the site boundaries."		
No direct equivalent objective in the South Cambridgeshire Local Plan SA.			Biodiversity and green infrastructure	Capitalise on the opportunity for green infrastructure to help Cambridge adapt to the threats posed by climate change (particularly flooding), and to improve water quality	This issue fits well under the climate change objective which already covers the use and enhancement of existing natural flood risk management infrastructure.	Bramblefields Local Nature Reserve has ponds which are fed by ground water and the levels rise during periods of heavy rainfall indicating that the groundwater level is reactive to rainfall events. ⁴¹	See climate change objectives	See climate change objectives
SA Topic - Landscape, townscape and cultural heritage (incorporating landscape and cultural heritage SEA topics)								
Landscape, townscape and cultural heritage	7. Maintain and enhance the diversity and local distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	Landscape, townscape and cultural heritage	Ensure the scale of new development is sensitive to the existing key landmark buildings and low lying topography of the City	Avoiding and minimising impacts on the landscape character of adjoining countryside and Cambridge Green Belt will be important.	The Cambridgeshire Green Belt is adjacent to the east and north of the proposed AAP boundary.	6. Maintain and enhance the diversity and local distinctiveness of landscape and townscape character	Will it maintain and enhance the distinctiveness of landscape character, and the character of the Cambridge Green Belt? Will it maintain and enhance the diversity and distinctiveness of townscape character? Will it ensure the scale of development is sensitive to the existing key landmark buildings and low lying topography of the City?
Landscape,	8. Avoid damage to	Will it protect or	Landscape,	Ensure the protection and		There are no Conservation		Will it protect the historic

⁴¹ Cambridge Northern Fringe East Area Flood Risk Assessment DRAFT (May 2014), 14.

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townscape and cultural heritage	areas and sites designated for their historic interest, and protect their settings.	enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	townscape and cultural heritage	enhancement of the historic environment through appropriate design and scale of new development. Actively promote the character and distinctiveness of the Conservation Areas. North Cambridge Issue: support the achievement of identified priorities within the Chesterton/Ferry Lane and De Freville Conservation Areas		Areas, Listed Buildings, registered parks and gardens or scheduled monuments in the AAP. However, it is not known whether there is underground archaeology.		environment through appropriate design and scale of development? Will it conserve and enhance the historic environment, heritage assets and their settings through appropriate design and scale of development?
Landscape, townscape and cultural heritage	9. Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?	7. Landscape, Townscape and Cultural Heritage	Encourage high quality design and improve the quality of the public realm within some areas	Local Plan policies require the implementation of good design.	A representation received in relation to Policy 14 of the draft Cambridge Local Plan suggests that 'it needs to be an area with homes for local people as well as people who work as science and business parks. Local residents need to feel a real part of this area with homes and cafes and local shops. It could easily be home to 500-700 families served by top class infrastructure'.		Will it lead to developments built to a high standard of design and good place making that reflects local character?
SA Topic - Climate change								
Climate change	10. Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	Climate change mitigation and renewable energy	Ensure greater deployment of energy efficiency and renewable energy technologies.	Requirements for renewable energy and efficient use of resources are set out in the Local Plans and will be applied across all spatial options. This issue is therefore scoped out.		Scoped out	Scoped out
		Will it promote energy efficiency?	Climate change mitigation and renewable energy	Ensure greater deployment of energy efficiency and renewable energy technologies	Use of energy efficiency measures are set out in the Local Plans and will be applied across all spatial options. However, the policies are not consistent and therefore there the AAP may need to set specific targets or requirements.		7. Minimise impacts on climate change (including greenhouse gas emissions)	Will it ensure deployment of energy efficiency and renewable energy technologies?

