



Eastern Gate Development Framework  
Supplementary Planning Document (SPD)

Sustainability Appraisal of the SPD

March 2011

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# CONTENTS

|   | Page |
|---|------|
| <b>Section 1 Non-Technical Summary</b>  |      |
| 1.1: Introduction   | 5    |
| 1.2: The Sustainability Appraisal Process   | 5    |
| 1.3: Summary of the SA findings   | 6    |
| 1.4: Consultation   | 8    |
| <b>Section 2: Introduction</b>  |      |
| 2.1: Purpose of the Eastern Gate Development Framework<br>Supplementary Planning Document                           | 9    |
| 2.2: Purpose of the Sustainability Appraisal  | 10   |
| 2.3: The SA Process   | 10   |
| 2.4: Relationship with the SEA Process  | 12   |
| <b>Section 3: Appraisal Methodology</b>   |      |
| 3.1: Stages in the SA Process   | 14   |
| 3.2: Timing of the SA Process   | 17   |
| 3.3: Who carried out the SA   | 18   |
| 3.4: Difficulties encountered in compiling information and carrying out<br>the assessment                           | 18   |
| <b>Section 4: Summary of the relevant findings from Stage A of the SA<br/>Process</b>                               |      |
| 4.1: Task A1 – Context Review   | 19   |
| 4.2: Task A2 – Baseline Information   | 19   |
| 4.3: Task A3 – Identification of Sustainability Issues & Problems   | 10   |
| 4.4: Future Trends without the Eastern Gate Development Framework<br>SPD  | 25   |
| 4.5: Task A4 – Developing the Sustainability Appraisal Framework  | 26   |
| 4.6: Task A5 – Consulting on the Scope of the SA  | 30   |
| <b>Section 5: Developing and Refining Options and Assessing<br/>Effects</b>   |      |
| 5.1: Task B1 - Testing the SPD Objectives and Local Plan Policies<br>against the Sustainability Appraisal Framework | 31   |
| 5.2: Summary of the Appraisal Findings  | 32   |
| 5.3: Task B2 – Developing the SPD Options   | 33   |
| 5.4: Tasks B3 & B4 – Predicting and evaluating the effects of the Draft<br>SPD                                      | 40   |
| 5.5: Task B5 – Considering ways of mitigating adverse effects and<br>maximising beneficial effects                  | 45   |
| 5.6: Task B6 – Proposing measures to monitor the significant effects<br>of implementing the SPD                     | 46   |
| 5.7: Uncertainties and risk   | 46   |
| 5.8: Next steps   | 46   |
| Appendix 1: Testing the SPD Objectives against the SA Objectives  | 48   |
| Appendix 2: Testing the Local Plan Policies Against the SA Objectives   | 53   |



# **1 Non-Technical Summary**

## **1.1 Introduction**

1.1.1 The Eastern Gate Development Framework Supplementary Planning Document (SPD) sets out the City Council's aspirations for the future use and development of the Eastern Gate Development Framework site. Based on the requirements of the Cambridge Local Plan 2006. The further development or redevelopment of the site presents an opportunity to:

- Articulate a clear vision about the future of the Eastern Gate area;
- To establish a development framework to co-ordinate redevelopment within the area and guide decisions (by the council and others); and
- To identify a series of key projects to attract and guide investment (by the Council and others) within the area.

1.1.2 In accordance with the requirements of the Planning and Compulsory Purchase Act, 2004, the SPD has been subject to a Sustainability Appraisal (SA). This is to ascertain the document's impacts on economic, social and environmental objectives, the three elements of sustainable development. In accordance with European law, the SA process also incorporates the requirements of the 'SEA<sup>1</sup> Directive'.

## **1.2 The Sustainability Appraisal Process**

1.2.1 The SA of the Eastern Gate Development Framework SPD was undertaken by officers from Cambridge City Council, and incorporates 5 key stages as outlined in Figure A below.

1.2.2 Stage A of the process involved the establishment of a framework for undertaking the SA, essentially a set of sustainability (SA) objectives against which the draft SPD could be assessed together with an evidence base to help inform the appraisal. The starting point for stage A was the general LDF Scoping Report, produced by Cambridge City Council<sup>2</sup>. This has been refined in accordance with the specific scope of the Eastern Gate Development Framework SPD and a Scoping Report Addendum (referred to in this document as the 'Addendum') was produced in February 2010. This was subject to a five-week period of consultation with a number of statutory and non-statutory consultees and is available to view on the City Council's website ([www.cambridge.gov.uk](http://www.cambridge.gov.uk)).

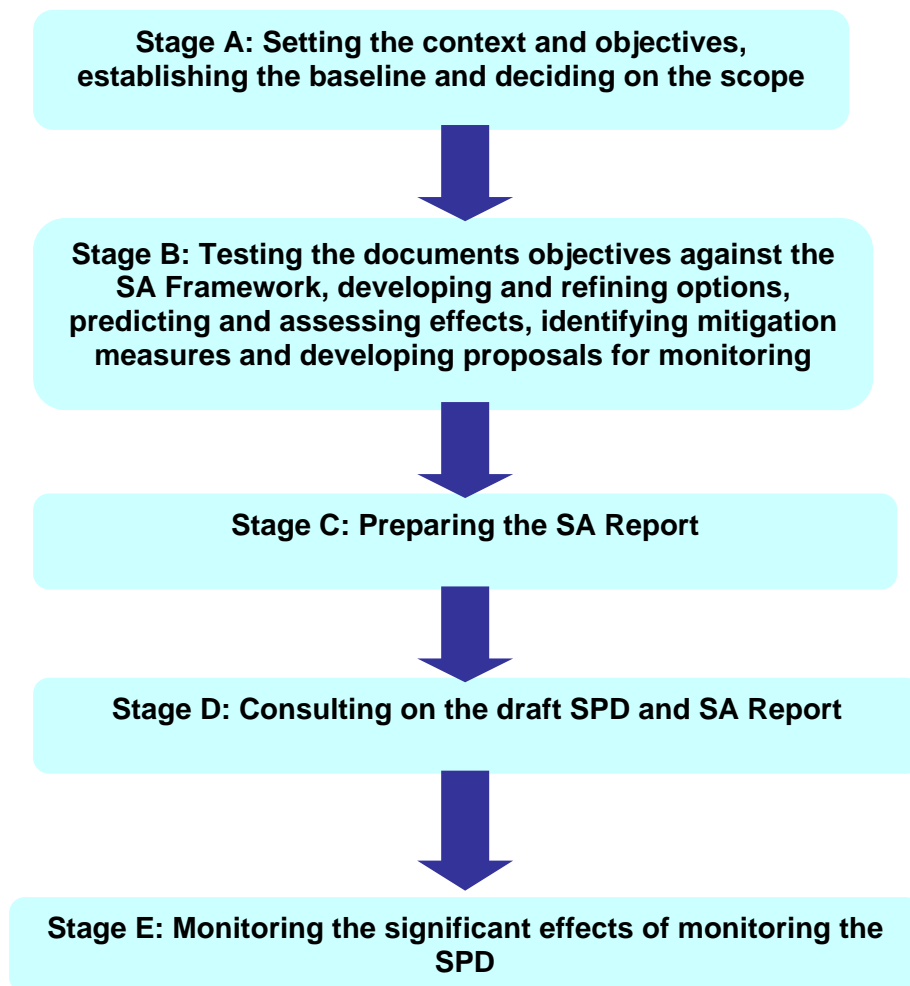
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<sup>1</sup> Strategic Environmental Assessment

<sup>2</sup> Cambridge Local Development Framework Sustainability Appraisal Scoping Report, March 2007

1.2.3 This report represents stages B and C of the process. Stage B focussed first on appraising the objectives of the SPD and the Local Plan policies for which it provides guidance and then on the options for delivering redevelopment at the Eastern Gate Development Framework site, using the framework established under Stage A of the SA process. The next steps of stage B focussed on predicting and evaluating the effects of the draft SPD against the sustainability objectives identified under Stage A, followed by the consideration of mitigation measures to combat any adverse effects and maximise beneficial effects. Measures to monitor the significant effects of implementing the Eastern Gate Development Framework SPD were also considered under this stage. Stage C of the SA process involved the drafting of this draft SA Report.

