

## **Cambourne North Sustainability Appraisal**

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### **Introduction**

Land at Camborune , to the north of the A428 has been promoted through the LDF process as an alternative development allocation in helping to meet the identified shortfall in housing land supply during the plan period to 2016.

Evidence to the Examination sessions established that the development proposals conform to sound sustainability and environmental principles.

The proposal can be summarised as follows:

- Potential to provide for around 2,500 dwellings, with the delivery of around 1,750 dwellings during the plan period to 2016
- 8 hectares of employment development.
- A 9 hectare site for education facilities including a Primary and Secondary School.
- A landscaped park and ride site adjacent to the A428(T).
- Leisure development.
- Local centre and commercial facilities.
- Footway/cycleway links to the existing Cambourne scheme to the south.
- Public open space, together with new woodland and a streamside park.
- Provision of improved bus services utilising the old A428 trunk road.

The proposals for the site are shown on Illustrative Master Plan No. 1205-108C attached.

### **Sustainability Assessment**

The proposed housing and associated development at Cambourne, north of the A428, is assessed against the 22 objectives of the Council's Final Environmental/ Sustainability report (Jan 2006). The sustainability objectives are set out in Table 6 of the Council's Sustainability Appraisal ("SA").

The scheme is assessed in terms of the nature of its impact (positive/ negative/ neutral/ cannot be determined without further data); its relative magnitude (i.e. Significance); and its duration over time.

The symbols used in the Council's SA assessment are explained below:

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

### Sustainability Appraisal (SA) for Land at Cambourne, North of the A428

SP/x – Cambourne, North of the A428 Development of up to 2,500 dwellings, with around 1,750 completed during the plan period to 2016		Assessment			Comments/ Proposed Mitigation
		Short	Med.	Long	
<b>Sustainability Appraisal Objectives</b>					
<b>Land and Water Resources</b>					
1.1	Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	-	~	++	The subject site does not comprise best and most versatile agricultural land. Moreover, development in this location supports the existing settlement and development hierarchy by seeking to maximise use of land adjoining the Cambourne urban area, one of the principal settlements within the District.
1.2	Reduce the use of non renewable resources, including energy sources.	~	+	+	Implicitly supportive as it focuses development more centrally, though the incremental benefit is difficult to estimate at this stage.
1.3	Limit water consumption to levels supportable by natural processes and	~	~	~	

	storage systems.				
<b>Biodiversity</b>					
2.1	Avoid damage to designated sites and protected species.	+	+	+	There are no known designated and/ or protected sites within or adjoining the proposed development site. Development could provide for environmental enhancement measures including through additional landscaping and woodland planting/ provision of areas of POS
2.2	Maintain and enhance the range and viability of characteristic habitats and species.	+	+	++	There are no known designated and/ or protected sites within or adjoining the proposed development site. Development of the site will provide for environmental enhancement measures including through additional landscaping and woodland planting/ provision of areas of POS. The range and viability of habitats and species is likely to be enhanced as development of the site progresses.
2.3	Improve opportunities for people to access and appreciate wildlife and wild places.	~	++	+++	Development of the site will provide for environmental enhancement measures including through additional landscaping and woodland planting/ provision of areas of POS. Development of the site for housing and associated provision of improved woodland and open space areas will provide significant opportunities for people to access and appreciate wildlife and wild places.
<b>Landscape, townscape and archaeology</b>					
3.1	Avoid damage to areas and sites designated for their historic interest and protect their settings	+	+	+	There are no known areas and sites designated for their historic interest within or adjoining the proposed development area. In addition, significant landscape belts will be provided to protect any important views into and from the site from the wider area.
3.2	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	+	+	++	Development of the site will be contained from the wider landscape setting by virtue of proposed tree belts. The design of the scheme will provide for a development of considerable townscape character.
3.3	Create places, spaces and buildings that work well, wear well and look good	~	++	++	The scheme provides for a mixed use proposal, including housing and employment land provision. The detailed design characteristics of the proposal will be determined at the detailed application stage. However, the Illustrative Master Plan proposal for the site (Plan No. 1205-108C) demonstrates how the scheme could be development in principle.

<b>Climate Change and Pollution</b>					
4.1	Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	-	~	++	As the site is not currently accessible to operational traffic, development of the site will lead to increased vehicle movements in the area generally. However, provision of bus services together with access to and provision of local services and facilities, including employment and education will improve as phases of the development are completed. The provision of a mixed use community will help to reduce the need to travel by car over the longer term.
4.2	Minimise waste production and support the recycling of waste products	~	+	+	Development of the site will provide for recycling facilities and sustainable construction methods and waste management will also be incorporated into the scheme.
4.3	Limit or reduce vulnerability to the effects of climate change (including flooding)	~	~	~	
<b>Healthy Communities</b>					
5.1	Maintain and enhance human health	+	+	+	Provision of open recreational space and access to local services and facilities by sustainable transport modes (walking/ cycle) is a benefit in addressing this issue.
5.2	Reduce and prevent crime and reduce the fear of crime	~	~	~	
5.3	Improve the quantity and quality of publicly accessible open space	~	+	+++	A material amount of open space will be provide for future residents of the development.
<b>Inclusive Communities</b>					
6.1	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).	+	++	++	Provision of buss services together with access to and provision of local services and facilities, including employment and education will improve as phases of the development are completed.
6.2	Redress inequalities related to age, gender, disability, race, faith, location and income	~	+	+	The scheme will provide for an element of affordable housing in accordance with the policy requirement of the Core Strategy.
6.3	Ensure all groups have access to decent, appropriate and affordable housing	~	+	+	As above
6.4	Encourage and enable the active involvement of local people in community activities	~	+	+	The development will provide for communal facilities and should therefore encourage social interaction.

<b>Economic Activity</b>					
7.1	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	+	++	++	Proposals for the site include the provision of an element of employment land together with a local centre which is likely to include community uses. The scheme will generate a number of employment opportunities both during and post construction.
7.2	Support appropriate investment in people, places, communications and other infrastructure	~	+	++	Originally scored as neutral as it is assumed that planning obligations will be implemented to secure the necessary infrastructure provision.
7.3	Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	+	+(+)	It is not known what effect the proposals will have on the local economy. However, an element of employment land provision is proposed as an integral part of the scheme and it is considered that this should help support economic growth over time.

[ENDS]