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In the South Cambridgeshire SA Framework the promotion of cycling is covered under the Sustainable Transport topic. There is no equivalent objective promoting infrastructure for zero emissions vehicles.			Climate change mitigation and renewable energy	Reduce transport emissions by encouraging cycling and promoting infrastructure for zero emissions vehicles	Promotion of cycling is covered under the sustainable transport topic. Policy 82 Parking Management within the City Council Local Plan states that “ <i>Electric vehicle charging points or the infrastructure to ensure their future provision should be provided within a development where reasonable and proportionate</i> ”. The APP could be used to promote the use of zero emissions vehicles. Suggest adding a sub-objective to the sustainable transport objectives on zero emission vehicles infrastructure.		See transport objectives	See transport objectives
		Will it minimise contributions to climate change through sustainable construction practices?	Climate change mitigation and renewable energy	Account for the whole life carbon cost of new development and transport infrastructure Reduce carbon emissions from all aspects of new developments and ensure development meets the highest standards in low carbon design	Requirements for sustainable design are set out in the Local Plans and will be applied across all spatial options and therefore this issue is scoped out.		See objective 7	Will it minimise contributions to climate change through sustainable construction practices?
	11. Reduce vulnerability to future climate change effects	Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?	Water	Ensure developments implement the highest standards of water efficiency and place no additional pressure on water scarcity in the region	Water quality standards would be implemented in accordance with the Local Plans for all spatial options for the AAP.		Scoped out	Scoped out
		Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	Water	Protect and enhance existing natural flood risk management infrastructure and ensure all development incorporates sustainable drainage systems to minimise surface water flood risk	N/A	AAP area is in flood zone 1 (low risk), however, there is a level of pluvial flood risk. The risk is confined to small local areas that can be mitigated against through good design and careful masterplanning. Areas of open space may be required to	8. Reduce vulnerability to future climate change effects	Will it protect and enhance existing natural flood risk management infrastructure? Will it ensure that suitable sustainable drainage measures are incorporated into developments in order to manage surface water runoff?

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				North Cambridge Issue: address flood risk issues.		manage this risk. Contamination and high groundwater will also determine surface water management solutions ⁴² .		Will it provide green and blue infrastructure which will help reduce climate change impacts locally?
Climate adaptation	No objectives specifically addressing adaptation.	Will it minimise the likely impacts on future development of climate change through appropriate adaptation?	Water	Ensure that new and existing communities are capable of adapting to climate change with consideration given to the role of green and blue infrastructure as well as the layout and massing of new developments.	Both Local Plans include policies requiring measures for developments to adopt through design in order to adapt to climate change.	Surface water flooding may be an issue on the AAP site and will require mitigation through surface water management. Other climate risks include increased risks of overheating, subsidence and heave and periods of drought.		Does it include measures to adapt to climate change in ways that do not increase greenhouse gas emissions including giving consideration to the layout and massing of new developments?
			Water	Account for the potential environmental, economic and social cost of flooding for all development proposals				
			Biodiversity and Green Infrastructure	Capitalise on the opportunity for green infrastructure to help Cambridge adapt to the threats posed by climate change (particularly flooding), and to improve water quality	This is dealt with under biodiversity above.	N/A	See biodiversity objective above	See biodiversity objective above
SA Topic - Human health and well being								
Health	12. Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?	Communities and Well being	Arrest the trend in increased deprivation particularly within wards to the north and east of Cambridge North Cambridge Issue: address deprivation across quite expansive areas of the city's north-eastern extents			9. Maintain and enhance human health and wellbeing, and reduce inequalities	Will it promote good health and encourage healthy lifestyles? Will it help address levels of deprivation in north and east Cambridge? Will it reduce inequalities in health in the north and east of Cambridge?
	13. Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		Improve the health and well-being of Cambridge residents and reduce inequalities in health particularly in the north and east of Cambridge	Policies within the Local plans will help to design out crime and will be applied across all spatial options.	Cambridge experiences slightly higher rates of crime than for Cambridgeshire as a whole. The Index of Multiple Deprivation crime indicates that East Chesterton ward is in the 20%	Scoped out	Scoped out

⁴² Cambridge Northern Fringe East Area Flood Risk Assessment DRAFT (May 2014)