**Figure A:** Five-stage Approach to Sustainability Appraisal



### 1.3 Summary of the SA Findings

1.3.1 The overall findings of Stage B of the SA process were that the existence of the Eastern Gate Development Framework SPD would have positive benefits on the SA objectives. In particular the appraisal

shows that the SPD objectives demonstrate an extremely significant positive benefit for SA objectives 8 (to keep the distinctive character and qualities of the built environment), 9 (To maintain/enhance the built historic character and streetscape and historic landscape character and setting), 11 (to protect and enhance green spaces and landscapes and improve opportunities to access and appreciate wildlife and wild places), 17 (to reduce greenhouse gas emissions) and 21 (to increase the practicality and attractiveness of sustainable and safe modes of transport). Other SPD objectives that will show a significant benefit for the SA Objectives are 5 (to ensure that every one has access to decent affordable housing), 12 (to reduce crime, anti-social behaviour and fear of crime) and, 14 (to ensure that new development is designed and built to a high sustainability standard)

1.3.2 The appraisal of the draft SPD has not highlighted any potential negative impacts of the SPD on SA objectives.

1.3.3 The appraisal of the SPD also considered the option of not producing an SPD to guide the redevelopment of the Eastern Gate Development Framework site. The Eastern Gate area is considered by local residents to be below standard, the Eastern Gate Visioning document highlights residents' dissatisfaction with pedestrian and cycling routes, traffic flow and building quality. Residents also highlighted a lack of routes between communities which have eroded the qualities of place and severed neighbouring communities. Taking this into consideration when assessing the SA objectives it was found that the only viable option to guide future proposals for the Eastern Gate Development Framework site is to proceed with the drafting of the SPD. The appraisal found that if the SPD were to go ahead there would potentially be no negative impacts on SA objectives. Local Plan policies would also remain in place reinforcing the impact of the SPD. The redevelopment of this site is envisaged to be a long-term project, which will take place on an incremental basis. Without an SPD to guide redevelopment, it is likely that piecemeal development of the site could occur, which would lead to a sub-optimal pattern of development and missed opportunities to make lasting improvements to the public realm, permeability and legibility of the area. This could lead to negative impacts in relation to objectives 8, 9, 11, 12 and 21, which could possibly affect the design quality, historic environment and green spaces in the Eastern gate area. It could also heighten fear of crime and increase traffic congestion and impair the safety of pedestrians and cyclists.

1.3.4 A number of uncertainties and risks surrounding the SPD, chiefly surrounding the current economic climate and the impact that this may have on detailed development proposals. The SPD envisages that any development of the Eastern Gate Development Framework site as a mixed-use development could bring vitality and vibrancy to the area. It is, however, acknowledged that the redevelopment of the site will be a

long-term project and as such, these impacts may only be felt in the medium to long term.

- 1.3.5 A further concern is whether there will be sufficient resources in place to monitor the significant effects of the plan. The implementation of the SPD and its associated Local Plan policies will be monitored in conjunction with the annual review of local housing need and as part of the Annual Monitoring Report. Monitoring the implementation of the SPD falls under Stage E of the SA process.

#### **1.4 Consultation**

- 1.4.1 Stage D of the SA process involves consultation on both the draft Eastern Gate Development Framework SPD and the draft SA Report. Consultation will be carried out for a six-week period between May and June 2011. If, as a result of the consultation, changes are made to the draft SPD, the SA Report will be revisited and amended as necessary.



## **2 Introduction**

### **2.1 Purpose of the Eastern Gate Development Framework Supplementary Planning Document**

2.1.1 The Eastern Gate Development Framework Supplementary Planning Document (SPD) sets out the City Council's aspirations for the future use and development of the Eastern Gate Development Framework site. The site lies to the north east of the city centre. It encompasses a sizeable area that stretches from the Crown Court (East Road) and Elizabeth Way roundabout to the beginning of the retail park, close to the junction of Newmarket Road/Coldham's Lane.

2.1.2 The large-scale highway interventions of the 1970's, the application of standard highway solutions and the introduction of unsympathetic bulky buildings have eroded the qualities of place and severed neighbouring communities. Fragmented land ownership and extant planning permissions further complicate matters and more recently, increased developer activity in the vicinity has given rise to growing pressure for a formal planning document to coordinate and guide redevelopment within the area. The SPD supplements, expands and adds to detail to Local Plan Policies 3/4, 3/6 and 3/7 and proposals sites 7.01 (New Street/Newmarket Road) and 7.03 (Coldham's Lane/Newmarket Road).

2.1.2 The objectives of the Eastern Gate Development Framework SPD are to:

- a) Rebuild a sense of place and arrival along the eastern gateway into the city.
- b) Promote the creation of safer, more civilised and inclusive streets, which prioritise pedestrians and cyclists.
- c) Improve connectivity through the area by re-establishing historic links, reconnecting streets and strengthening key strategic pedestrian/cycle routes.
- d) Promote the enhancement of existing well-loved open spaces and improving the links between them.
- e) Promote the creation of new and exciting open spaces by rediscovering and realising the potential of underused areas.
- f) Promote the greening of streets and spaces and the enhancement of habitat.
- g) Create the opportunity for an active, vital and vibrant public realm.
- h) Encourage and facilitate well-designed, sustainable and contemporary development.
- i) Enhance the appearance of the conservation area and the setting of historically significant buildings.

- j) Promote a number of key public realm and infrastructure projects that combine good placemaking and keep standard highway measures to a minimum.

2.1.3 The SPD forms part of Cambridge City Council's Local Development Framework (LDF) and as such must be subject to a Sustainability Appraisal (SA). Prior to its adoption, the SPD and its associated SA will be made available for public consultation in order to inform the decision making process and the final SPD.

## **2.2 Purpose of the Sustainability Appraisal**

2.2.1 Under the Planning and Compulsory Purchase Act 2004, each local development document (the components of the LDF) must undergo a Sustainability Appraisal. The process of Sustainability Appraisal involves the identification and evaluation of documents' impacts on economic, social and environmental objectives - the three dimensions of sustainable development. The SA process incorporates the requirements of a new European Law, the 'SEA Directive', which requires certain plans and programmes to undergo a formal Strategic Environmental Assessment (SEA). The Directive entered into force in the UK on 21 July 2004.

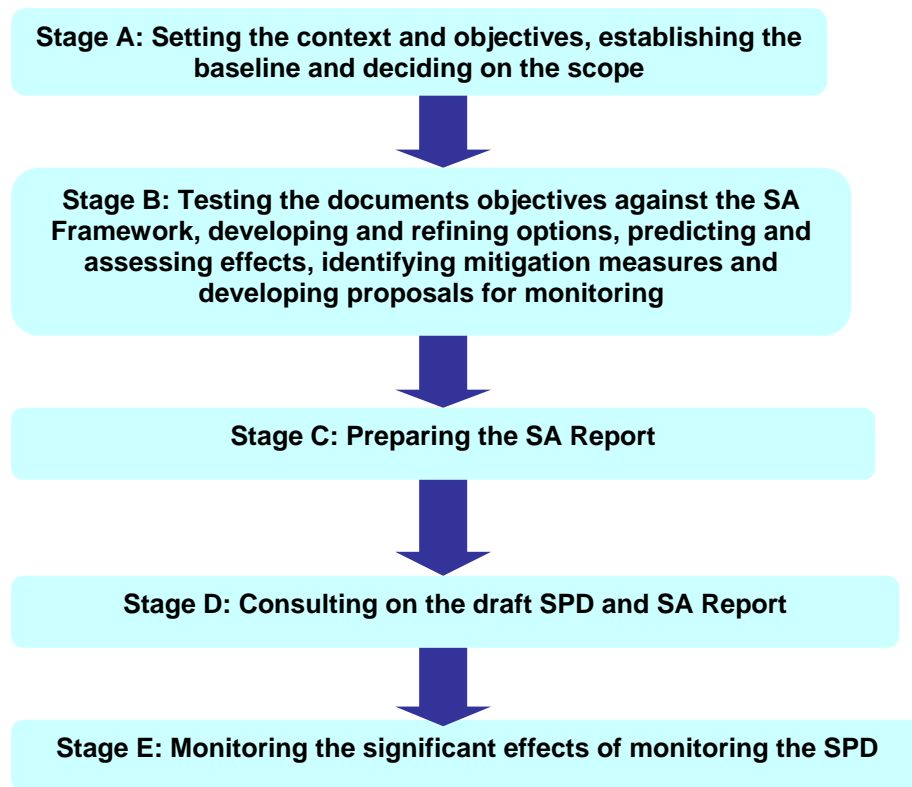
2.2.2 The SA process is intended to be an iterative process that is undertaken alongside the preparation of the SPD. Government guidance is provided in the document 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' (November 2005), commonly referred to as the SA Guidance. In this, it is made clear that it is not the role of the SA to determine which of a Plan's options should be chosen as a basis for moving forward but simply to provide decision makers with information to help inform their decision.