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						most deprived areas.		
	14. Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?		Protect and enhance community, leisure and open space provision, particularly in wards anticipated to experience significant population growth including Trumpington, Castle and Abbey North Cambridge Issue: increase access to high quality open space, particularly within Arbury	The AAP could potentially provide additional open space through development. Abbey Ward is adjacent to the AAP and the Local Nature Reserve may serve the population. The sub-objective has been narrowed in scope accordingly.	The AAP contains areas of designated Open Space including a Local Nature Reserve and allotments, both located in the south of the area. Milton Park lies to the north of the site on the other side of the A14.	10. Improve the quantity and quality of publically accessible open space	Will it increase the quantity and quality of publically accessible open space? Will it protect and enhance community, leisure and open space provision, particularly in East Chesterton ward? Will it maintain and enhance open spaces and green space within the urban area and the Green Belt setting?
Housing	15. Ensure everyone has access to decent, appropriate and affordable housing	Will it support the provision of a range of quality housing of appropriate types and sizes, including affordable housing, to meet the identified needs of all sectors of the community?	Communities and wellbeing	Increase delivery of affordable and intermediate housing, in particular one and two bedroom homes	Requirements for the delivery of affordable housing are set by the Local Plans and requirements would apply to all spatial options. The Cambridge City Local Plan policy 14 and South Cambridgeshire Local Plan policy SS4 identify the CNFE as an employment focused area with a range of supporting uses which could include residential uses (subject to acceptable environmental conditions). Although standards will be set by the Local Plans, different spatial options may provide for different levels of residential use.	The greatest population increases in Cambridge have been experienced in East Chesterton, Coleridge and Trumpington wards. ⁴³ Residential development within the AAP would need to be subject to acceptable environmental conditions due to environmental constraints on the AAP site.	11. Ensure everyone has access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types to meet identified needs?
		Will it provide for housing for the ageing population?		Ensure that the design and size of new homes meet the needs of the existing and future population, including the elderly, disabled people and those	Requirements for the type of housing to be supplied within the two areas are set out within the Local Plans. The type of residential	Residential development within the AAP would need to be subject to acceptable environmental conditions due to environmental constraints on the	Scoped out	Scoped out
		Will it result in quality homes for					Scoped out	Scoped out

⁴³ Cambridge City Council Annual Monitoring Report 2011

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		people within the district to live in?		in poor health	development which could be delivered within the AAP has not been identified within any of the Local Plan policies.	AAP site.		
		Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?			Local Plans do not allocate the AAP for the provision of accommodation for Gypsies and Travellers and Travelling Showpeople.		Scoped out	Scoped out
Inclusive communities	16. Redress inequalities related to age, disability, gender, race, faith, location and income	Will it improve relations between people from different backgrounds or social groups? Will it redress all the sections of inequality included in the Council's Single Equality Scheme which are as follows - Age Disability Gender Reassignment Marriage and Civil Partnership Pregnancy and Maternity Race Religion or Belief Sex Sexual Orientation	Communities and well-being	Capitalise on the ethnic diversity of the city and its contribution to vibrant and inclusive communities		In South Cambridgeshire 87.3% of the population in 2011 were White British, and a further 5.7% were White Irish and White Other, with 10,453 people identified as being from minority ethnic groups. The largest identified minority ethnic groups were Indian (1.5%), Other Asian (1.0%) and Chinese (0.8%). In terms of Cambridge, 21.5% of people are from ethnic groups other than White British.. ⁴⁴	12. Redress inequalities related to age, disability, gender, race, faith, location and income	Will it improve relations between people from different backgrounds or social groups and contribute to community diversity? Will it ensure equal access for all?
		Will it redress rural isolation - rurality?	N/A for Cambridge City		Under its Single Equality Scheme, South Cambridgeshire District Council extends the remit of EqIA to include	The AAP is an urban fringe site and therefore it is not seeking to address rural isolation. It is therefore not appropriate to include this a sustainability issue	Scoped out	Scoped out

⁴⁴ Source – 2011 Census.

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					consideration of 'rurality' owing to the predominantly rural nature of the District.	for this site.		
	17. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it provide accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs etc?)	Communities and well-being	Reduce inequalities in the educational achievement level of economically active adults and develop the opportunities for everyone to acquire the skills needed to find and remain in work	Cambridge Cluster at 50 includes an action to: "Ensure business space in and around the city is planned to incorporate social and small scale retail facilities, to provide a much better social milieu for the workforce."		13. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it provide accessibility to and improve quality of key local services and facilities, including health, education and leisure (shops, post offices, pubs etc?) Will it improve access to jobs and training for all?
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		Ensure the timely provision of primary and secondary education in the locations where it is needed	Use classes proposed do not include provision of primary and secondary education. However, if housing development is included within the AAP, this may create a need for education provision.			Included within other sub-objectives for SA objective 12
	18. Encourage and enable the active involvement of local people in community activities	Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		Improve the health and well-being of Cambridge residents and reduce inequalities in health particularly in the north and east of Cambridge	The process of developing and consulting on the AAP will be the method for addressing this.			Scoped out
		Will it encourage engagement in community activities?			The AAP could provide spaces for community activities and interaction.			Will it encourage and enable engagement in community activities?
SA Topic – Economy and Infrastructure (incorporating material assets SEA topic)								
Economic activity	19. Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	Economy	Maintain and capitalise on Cambridge's position as one of the UK's most competitive cities		The Local Plan policies identify the area for an employment led development.	14. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	Will it maintain and enhance competitiveness, and capitalise on Cambridge's position as one of the UK's most competitive cities? Will it provide high-quality employment land in appropriate and accessible locations to meet the needs of businesses, and the workforce? Will it protect the shopping hierarchy, supporting the vitality and viability of