2.2.3 The SA Report seeks to summarise the results of this process and to present information on the effects of the draft SPD, in order to make the process more transparent. The SA Report must show that the SEA Directive's requirements have been met, and this is achieved through sign-posting the places in the SA report where the information required by the Directive is provided.

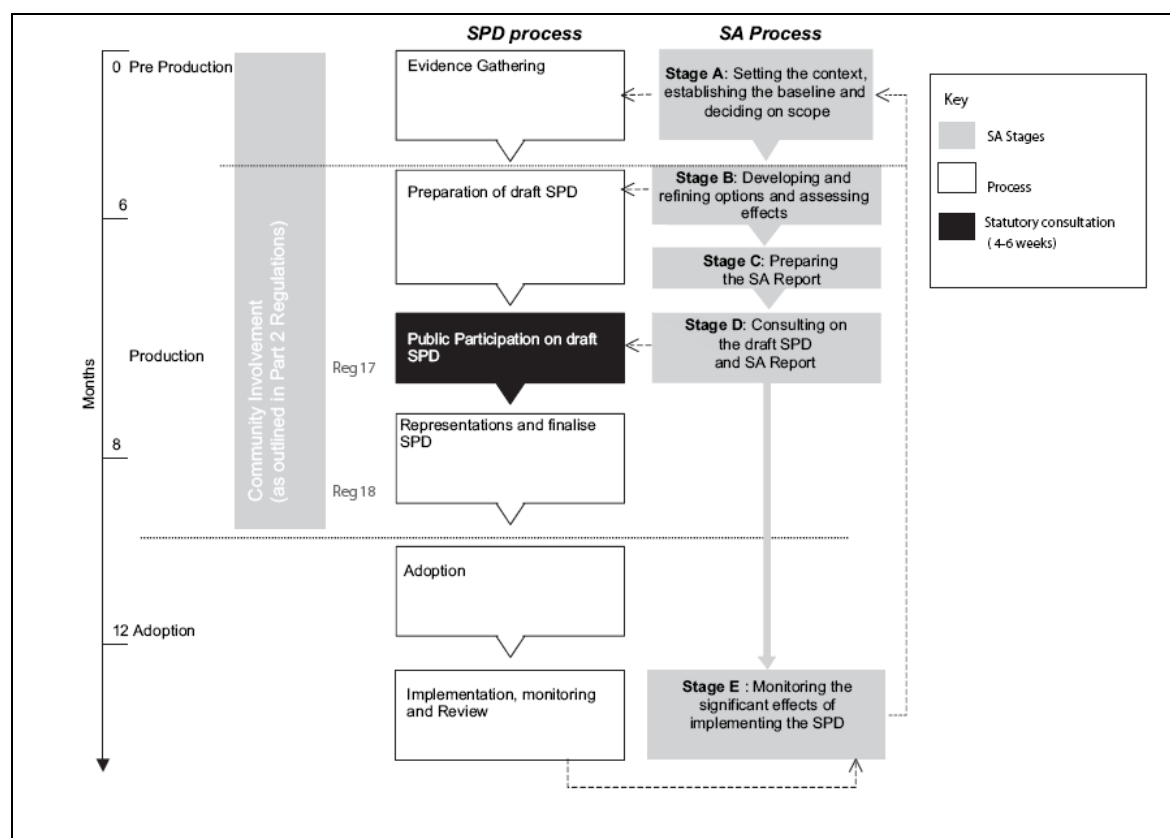
## **2.3 The SA Process**

2.3.1 As mentioned above, the SA is an iterative process and the SA Guidance advocates a five-stage approach to undertaking SA, as shown in Figure 1, while figure 2 shows the relationship between the production of the SPD and the SA process.

**Figure 1: Five-stage Approach to Sustainability Appraisal**



**Figure 2: The SPD Preparation Process**



## 2.4 Relationship with the SEA Process

- 2.4.1 Under the requirements of the SEA Directive (2001/42/EC), all planning documents, including SPDs, must be subject to a Strategic Environmental Assessment and the results of this provided in an Environmental Report.
- 2.4.2 In the SA Guidance produced by the Government, it is envisaged that the SEA process will be undertaken as part of the SA process and as such included within the SA Report to meet the Directive's requirements.
- 2.4.3 As mentioned above, the SA Report must show how the requirements of the SEA Directive have been met, and as such Table 1 below sets out a checklist of all the information necessary to meet the Directives requirements, and where this information can be found within the report. The Scoping Report, produced under Stage A of the SA process, is provided as a supporting document to the SPD. It should be noted that this Scoping Report is an addendum to the general Cambridge LDF SA Scoping Report.

**Table 1:** SEA Directive requirements checklist

| <b>Environment Report Requirements</b><br>(as set out in Annex I of the SEA Directive)  | <b>Section of this report</b>                    |
|---|--|
| (a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;   | Section 3 of the Scoping Report                  |
| (b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;  | Sections 4 & 5 of the Scoping Report             |
| (c) the environmental characteristics of areas likely to be significantly affected;   | Section 4 of the Scoping Report                  |
| (d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC (The Birds Directive) and 92/43/EEC (The Habitats Directive)                                   | Section 5 of the Scoping Report                  |
| (e) the environmental protection objectives, established at International, Community or Member State Level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation   | Sections 3 and 6 of the Scoping Report           |
| (f) the likely significant effects <sup>1</sup> on the environment, including issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors; | Section 5 and Appendices 1 & 2 of this SA Report |
| ( <sup>1</sup> footnote: these effects should include secondary, cumulative, synergistic, short, medium, and long-term  |  |

| <b>Environment Report Requirements</b><br>(as set out in Annex I of the SEA Directive)  | <b>Section of this report</b>        |
|---|--------------------------------------|
| permanent and temporary, positive and negative effects)   |                                      |
| (g) the measures envisaged to prevent, reduce and (as fully as possible) offset any significant adverse effects on the environment of implementing the plan or programme;   | Section 5 of this SA Report          |
| (h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken, including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information; | Section 3, 4 and 5 of this SA Report |
| (i) a description of the measures envisaged concerning monitoring in accordance with Article 10   | Section 5 of this SA Report          |
| (j) a non-technical summary of the information provided under the above headings  | Section 1 of this SA Report          |

### 3 Appraisal Methodology

#### 3.1 Stages in the SA Process

##### ***Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope***

- 3.1.1 Stage A involves establishing the framework for undertaking the SA; essentially a set of sustainability objectives against which each document, including the Eastern Gate Development Framework SPD, can be assessed. In addition, Stage A also provides an evidence base to help inform the appraisal. Stage A of the SA process is dealt with in more detail in section 4 of this Report.
- 3.1.2 The first task in this process (Task A1) was the identification of other relevant plans, policies, programmes and sustainability objectives of relevance to the SPD in order to help set the context. The next stages of the process (Tasks A2 and A3) involved the gathering of baseline data, which was then used to identify particular sustainability issues and problems. The baseline data was gathered from a range of sources, including City Council and County Council sources, where this data was already being collected.
- 3.1.3 Task A4 of the SA process involves the development of the Sustainability Appraisal Framework, which provides a way in which sustainability effects can be described, analysed and compared. The development of these Sustainability Appraisal Objectives has been an iterative process, with the objectives evolving over time. The Sustainability Objectives from the 2007 general LDF Scoping Report were taken as a starting point. These were based on regional objectives, with amendments made to take account of the local context. Internal round table discussions assisted in the refinement of these objectives.
- 3.1.4 The Addendum (Scoping Report) for the Eastern Gate Development Framework SPD was then consulted on in line with the Environmental Assessment of Plans and Programmes Regulations, 2004. The following bodies were consulted:
- Statutory Consultees:**
- Environment Agency
  - Natural England (incorporates English Nature and the Countryside Agency)
  - English Heritage
- Other Consultees:**
- Cambridgeshire County Council
- 3.1.5 A summary of the responses received to the Scoping Report and how these have been addressed are set out in Table 2 below.

**Table 2:** Summary of responses received on the Scoping Report addendum

| Organisation    | Comment   | Council's response  |
|-----------------|---|---|
| Natural England | Do not feel that the objectives and indicators suggested for the Sustainability Appraisal (SA) will fully assess the impact of the SPD on green spaces and opportunities for local people to enjoy the natural environment. One option would be to include an element of Objective 11 from the main SA of the Local Development Framework:  | Agreed, accessible green spaces make an important contribution to people's enjoyment of the natural environment this indicator will be added to the Scoping Report.   |
| Natural England | Objective 13: to minimise development of Greenfield land and develop land with the least environmental /amenity value states that this indicator will not include the allotments or the green space adjacent to St Matthew's Piece. Accessible green spaces make an important contribution to people's enjoyment of the natural environment. This could be more fully recognised in the SA through inclusion of further policies and plans. | Allotments and public open space do not constitute previously developed land hence they are excluded from the calculation. Accessible green space are important to the design of Eastern Gate and objectives related to this will be included in the Sustainability Appraisal "promoting the greening of streets and spaces and the enhancement of the natural environment" and promote the creation of new and exciting open spaces by rediscovering and realising the potential of underused areas. |
| Natural England | Green spaces and vegetation can help to reduce the impacts of climate change through urban cooling, e.g. street trees provide shade and green roofs gain heat more slowly than other building materials. This could be more clearly recognised in the SA through reference to relevant policies and guidance <sup>2</sup> . Natural England would recommend that  | Agree that green spaces and vegetation can help to reduce the impacts of climate change and this will be considered within the Eastern Gate SPD and it's Sustainability Appraisal. Agree that some indicators that consider   |

|                    |  |  |
|--------------------|--|--|
|                    | planting to enhance the local micro-climate should be included within one of the objectives (such as objective 17).  | the role of green spaces in reducing climate change impacts would be useful, however, it is not the role of the scoping report to undertake this monitoring. Consideration will be given to develop indicators relating to this in the future. |
| Natural England    | Possible further indicators could include the area of green roofs within the study area and length of tree lined streets.  | The number of green roofs in the area is not an indicator that is currently recorded, but is recognised as an important consideration to be looked into in the future.   |
| Environment Agency | Confirm that they considered the objectives incorporated to be appropriate for the area. They would especially support Objectives 14 (High Sustainability Standards), 15 (Managing flood risk), 17 (reduced greenhouse gases) and 18 (water minimisation).<br>They also consider that appropriate indicators have been selected, in keeping with the LDF General Scoping Report. | Support Noted  |



### ***Stage B: Developing and Refining Options and Assessing Effects***

- 3.1.6 Stage B of the process forms the main body of the appraisal work. In regards to the Eastern Gate Development Framework SPD this involves assessing the documents objectives against the sustainability objectives identified in Stage A of the SA process, as well as assessing the Local Plan policies to which the SPD relates.
- 3.1.7 The appraisal also involved assessing the performance of different SPD options against each SA objective, as identified under Stage A. The appraisal was a qualitative exercise based on professional judgement on the part of City Council officers, taking into account the information gathered in the Scoping Report (Addendum) and the background information set out in the draft Eastern Gate Development Framework SPD.
- 3.1.8 Due to the nature of the SPD, its precise scope and limited objectives, it was felt that there were only two possible options that could be assessed; to proceed with the SPD or a business as usual option where no SPD was produced. The assessment of these options is given in section 5.3 of this report.

### ***Stage C: Preparing the draft Sustainability Report***

- 3.1.9 After carrying out Stage B of the SA process, this report was drawn up and will be considered by Cambridge City Council Members along with the draft SPD, at a meeting of the Development Plan Scrutiny Sub Committee on the 22<sup>nd</sup> March 2011 before being made available for public consultation.

### ***Stage D: Consulting on the draft SPD and Sustainability Report***

- 3.1.10 Public consultation on both the draft SPD and this report will be carried out over a six-week period between May and June 2011. The consultation documents will be made available to a range of stakeholders and will also be advertised in the local press. If any changes are made to the draft SPD as a result of this consultation, the SA Report will be revisited and amended as necessary.

### ***Stage E: Monitoring the significant effects of implementing the SPD***

- 3.1.11 The monitoring of the significant effects of implementing the SPD will fall under the remit of the Annual Monitoring Report.

## **3.2 Timing of the SA Process**

- 3.2.1 The SA process commenced in January 2011 at the stage of the evidence gathering process for the SPD. It continued through the drafting stage of the SPD, which took place between January to March

2011. As the SA process is an iterative one, there was some overlap between the two key SPD stages and the equivalent SPD stages.

### **3.3 Who carried out the SA**

- 3.3.1 The main process of preparing this SA of the draft SPD was carried out by officers from Cambridge City Council. A number of other officers both internal and external to the City Council were involved during various parts of the SA process.

### **3.4 Difficulties encountered in compiling information and carrying out the assessment**

- 3.4.1 Paragraphs 4.5 and 4.6 of the Scoping Report Addendum for the Eastern Gate Development Framework SPD identify a number of problems that arose during the collection of baseline data. Problems arose because in some instances, where data did exist, it was often either at the wrong geographical scale (i.e. regional/national) or held over insufficient time to show a trend. There was also a case where some baseline data was no longer being collected. Where qualitative data has been used, it has not always been possible to provide an analysis of trends. Monitoring is also carried out more frequently for some indicators than others. In addition, some of the gaps in data still remain. In the future, if data is still not available for some of the indicators it may be more appropriate to select alternative indicators. However, in some cases where there are no suitable indicators relating to an objective, the objective itself may need to be revised or deleted

## **4 Summary of the relevant findings from Stage A of the SA Process**

### **4.1 Task A1: Context Review**

- 4.1.1 The general LDF Scoping Report reviewed a wide range of plans, policies and programmes that are of relevance to the Cambridge LDF as a whole. For the purposes of the SPD, the Scoping Report (Addendum) considered those documents of specific relevance to the redevelopment of the site. The list of plans and programmes considered to be of relevance to the SPD is provided in Section 3.0 and Appendix 1 of the Scoping Report addendum.