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								Cambridge, district and local centres?
			Economy	Address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges North Cambridge Issue: address deprivation across quite expansive areas of the city's north-eastern extents	Abbey Ward is adjacent to the AAP and is located to the south of the AAP area.	East Chesterton ward is within the 40% most deprived areas in England, whereas the part of the AAP within South Cambridgeshire is identified as being within the 60%. ⁴⁵		Included within other sub-objectives for SA objective 13
				Ensure provision of appropriate office space for small and growing high tech businesses and research sectors	Cambridge needs further office developments. The Cambridge City Local Plan policy 14 and South Cambridgeshire Local Plan policy SS4 allocates the AAP area (Northern Fringe East and land surrounding Cambridge Science Park Station Area of Major Change) for high quality mixed-use development, including employment uses such as B1, B2 and B8.	There is likely to be a shortage of B1a ⁴⁶ , space, focused on the city centre and the northern fringe. Increased provision elsewhere in the city is not likely to meet demand which should be met where businesses want to locate ⁴⁷ .		Will it provide appropriate office space?
				Consider whether and how to address the on-going loss of industrial floorspace	The Cambridge City Local Plan policy 14 and South Cambridgeshire Local Plan policy SS4 allocates the AAP area (Northern Fringe East and land surrounding Cambridge Science Park Station Area of Major Change) for high quality mixed-use development, including			Will it minimise the loss of industrial floorspace?

⁴⁵ Index of Multiple Deprivation (IMD): Education, Skills and Training domain

⁴⁶ An office other than a use within Class A2 (financial and professional services)

⁴⁷ Employment Land Review 2012

Table 5.1 Development of an SA Framework for the CNFE AAP									
South Cambridgeshire DC Local Plan SA Topic	South Cambridgeshire Local Plan SA Objectives	South Cambridgeshire decision aiding questions	Cambridge City Local Plan SA Topics	SA Issues identified for Cambridge City Local Plan	Comments	Area Specific Issues identified in the baseline review	Proposed SA Objectives	Proposed Sub-Objective / Decision-aiding questions	
					employment uses such as B1, B2 and B8.				
		Will it encourage the rural economy and diversification, and support sustainable tourism?	Economy	Encourage more sustainable growth of tourism which recognises the pressure it places on the City's transport infrastructure and accommodation need	The scope for the AAP, as allocated within the Local Plans, to support sustainable tourism growth is limited, however, it could potentially have an influence on tourism via the treatment of the Cambridge Science Park Station Area and through its impact on the environment, economy, communities and transport networks in this part of Cambridge.		Scoped out	Scoped out	
Economic activity				Capitalise on the value that language schools/specialist tutorial colleges contribute to the local economy, but balance this against the increased impact this may have on the housing market	This type of use is not specifically planned for within the AAP. Scoped out.	N/A			Scoped out
		Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge University related particularly through the development and expansion of clusters?		Consider the need for high-tech headquarters and high-tech manufacturing	This type of use is not specifically planned for within the AAP and support of this industry will be covered within the other proposed objectives and decision-aiding questions. However, the AAP could support these clusters.	N/A			Does it support high-tech clusters?
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		Ensure the continued vitality and viability of the city centre and safeguard the diversity of independent shops in areas such as along Mill Road. Protect local shopping provision in district and local centres which provide for people's everyday	Cambridge Cluster at 50 includes an action to: "Ensure business space in and around the city is planned to incorporate social and small scale retail facilities, to provide a much better social milieu for the workforce." The AAP is unlikely to	There are no local or district centres currently within the AAP area. The nearest local or district centre is on the A1309 towards the city centre on the boundary between the Kings Hedges and East Chesterton wards.	See objective 13 above	See objective 13 above	