### **4.2 Task A2: Baseline Information**

- 4.2.1 Baseline information provides the basis for predicting and monitoring effects and helps to identify sustainability problems and alternative ways of dealing with them. The baseline data collected for the main LDF Scoping Report quantifies local conditions on a range of parameters such as river water quality, housing completions and educational achievement rates.
- 4.2.2 For the purposes of the SPD, the Scoping Report addendum focussed on a number of baseline indicators felt to be of particular relevance to the content of the SPD, as set out in Section 4.0 of the Addendum.
- 4.2.3 The Addendum also identified additional baseline information that was felt to be of particular reference to the SPD, which had not been included in the main LDF Scoping Report. For example, Number of completed developments achieving a Building For Life (BfL) rating of 'good' or 'very good' and total area of the site that is classed as open space.
- 4.2.4 Both qualitative and quantitative data has been used to inform the baseline analysis. Quantitative data has been taken from monitoring and research activities currently being carried out by a variety of organisations. Qualitative information is more often based on judgement and is particularly useful for objectives that relate to the character and quality of the built environment. National guidance on the SA process<sup>3</sup> advises an approach to baseline data collection that includes a combination of both types of data.

### **4.3 Task A3: Identification of Sustainability Issues and Problems**

- 4.3.1 As a result of the analysis of the baseline data collected under Task A2, the Addendum identified a number of sustainability issues that have implications for the SPD, as shown in Table 3 below.

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<sup>3</sup> ODPM, Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, November 2005

**Table 3:** Key Sustainability Issues in Cambridge directly relevant to the Eastern Gate Development Framework SPD

| SUSTAINABILITY ISSUE   | IMPLICATIONS FOR SPD   | EVIDENCE BASE  | POLICY CONTEXT  |
|--|--|--|---|
| <b>SHARE THE BENEFITS OF PROSPERITY FAIRLY &amp; PROVIDE SERVICES &amp; FACILITIES FOR ALL</b> |  |  |   |
| High average house prices are pricing key workers/first time buyers out of Cambridge.          | If housing is provided on development sites located within the Eastern Gate area, an element of this should be affordable in line with the requirements of the Cambridge Local Plan. | <p>Only 14% of households can afford to purchase the average first time buyers property in the area (2007).</p> <p>Figures on average house prices and average wage levels suggest that in 2009/10 the ratio of multiplier of wages to average house prices in the City was around 8.2.</p>          | <ul style="list-style-type: none"> <li>• PPS3 (2010) states that local development documents should set a plan-wide target for the amount of affordable housing to be provided;</li> <li>• Increasing the amount of affordable housing is key in the Community Strategy and Housing Strategy for the City.</li> <li>• Cambridge Local Plan (2006) requires the provision of 40% or more affordable housing on sites of 0.5 hectares or more and all developments, which have 15 or more dwellings.</li> <li>• Affordable Housing SPD, Cambridge City Council (2008).</li> </ul> |
| <b>MAINTAIN CAMBRIDGE AS AN ATTRACTIVE PLACE TO LIVE, WORK AND VISIT</b>                       |  |  |   |
| Development/redevelopment will put increased demands on the historic environment.              | The Eastern Gate Development Framework SPD will need to ensure that the historic character, which includes archaeology of the area is preserved or where appropriate enhanced.       | The historic buildings and landscapes of Cambridge are both nationally and internationally important. Parts of the Eastern Gate area are situated in the Central Conservation Area, and contain 2 Listed Buildings and 3 Buildings of Local Interest. The area also contains 6 archaeological sites. | <ul style="list-style-type: none"> <li>• PPS 5 (2010): Planning for the Historic Environment sets out the Government's planning policies on the conservation of the historic environment.</li> <li>• <i>This replaces</i> PPG15: Planning and the Historic Environment &amp; PPG 16: Archaeology and Planning).</li> <li>• Policy ENV6 (The Historic Environment) of the East of England Plan (May, 2008), which seeks to protect, conserve and enhance the historic</li> </ul>   |

| SUSTAINABILITY ISSUE  | IMPLICATIONS FOR SPD   | EVIDENCE BASE   | POLICY CONTEXT   |
|---|--|---|--|
|   |  |   | <p>environment;</p> <ul style="list-style-type: none"> <li>• The Community Strategy wishes to see the historic environment conserved and enhanced.</li> <li>• Policies 4/10 and 4/11 of the Local Plan (2006) relate to the protection and enhancement of Listed Buildings and Conservation Areas.</li> </ul>  |
| <p>Large-scale highway interventions of the 1970's, application of standard highway solutions and the introduction of unsympathetic bulky buildings have eroded the qualities of place and severed neighbouring communities. Overall a disappointing gateway into the City.</p> | <p>Need to enhance the quality of the public realm and guide redevelopment of sites within the area.</p> | <p>Eastern Gate Visioning Document, January 2011.</p> | <ul style="list-style-type: none"> <li>• Policy 7/5 of the Cambridge Local Plan (2006) seeks enhancement of the public realm;</li> <li>• Chapter 3 Policies of the Cambridge Local Plan (2006) <ul style="list-style-type: none"> <li>▪ Policy 3/4, Responding to Context.</li> <li>▪ Policy 3/6 Ensuring Coordinated Development.</li> <li>▪ 3/7 Creating Successful Places.</li> </ul> </li> <li>• PPS5 (2010): Planning for the Historic Environment (PPS5).</li> <li>• By Design – Urban Design in the Planning System: Towards Better Practice.</li> <li>• Manual For Streets 1 &amp; 2, Department for Transport (2007 &amp; 2010).</li> <li>• Policy ENV6 (The Historic Environment) of the East of England Plan (May, 2008), which seeks to protect, conserve and enhance the historic environment;</li> </ul> |

| SUSTAINABILITY ISSUE   | IMPLICATIONS FOR SPD  | EVIDENCE BASE   | POLICY CONTEXT   |
|--|---|---|--|
|  |   |   | <ul style="list-style-type: none"> <li>The Community Strategy wishes to see the historic environment conserved and enhanced.</li> </ul>  |
| <b>PROMOTE THE SUSTAINABLE USE OF LAND, BUILDINGS &amp; GREEN SPACES</b>   |   |   |  |
| Development/redevelopment may put additional pressure on existing open spaces within the area. In addition there is a perceived deficit in the amount of publicly accessible open space in the Eastern Gate area | The Eastern Gate SPD will need to ensure that it seeks: the enhancement of existing open spaces, the utilisation and reclamation of underused areas, and the improvement of links between important existing open spaces.                     | Eastern Gate Visioning Document, January 2011.  | <ul style="list-style-type: none"> <li>PPS1 (2005): Delivering Sustainable Development, sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.</li> <li>Cambridge City Council, Open Space and Recreation Strategy (2006)-soon to be updated in 2011 to assess the amount and quality of open space around the city, which will also highlight where there are current deficiencies.</li> <li>Policy 4/2 of the Local Plan (2006) relates to the protection of open space, including designated and undesignated areas.</li> <li>Cambridge City Council, Sustainable Design and Construction SPD (2007).</li> </ul> |
| <b>MINIMISE ENVIRONMENTAL DAMAGE RESULTING FROM THE USE OF RESOURCES</b>   |   |   |  |
| Development/redevelopment will increase the demand for energy from non-renewable sources and increase carbon dioxide emissions.  | Opportunities for renewable energy sources and improvements to the energy efficiency of buildings should be encouraged and used to their full potential bearing in mind the issues particular to the historic environment (e.g. effect on the | There is currently no large-scale renewable energy generation in Cambridge. The redevelopment of sites within the Eastern Gate area presents an opportunity to improve the energy efficiency of the | <ul style="list-style-type: none"> <li>Kyoto Protocol;</li> <li>Directive on Electricity Production from Renewable Energy Sources 2002/77/EC (2001);</li> <li>Planning Policy Statement: Planning and Climate Change (DCLG, 2007);</li> <li>Planning Policy Statement 22:</li> </ul>   |