South Cambridgeshire DC Local Plan SA Topic	South Cambridgeshire Local Plan SA Objectives	South Cambridgeshire decision aiding questions	Cambridge City Local Plan SA Topics	SA Issues identified for Cambridge City Local Plan	Comments	Area Specific Issues identified in the baseline review	Proposed SA Objectives	Proposed Sub-Objective / Decision-aiding questions
				needs.	have any influence on the shops along Mill Road because it is allocated for a range of uses, including retail which would support the B1, B2 and B8 uses.			
				Ensure adequate provision of convenience shopping in the north west of Cambridge.	This refers to aspirations for the north west of Cambridge and has therefore been scoped out.	N/A	Scoped out	Scoped out
	20. Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	No specific issue identified in the SA Framework, however, this is addressed by other 'Economy' the issues above.		This decision-aiding question has been suggested above and does not need to be repeated.	N/A	See objective 13 above	See objective 13 above
	21. Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	No specific issue identified in the SA Framework with regards to communications infrastructure, however, other objectives in the Cambridge City framework support this.		The AAP could provide an opportunity to improve infrastructure within this area.	The AAP is within the Connecting Cambridgeshire programme. Roll out of superfast broadband in East Chesterton between June 2014 and March 2015 – cabinets have now been upgraded in this area. ⁴⁸ Cambridge Science Park Exchange has live superfast fibre broadband. There are surrounding cabinets capable of superfast broadband which are not yet live including one at St John Innovation Centre, Cowley Road, Cambs. ⁴⁹	15. Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?
		Will it improve access to education and training, and support provision of skilled employees to the economy?	Communities and well-being	Ensure the timely provision of primary and secondary education in the locations where it is needed Reduce inequalities in the education achievement level of economically active adults and develop the	The AAP could provide more diverse local employers and could present opportunities for apprenticeships etc.	Will it improve access to education and training for all, and support provision of skilled employees to the economy?		

⁴⁸ Connecting Cambridgeshire, <http://www.connectingcambridgeshire.co.uk/parish/Cambridge/>

⁴⁹ Connecting Cambridgeshire, <http://www.connectingcambridgeshire.co.uk/parish/Cambridge/>

Table 5.1 Development of an SA Framework for the CNFE AAP								
South Cambridgeshire DC Local Plan SA Topic	South Cambridgeshire Local Plan SA Objectives	South Cambridgeshire decision aiding questions	Cambridge City Local Plan SA Topics	SA Issues identified for Cambridge City Local Plan	Comments	Area Specific Issues identified in the baseline review	Proposed SA Objectives	Proposed Sub-Objective / Decision-aiding questions
				opportunities for everyone to acquire the skills needed to find and remain in work.				
Transport	22. Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	Transport	Build on the high modal share of cycling in the city centre and encourage cycling for journeys over one mile Reduce the use of the private car and ensure greater access to frequent public transport Capitalise on the opportunity of new development to discourage private car use and promote the use of more sustainable forms of transport. North Cambridge Issue: capitalise on the opportunities to encourage use of public transport and walking/cycling (including to access the Cambridge Science Park)	None	Rail safeguarding area covering the Chesterton sidings. Public transport opportunities in the AAP include access to the Guided Busway extension and rail via a new railway station. The AAP will need to limit traffic within the local transport system to 2011 levels ⁵⁰ . The proposed Chisholm cycle way would run through the southern end of the site.	16. Reduce the need to travel and promote more sustainable transport choices	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? Will it encourage cycling for journeys over one mile? Will it discourage and reduce the use of the private car and ensure greater access to frequent public transport?
		Will it support movement of freight by means other than road?		None	Rail safeguarding area covering the Chesterton sidings.	Will it support movement of freight by means other than road?		
		Will it provide safe access to the highway network, where there is available capacity? Will it make the transport network safer for all users, both motorised and non-motorised?		The AAP will promote the development of a railway station and links with the Guided Bus route. The SCDC Local Plan policy SS/4 requires investment in linkages for pedestrians and cyclists.	The AAP will need to limit traffic within the local transport system to 2011 levels.	Will it promote infrastructure for zero emissions vehicles? Will it make the transport network safer for all users, both motorised and non-motorised?		