| SUSTAINABILITY ISSUE | IMPLICATIONS FOR SPD  | EVIDENCE BASE                          | POLICY CONTEXT  |
|----------------------|---|--|---|
|                      | <p>appearance and setting of buildings) and the embodied energy contained within the existing buildings on site, which, in some cases, may lead to greater environmental benefits from adaptation and re-use of these buildings. Development should make provision to provide a percentage of on-site energy requirements from renewable sources.</p> | <p>built environment in this area.</p> | <p>Renewable Energy (ODPM, 2004);</p> <ul style="list-style-type: none"> <li>• Meeting the Energy Challenge: A White Paper on Energy (DTI, 2007);</li> <li>• Policies ENG1 and ENG2 of the East of England Plan (May, 2008);</li> <li>• Placing Renewables in the East of England, Final Report, EERA (2008);</li> <li>• Living with Climate Change in the East of England, East of England Sustainable Development Roundtable (2003);</li> <li>• Decarbonising Cambridge: A renewable and low carbon energy study for Cambridge City Council (2010);</li> <li>• Cambridge Environment Strategy, Cambridge City Council (2005);</li> <li>• Policy 8/16 of the Local Plan (2006) requires a percentage of energy requirements of new developments to be from onsite renewable sources.</li> <li>• Cambridge City Council, Sustainable Design and Construction SPD (2007).</li> </ul> |

| SUSTAINABILITY ISSUE   | IMPLICATIONS FOR SPD  | EVIDENCE BASE   | POLICY CONTEXT   |
|--|---|---|--|
| MINIMISE DAMAGE AND DISRUPTION FROM TRANSPORT  |   |   |  |
| <p>Poor quality of the public realm causes conflict between different users within the area (pedestrians / cyclists / road users). Overall the area is extremely hostile for pedestrians and cyclists.</p> | <p>Give priority to sustainable modes and identify streets/spaces, which require significant improvements to reduce the dominance of the car and increase prioritisation of pedestrians and cyclists.</p> | <p>Eastern Gate Visioning Document highlights a number of issues within the area relating to transport, movement and circulation: vehicles dominate the primary routes through the area, severing neighbouring communities; cycles lanes are inconsistent and footways lack width; wide sweeping junctions encourage higher traffic speeds; and a lack of surface level, direct pedestrian cycle crossings that respond to key desire lines, force people to use unpleasant and hostile routes such as Elizabeth Way underpass.</p> | <ul style="list-style-type: none"> <li>• Planning Policy Guidance Note 13: Transport (DETR, 2001);</li> <li>• Manual For Streets 1 &amp; 2, Department for Transport (2007 &amp; 2010).</li> <li>• Transport Ten Year Plan, DfT (2000);</li> <li>• The Future of Transport: A Network for 2030 White Paper, DfT (July 2004);</li> <li>• East of England Plan (May 2008);</li> <li>• Cambridgeshire Local Transport Plan 2006-2011, Cambridgeshire County Council (March 2006);</li> <li>• Community Strategy;</li> <li>• Cambridge Walking and Cycling Strategy and Action Plan, Cambridge City Council (2002);</li> </ul> |



| SUSTAINABILITY ISSUE   | IMPLICATIONS FOR SPD   | EVIDENCE BASE  | POLICY CONTEXT   |
|--|--|--|--|
| The impact of emissions from transport on the environment, which are a problem for the City in terms of both air quality and carbon dioxide. | Development of sites within the Eastern Gate area has the potential to alter emissions – due regard must be given to air quality issues. | The City Council has declared an Air Quality Management Area (AQMA), which covers a large part of the city, including the Eastern Gate area. | <ul style="list-style-type: none"> <li>• Planning Policy Guidance Note 13: Transport (DETR, 2001), promotes sustainable transport for both people and moving freight and the reduction of the need to travel by car;</li> <li>• Planning Policy Statement 23: Planning and Pollution Control (ODPM, 2004), seeks to prevent harmful development and mitigate the impact of potentially polluting developments over the medium to long term.</li> </ul> |

4.3.2 The problems encountered when collecting the baseline data have been discussed in Section 3.4 of this report.

#### **4.4 Future Trends without the Eastern Gate Development Framework SPD**

4.4.1 In addition to an assessment of the baseline data collected, the Scoping Report addendum also considered future trends without the Eastern Gate Development Framework SPD. The SPD is intended to assist the implementation of proposal sites 7.01 and 7.03 of the Cambridge Local Plan 2006, which concern part of the Eastern Gate Development Framework site, in conjunction with Local Plan Policies 3/4, 3/6 and 3/7. The proposals contained within the Local Plan would remain in force even in the absence of the SPD, which would allow development of this site to occur. The redevelopment of this site is envisaged to be a long-term project, which will take place on an incremental basis. Without an SPD to guide redevelopment, it is possible that piecemeal development of the site could occur, which would lead to a sub-optimal pattern of development and missed opportunities to make lasting improvements to the public realm, permeability and legibility of the area. This could also lead to negative impacts on the historic environment.

## **4.5 Task A4: Developing the Sustainability Appraisal Framework**

- 4.5.1 As mentioned in Section 3 of this report, the Sustainability Appraisal Framework provides a way in which sustainability effects can be described, analysed and compared. SA is based on an objectives-led approach whereby the potential impacts of a plan are gauged in relation to a series of objectives for sustainable development.
- 4.5.2 As part of the process in producing the general LDF Scoping Report, a series of 22 objectives were developed, based around 6 sustainability themes, namely:
- To provide people with a fulfilling occupation and good livelihood;
  - To share the benefits of prosperity fairly and promote social cohesion and inclusion through the provision of services and community facilities that are accessible to all;
  - To maintain Cambridge as an attractive place to live, work and visit;
  - To promote the sustainable use of land, buildings and green spaces;
  - To minimise environmental damage resulting from the use of resources; and
  - To minimise damage and disruption from transport
- 4.5.3 For the purposes of the Eastern Gate Development Framework SPD, a review of the final SA Objectives from the general LDF Scoping Report was undertaken in order to ascertain which of the objectives would be relevant to the specific focus of the SPD. An outline for reasons for choosing specific objectives can be found in section 4.3 of the Scoping Report addendum. A total of 11 SA objectives were selected to form the Sustainability Appraisal Framework against which the objectives of the Eastern Gate Development Framework SPD would be assessed. This framework is shown in table 4 below.
- 4.5.4 The Addendum also considered the compatibility of the sustainability objectives in order to identify any potential tensions. These tensions are outlined in paragraphs 6.5 – 6.7 of the Addendum, although it is noted that these tensions are either only potentialities dependent upon the implementation of specific proposals, or concern the Local Plan itself rather than the Eastern Gate Development Framework SPD.

**Table 4:** The Sustainability Appraisal Framework

| SEA/SA TOPIC  | SUSTAINABILITY OBJECTIVES   | INDICATORS  | TARGET  |
|---|---|---|---|
| Provide people with a fulfilling occupation and good livelihood   | 5. To ensure everyone has access to decent, appropriate and affordable housing.   | % Of all dwellings completed that are affordable  | ↑   |
|   |   | i) Number of new homes built<br>ii) Number of houses brought back into occupation                     | 2010/11<br>i) 447<br>ii) No Target<br><br>14,000 new homes to be provided in Cambridge between 2011 – 2031. |
|   |   | % Of households that can afford to purchase the average first time buyers property in the area        | ↑   |
|   |   | Average hours prices to median gross wages (full-time employee ratio)                                 | ↓   |
|   |   | % Residents surveyed satisfied with their neighbourhood as a place to live.                           | ↑   |
| Maintain Cambridge as an attractive place to live, work and visit | 8. To keep the distinctive character and qualities of the built environment and create an attractive environment with a high quality of design. | Number of completed developments achieving a Building For Life (BfL) rating of 'good' or 'very good'. | ↑   |
|   |   | Contextual information Eastern Gate Visioning Document  |   |
|   |   |   |   |
|   | 9. To maintain/enhance the built historic character and streetscape (including archaeological heritage) and historic landscape                  | Number of Listed Buildings  | ↑   |
|   |   | % Of total land area falling within conservation areas  | Maintain  |