⁵⁰ Cambridgeshire County Council, Cambridgeshire Local Transport Plan 2011-2026 (CCC, 2011).

Table 5.2 Proposed SA Framework for the Cambridge Northern Fringe East	
SA Objective	Proposed Sub-Objective / Decision-aiding questions
Land	
1. Minimise the irreversible loss of undeveloped land, protect soils and economic mineral reserves.	<ul style="list-style-type: none"> • Will it use land that has been previously developed? • Will it use land efficiently? • Will it minimise the degradation/loss of soils due to new development? • Will it avoid the sterilisation of economic mineral reserves? • Will it promote resource efficiency and recycling?
Environmental Quality and pollution	
2. Improve air quality and minimise or mitigate against sources of environmental pollution	<ul style="list-style-type: none"> • Will it maintain and improve air quality around the AAP and along the routes to the City including the A14? • Will it ensure that dust pollution does not affect sensitive receptors? • Will it minimise, and where possible improve on, unacceptable levels of noise pollution, and vibration? • Will it minimise odour impacts? • Will it remediate contaminated land?
3. Protect and where possible enhance the quality of the water environment	<ul style="list-style-type: none"> • Will it ensure that groundwater is protected? • Will it enhance surface water features including the quality of water entering the First Public Drain and the River Cam?
Biodiversity, flora and fauna	
4. Avoid adverse effects on designated sites and protected species	<ul style="list-style-type: none"> • Will it conserve protected species (including Jersey Cudweed) and protect sites designated for nature conservation interest (including Local Nature Reserves and Wildlife Sites), and geodiversity?
5. Maintain and enhance the range and viability of characteristic habitats and species and improve opportunities for people to access and appreciate wildlife and green spaces	<ul style="list-style-type: none"> • Will it deliver net gains in biodiversity? • Will it reduce habitat fragmentation, maintain and enhance connectivity between existing green and blue infrastructure and enhance key native habitats? • Will it help deliver habitat restoration ((helping to achieve Biodiversity Action Plan Targets)? • Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?
Landscape, townscape and cultural heritage	
6. Maintain and enhance the diversity and local distinctiveness of landscape and townscape character	<ul style="list-style-type: none"> • Will it maintain and enhance the distinctiveness of landscape character, and the character of the Cambridge Green Belt? • Will it maintain and enhance the diversity and distinctiveness of townscape character? • Will it ensure the scale of development is sensitive to the existing key landmark buildings and low lying

Table 5.2 Proposed SA Framework for the Cambridge Northern Fringe East	
SA Objective	Proposed Sub-Objective / Decision-aiding questions
	<p>topography of the City?</p> <ul style="list-style-type: none"> • Will it protect the historic environment through appropriate design and scale of development? • Will it lead to developments built to a high standard of design and good place making that reflects local character?
Climate Change	
7. Minimise impacts on climate change (including greenhouse gas emissions)	<ul style="list-style-type: none"> • Will it ensure deployment of energy efficiency and renewable energy technologies? • Will it minimise contributions to climate change through sustainable construction practices?
8. Reduce vulnerability to future climate change effects.	<ul style="list-style-type: none"> • Will it protect and enhance existing natural flood risk management infrastructure? • Will it ensure that suitable sustainable drainage measures are incorporated into developments in order to manage surface water runoff? • Will it provide green and blue infrastructure which will help reduce climate change impacts locally? • Does it include measures to adapt to climate change in ways that do not increase greenhouse gas emissions including giving consideration to the layout and massing of new developments?
Human health and well being	
9. Maintain and enhance human health and wellbeing, and reduce inequalities	<ul style="list-style-type: none"> • Will it promote good health and encourage healthy lifestyles? • Will it help address levels of deprivation in north and east Cambridge? • Will it reduce inequalities in health in the north and east of Cambridge?
10. Improve the quantity and quality of publically accessible open space.	<ul style="list-style-type: none"> • Will it increase the quantity and quality of publically accessible open space? • Will it protect and enhance community, leisure and open space provision, particularly in East Chesterton ward? • Will it maintain and enhance open spaces and green space within the urban area and the Green Belt setting?
11. Ensure everyone has access to decent, appropriate and affordable housing	<ul style="list-style-type: none"> • Will it support the provision of a range of housing types to meet identified needs?
Economy and Infrastructure	
12. Redress inequalities related to age, disability, gender, race, faith, location and	<ul style="list-style-type: none"> • Will it improve relations between people from different backgrounds or social groups and contribute to

Table 5.2 Proposed SA Framework for the Cambridge Northern Fringe East	
SA Objective	Proposed Sub-Objective / Decision-aiding questions
income	<p>community diversity?</p> <ul style="list-style-type: none"> • Will it ensure equal access for all?
13. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	<ul style="list-style-type: none"> • Will it provide accessibility to and improve quality of key local services and facilities, including health, education and leisure (shops, post offices, pubs etc?) • Will it improve access to jobs and training for all? • Will it encourage and enable engagement in community activities?
14. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	<ul style="list-style-type: none"> • Will it maintain and enhance competitiveness, and capitalise on Cambridge's position as one of the UK's most competitive cities? • Will it provide high-quality employment land in appropriate, accessible locations to meet the needs of businesses, and the workforce? • Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, district and local centres? • Will it provide appropriate office space? • Will it minimise the loss of industrial floorspace?
15. Support appropriate investment in people, places, communications and other infrastructure	<ul style="list-style-type: none"> • Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? • Will it improve access to education and training for all, and support provision of skilled employees to the economy?
16. Reduce the need to travel and promote more sustainable transport choices.	<ul style="list-style-type: none"> • Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? • Will it encourage cycling for journeys over one mile? • Will it discourage and reduce the use of the private car and ensure greater access to frequent public transport? • Will it support movement of freight by means other than road? • Will it promote infrastructure for zero emissions vehicles? • Will it make the transport network safer for all users, both motorised and non-motorised?

7 Identifying Reasonable Alternatives

7.1 Introduction

Although the identification of alternatives is not required at the scoping stage it is useful to set out what the approach to defining alternatives might be.

The AAP is in its early stages of development but there has been considerable work undertaken in the past with regards to the potential development of this site. This work will be used to inform the development of reasonable alternatives to the approach to development of the plan area.

7.2 Current constraints Affecting the AAP area

As discussed within Sections 3 and 4 above, the AAP area contains a number of constraints and opportunities which will have a strong influence on the alternative schemes possible for this area. These factors affecting the future use of the area are as follows:

- The capacity constraints of the existing Milton Road junctions which the County Council have advised need to be kept to 2011 levels. This will emphasise the importance of alternative sustainable modes and modal shift;
- The Anglian Water WRC located on a large plot in the northern part of the AAP area is an area safeguarded for its ongoing use as a WRC. This area has a 400m buffer around it that is intended to prevent sensitive development from imposing constraints upon its operation. The continued presence of the WRC means that any new development in the area will have to consider issues such as odour and flies, to be considered acceptable⁵¹;
- The County Council is investigating locating a Household Waste Recycling Centre on this site. A significant part of the AAP area is covered by an Area of Search for this facility⁵²;
- The Veolia Waste Transfer Station at Cowley Road is safeguarded in a similar manner to the WRC⁵³;
- The existing aggregates railhead on the Chesterton Sidings is safeguarded, however the Councils anticipate that there may be opportunities to relocate and consolidate within the CNFE area. This includes train stabling and two railheads for aggregate deliveries as well as a concrete batching plant. These create challenges for the provision of an attractive station environment. Not all of the sidings are needed for these purposes and there will be surplus land available for development⁵⁴;
- Land at Chesterton Sidings in South Cambridgeshire is safeguarded for the development of a railway station and interchange facility⁵⁵;

⁵¹ Cambridgeshire Minerals and Waste LDF

⁵² Cambridgeshire Minerals and Waste LDF

⁵³ Cambridgeshire Minerals and Waste LDF

⁵⁴ Cambridgeshire Minerals and Waste LDF

⁵⁵ South Cambridgeshire Site Specific Policies Development Plan Document

- An allocation for a new / replacement Sustainable Transport Facility (Minerals and Waste Railhead) is made on land currently used by the Cambridge WRC. The new railhead would supplement the existing railhead to the south, or in the event of the existing facility closing, replace it. It is considered vital to have railhead provision in the Cambridge area, particularly given the growth that is anticipated in the immediate area⁵⁶. A proposal for reconfiguration and consolidation of the existing minerals processing and transfer operation and other works associated with relocating rail sidings to serve the mineral processing site at Chesterton Rail Freight Sidings was submitted in December 2013;
- Transport Protection Zones are allocated around the existing northern aggregate railheads operated by Lafarge Aggregates Ltd in Chesterton Sidings, and around the allocated potential new railhead on the WRC⁵⁷;
- The presence of the railway and railheads means that any new development in the area will have to consider issues such as noise, to be considered acceptable; and
- Planning permission has been granted for a new railway station, a direct bus link from the Busway to the station and foot and cycleways to nearby roads. Work has started on the Busway extension and once the whole development has been completed, the station is expected to be used by 3,000 passengers a day.