| SEA/SA TOPIC  | SUSTAINABILITY OBJECTIVES  | INDICATORS  | TARGET        |
|---|--|---|---------------|
|   | character and setting  | Number of Buildings of Local Interest   | No target set |
|   | 11. To protect and enhance green spaces (including parks, children's play areas, allotments and sports pitches) and landscapes and improve opportunities to access and appreciate wildlife and wild places | Ha of public open space per 1,000 people  | ↑             |
|   |  | Area of site that is open space (ha)  |               |
|   | 12. To reduce crime, anti-social behaviour and fear of crime   | Number of recorded crimes per 1,000 people  | ↓             |
|   |  | % Of people who feel 'fairly safe' or 'very safe' after dark whilst outside in their local area | ↑             |
| Promote the sustainable use of land, buildings and green spaces | 13. To minimise the development of Greenfield land and develop land with least environmental/amenity value   | % Of site that is previously developed land   |               |
|   |  | % Dwellings completed on previously developed land  | ↑             |
|   |  | Average density (dph) of dwellings completed  | ↑             |
|   | 14. To ensure that new development is designed and built to a high sustainability standard   | Number of new homes developed to EcoHomes good, very good or excellent standard                 | ↑             |
|   |  | Number of non-residential buildings developed to BREEAM 'very good' and 'excellent' standards   | ↑             |

| SEA/SA TOPIC  | SUSTAINABILITY OBJECTIVES   | INDICATORS   | TARGET        |
|---|---|--|---------------|
|   | 15. To manage and minimise flood risk taking into account climate change  | Area of the Eastern Gate area within the Environment Agency 1:100 year flood risk zone                           | No target set |
|   |   | Number of properties within the Environment Agency 1:100 year flood risk zone                                    | No target set |
|   |   | Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds | ↓             |
| Minimise environmental damage resulting from the use of resources | 17. To reduce greenhouse gas emissions, which are causing climate change  | Renewable Energy generating capacity in GWh/year   | ↑             |
|   |   | Cambridge Central Area Cordon: Inbound AM Traffic (average over 10 days)   | ↓             |
|   |   | Local CO <sub>2</sub> emissions estimates for all sectors (by LA area)   | ↓             |
|   | 18. To minimise use of water  | Water consumption level (estimated household water consumption from metered and unmetered houses)                | ↓             |
| Minimise damage and disruption from transport                     | 21. To increase the practicality and attractiveness of sustainable and safe modes of transport including public transport, cycling and walking. | Cycle flows in the vicinity of Eastern Gate Study area   | No target set |
|   |   | Road Traffic accidents in the vicinity of the Eastern Gate Study area  | No target set |

#### **4.6 Task A5: Consulting on the Scope of the SA**

4.6.1 See paragraphs 3.1.4 to 3.1.5 and Table 2 of this report.

**5 Stage B: Developing and Refining Options and Assessing Effects**  
**5.1 Task B1: Testing the SPD Objectives and Local Plan Policies Against the Sustainability Appraisal Framework**

***Appraisal of the SPD Objectives***

5.1.1 The Eastern Gate Development Framework SPD has a number of key development objectives, namely to:

- a) Rebuild a sense of place and arrival along the eastern gateway into the city.
- b) Promote the creation of safer, more civilised and inclusive streets, which prioritise pedestrians and cyclists.
- c) Improve connectivity through the area by re-establishing historic links, reconnecting streets and strengthening key strategic pedestrian/cycle routes.
- d) Promote the enhancement of existing well-loved open spaces and improving the links between them.
- e) Promote the creation of new and exciting open spaces by rediscovering and realising the potential of underused areas.
- f) Promote the greening of streets and spaces and the enhancement of habitat.
- g) Create the opportunity for an active, vital and vibrant public realm.
- h) Encourage and facilitate well-designed, sustainable and contemporary development.
- i) Enhance the appearance of the conservation area and the setting of historically significant buildings.
- j) Promote a number of key public realm and infrastructure projects that combine good placemaking and keep standard highway measures to a minimum.

5.1.2 It is important for these objectives to be in accordance with sustainability principles. With this in mind, the SA Guidance recommends that the SPD objectives should be tested for compatibility with the SA objectives identified in the Sustainability Appraisal Framework. The SPD objectives also need to be compatible with one another, and the SA objectives will be one of checking whether this is the case.

5.1.3 To test the compatibility of the SPD objectives against the SA objectives a matrix has been used, an approach recommended by the SA guidance. The following key denotes how the assessment has been recorded:

| <b>Scoring</b> | <b>Likely effect on the SA Objective</b>                      |
|----------------|---|
| ++             | Significant positive benefit                                  |
| +              | Some positive benefit   |
| +/-            | Moderate adverse impact                                       |
| -              | Negative  |
| ?              | Uncertain or insufficient information with which to determine |
| 0              | No significant effect/no clear link                           |

5.1.4 A summary of the results of this appraisal is given in section 5.2 below, while the full assessment is contained within Appendix 1.

### ***Appraisal of the Local Plan Policies***

5.1.5 As mentioned previously, the purpose of the Eastern Gate Development Framework SPD is to supplement, expand on and add detail to Local Plan Policies 3/4, 3/6, 3/7 and proposal sites 7.01 and 7.03 of the Cambridge Local Plan 2006, which is concerned with the further development or redevelopment of the site. In accordance with the SA Guidance, these Local Plan policies must also be appraised against the Sustainability Appraisal Framework.

5.1.6 The Redeposit draft Local Plan was subject to a Sustainability Appraisal (June 2004) and the findings of this assessment have been used to inform this appraisal.

5.1.7 As with the appraisal of the SPD objectives, a matrix was used to test the compatibility of the Local Plan policies and the SA objectives. A summary of the results of this appraisal is given in Section 5.2 below, while the full appraisal is contained within Appendix 2.

## **5.2 Summary of the Appraisal findings**

### ***Appraisal of the SPD Objectives***

5.2.1 Overall the SPD objectives performed well against the SA objectives (see Appendix 1). In particular the appraisal shows that the SPD objectives demonstrate an extremely significant positive benefit for SA objectives 8 (to keep the distinctive character and qualities of the built environment), 9 (To maintain/enhance the built historic character and streetscape and historic landscape character and setting), 11 (to protect and enhance green spaces and landscapes and improve opportunities to access and appreciate wildlife and wild places), 17 (to reduce greenhouse gas emissions) and 21 (to increase the practicality and attractiveness of sustainable and safe modes of transport). Other SPD objectives that will show a significant benefit for the SA Objectives are 5 (to ensure that every one has access to decent affordable housing), 12 (to reduce crime, anti-social behaviour and fear of crime) and, 14 (to ensure that new development is designed and built to a high sustainability standard)



- 5.2.2 The appraisal of the draft SPD has not highlighted any potential for a negative impacts of the SPD on SA objectives

### ***Appraisal of the Local Plan Policies***

- 5.2.3 As with the SPD objectives, overall the Local Plan policies for which the draft Eastern Gate Development Framework SPD provides guidance, perform well against the SA objectives, the Policies in question are Policy 3/4 Responding to Context, Policy 3/6 Ensuring Coordinated Development and Policy 3/7 Creating Successful Places. Overall these three policies impact greatly on all but one of the SA objectives. Objective 15 (To manage and minimise flood risk). As the Eastern Gate area is not within a flood risk zone, this will not affect the creation or impact of the SPD or it's objectives. It is expected that this issue will be dealt with at planning application stage through the potential application of sustainable drainage systems. See Appendix 2 for further analysis.
- 5.2.4 The Appraisal of the Local Plan Policies has highlighted potential negative impacts for objective 8 (to keep the distinctive character and qualities of the built environment and create an attractive environment with a high quality of design) and 9 (To maintain / enhance the built historic character and streetscape, and historic landscape character and setting) in relation to Policy 3/4. The success of both objectives in relation to this policy relies on the merits of applications as they come forward, however a stronger impact would be achieved if this policy were used in conjunction with the adoption of the Eastern Gate SPD.