7.3 Alternatives for the AAP area which have previously been considered

The options for the APP which have previously been considered are listed below:

- Cambridge Local Plan 2006⁵⁸: The site is allocated in the Local Plan principally for residential uses, although the allocation does include the proposal for a new railway station allowing an interchange with the Cambridgeshire Guided Bus and 6.0ha of land for mixed commercial uses. This allocation was dependant on the relocation of the WRC, to allow for an acceptable living environment on the site.
- Core Strategy Issues & Options Report 2007⁵⁹: This explored in principle whether a more employment led form of development should be planned for, if the WRC does not locate as well as whether a residential-led scheme could be suitable. On 13th May 2008 at Development Plan Steering Group the Executive Member for Climate Change and Growth resolved to pursue an employment led form of development on this site. This followed the publication of the Cambridge Northern Fringe East – Viability of Planning Options report, see below
- Cambridge Northern Fringe East – Viability of Planning Options May 2008⁶⁰: the viability and deliverability of relocating the WRC was examined. The report concluded that even if it were practical to arrange the relocation of the WRC within this period,

⁵⁶ Cambridgeshire Minerals and Waste LDF

⁵⁷ Cambridgeshire Minerals and Waste LDF

⁵⁸ <http://www.cambridge.gov.uk/ccm/content/planning-and-building-control/planning-policy/cambridge-local-plan.en>

⁵⁹ <http://www.cambridge.gov.uk/public/pdfs/Cambridge-Development-Strategy-Issues-and-Options.pdf>

⁶⁰ http://www.cambridgeshirehorizons.co.uk/documents/publications/research/cambridge_northern_fringe_east_report.pdf

redevelopment is patently not viable due to the £130m cost of relocating the WRC. As the WRC will be retained, and rail uses are present, housing-led development on the remainder of the site is not considered viable. Redevelopment of parts of the area for employment uses is concluded to be deliverable. This report proposes an office led development for the area around the proposed new Chesterton Station, together with employment / depot uses adjacent to Cowley Road; including;

- Three CNFE development parcels which could be implemented largely independently of one another, especially the park & ride/driving range site. The uses proposed for this site and Chesterton Sidings North would be compatible with the adjacent WRC;
 - Chesterton Sidings South for office development which could potentially assist in promoting use of rail or the guided bus for work journeys;
 - Landscaping measures to ensure the area is attractive to office occupiers and contiguous with the 'quality' image of Cambridge Business Park; and
 - Screening of the waste recycling and storage uses on the park & ride/driving range site.
- The potential for a community stadium was previously identified in the Cambridge Sub-Regional Sport facilities Strategy and in 2008 work was commissioned to look at this proposal in more detail. As part of this work, three sites were shortlisted as having potential to accommodate a community stadium. This included land at Cowley Road along with Cambridge East and a site at Milton, west of the A10. Work on the draft Local Plans considered and rejected a site at Cowley Road for a community stadium.

7.4 Identification of *reasonable* alternatives

Reasonable alternatives will be considered which could have a likelihood of being delivered within the planning frameworks set by the draft Local Plan policies for the CNFE AAP (namely the South Cambridgeshire Local Plan policy SS4 and the Cambridge Local Plan Policy 14). Alternatives will also need to be compatible with the constraints identified in section 6.1.2 and take into account the previous alternatives (section 6.1.3) that have been considered for the site. Information will be provided as to whether the previous alternatives are to be included within the SA or rejected at this stage. Work will continue over Summer 2014 to develop reasonable alternatives.

8 Next Steps

The scoping report will now be used to inform the SA.

The next stage of the SA will be assessment of the issues and options paper and this will begin later in 2014.

Once the issues and options report has been assessed, the SA Report and the issues and options report will be published for consultation.