### **5.3 Task B2: Developing the SPD Options**

- 5.3.1 The next stage in the SA process involves developing the options for the provision of redevelopment at the Eastern Gate Development Framework site in order to achieve the objectives of the SPD. Again these options have been assessed against the SA Framework using the same matrix that was used to assess the SPD objectives and Local Plan policy.
- 5.3.2 Due to the precise nature of the Eastern Gate Development Framework Site SPD and the fact that it provides guidance on adopted Local Plan policy, only two options are considered to be appropriate; to either proceed with the SPD or a business as usual option where an SPD would not be produced. The results of this assessment are provided in Table 6 below.
- 5.3.3 The conclusion of this assessment is that the only viable option to guide future proposals for the Eastern Gate Development Framework site is to proceed with the drafting of the SPD. The appraisal found that if the SPD were to go ahead there would potentially be no negative impacts on SA objectives. Local Plan policies would also remain in place reinforcing the impact of the SPD. The redevelopment of this site

is envisaged to be a long-term project, which will take place on an incremental basis. Without an SPD to guide redevelopment, it is possible that piecemeal development of the site could occur, which would lead to a sub-optimal pattern of development and missed opportunities to make lasting improvements to the public realm, permeability and legibility of the area. This could possibly lead to negative impacts in relation to objectives 8, 9, 11, 12 and 21, which could affect the design quality, historic environment and green spaces in the Eastern gate area. It could also heighten fear of crime and increase traffic congestion and impair the safety of pedestrians and cyclists.

**Table 6:** Assessment of the SPD Options

|   | <b>Option 1: Proceed with the draft SPD</b> |             |           |  | <b>Option 2: Do not prepare SPD and leave it to the policy alone to facilitate the development of the Eastern Gate Development Framework site.</b> |             |           |   |
|---|---|-------------|-----------|--|--|-------------|-----------|---|
| SA Objective  | Short term                                  | Medium term | Long term | Comments   | Short term   | Medium term | Long term | Comments  |
| 5. To ensure everyone has access to decent, appropriate and affordable housing.   | +   | ++          | ++        | Where redevelopment of the site includes residential development at a suitable threshold, this will have increasingly positive impacts on this SA Objective.   | +  | ++          | ++        | Even in the absence of an SPD, it is possible that an element of residential development may come forward at the Eastern Gate Development Framework site, including an element of affordable housing where it meets the threshold as set out in Policy 5/5.   |
| 8. To keep the distinctive character and qualities of the built environment and create an attractive environment with a high quality of design. | +   | ++          | ++        | The aim of the SPD is to guide the development of the site in order to ensure that the objectives of the Local Plan policy are met. As the development of the site is likely to take a phased approach, such guidance will ensure coordinated development and as such this should have an increasingly positive impact on this objective. Redevelopment of sites within the Eastern Gate area provides the opportunity to not only enhance the quality and image of the area, but when considered collectively with the 'lost' and underused spaces in between buildings (namely the public realm), an enormous opportunity exists to reshape and repair the urban fabric. | +/-  | +/-         | +/-       | While the precise nature of the impacts on the built environment will be dependent upon the nature of development proposals, it is acknowledged that in the absence of an SPD, development could come forward in an uncoordinated manner and as such this would have negative impacts. There is also a danger that in the absence of coordinated development, the opportunity to maximise improvements to the public realm, and therefore social benefits of redevelopment, will be lost. Over the years, the large-scale highway interventions of the 1970s, the application of standard highway solutions and the introduction of unsympathetic bulky buildings that have little relationship with the public realm, have eroded the qualities of place and severed neighbouring communities. If no action is taken the area will remain like this. |

|  | <b>Option 1: Proceed with the draft SPD</b> |             |           |   | <b>Option 2: Do not prepare SPD and leave it to the policy alone to facilitate the development of the Eastern Gate Development Framework site.</b> |             |           |  |
|--|---|-------------|-----------|---|--|-------------|-----------|--|
| SA Objective   | Short term                                  | Medium term | Long term | Comments  | Short term   | Medium term | Long term | Comments   |
| 9. To maintain / enhance the built historic character and streetscape (including archaeological heritage), and historic landscape character and setting.   | +   | +           | +         | By coordinating new development and providing guidance on the quality that will be sought from new developments alongside the improvements to the public realm, (which are inherent in the objectives of the SPD) the built historic character of the area will be enhanced.  | +/-  | -           | -         | In the absence of an SPD, it is far more likely that redevelopment of this site will have a negative impact on the streetscape and townscape. Development would be more likely to come forward in an uncoordinated manner and the opportunity to enhance the quality of the public realm, (which would have a positive impact on the character of the area), would also be lost. |
| 11. To protect and enhance green spaces (including parks, children's play areas, allotments and sports pitches) and landscapes and improve opportunities to access and appreciate wildlife and wild places | +   | ++          | ++        | The draft SPD sets objectives to promote the greening of streets and spaces, enhance habitats and to promote the creation of new and exciting open spaces. At present baseline indicators show that the Eastern Gate area has an extremely low area of open space. Qualitative evidence from the Eastern Gate Development Framework Public Meeting highlighted a deficiency and need for open space within the area. SPD guidance will ensure coordinated development and as such this should have an increasingly positive impact on this objective. | +/-  | +/-         | +/-       | There is some uncertainty as to the exact nature of impacts in the absence of an SPD as much will be dependent on the nature of proposals. There is some concern that a lack of coordinated development on the site, which is a possibility in the absence of an SPD, could lead to unattractive, unsafe areas that are not in keeping with the rest of the city.                |

|   | <b>Option 1: Proceed with the draft SPD</b> |             |           |  | <b>Option 2: Do not prepare SPD and leave it to the policy alone to facilitate the development of the Eastern Gate Development Framework site.</b> |             |           |  |
|---|---|-------------|-----------|--|--|-------------|-----------|--|
| SA Objective  | Short term                                  | Medium term | Long term | Comments   | Short term   | Medium term | Long term | Comments   |
| 12. To reduce crime, anti-social behaviour and fear of crime.   | +   | ++          | ++        | The draft SPD sets the guidelines and objectives for the coordinated redevelopment of the area. This presents a number of opportunities to 'design out crime' and the introduction of a greater mix of uses at ground floor level, thereby enhancing the opportunity for natural surveillance. | +/-  | +/-         | +/-       | There is some uncertainty as to the exact nature of impacts in the absence of an SPD as much will be dependent on the nature of proposals. There is some concern that a lack of coordinated development on the site (which is a possibility in the absence of an SPD), could lead to unintended problem areas (dead ends, secluded corners) that could actually heighten the fear of crime in some groups and become target areas for anti-social behaviour/crime. |
| 13. To minimise development of Greenfield land and develop land with least environmental / amenity value. | ++  | ++          | ++        | Inherent in the redevelopment of the site, most of which is (95.5%) on previously developed land.  | ++   | ++          | ++        | Inherent in the redevelopment of the site, most of which (95.5%) is on previously developed land.  |
| 14. To ensure that new development is designed and built to a high sustainability standard.               | +   | ++          | ++        | The SPD objective is seeking high quality sustainable new development, as such; sustainable design and construction techniques are more likely to be applied on a site-wide basis.   | +  | +           | +         | Even in the absence of an SPD, changes to building regulation and policies in the Local Plan would still require high sustainability standards.  |
| 15. To manage and minimise flood risk taking  | +   | +           | +         | While the site itself is not in the flood zone, new developments would still need to consider the use of systems   | +  | +           | +         | Even in the absence of an SPD new developments would still need to meet the needs of Planning Policy Statement 25.   |

|   | <b>Option 1: Proceed with the draft SPD</b> |             |           |  | <b>Option 2: Do not prepare SPD and leave it to the policy alone to facilitate the development of the Eastern Gate Development Framework site.</b> |             |           |  |
|---|---|-------------|-----------|--|--|-------------|-----------|--|
| SA Objective  | Short term                                  | Medium term | Long term | Comments   | Short term   | Medium term | Long term | Comments   |
| into account climate change.  |   |             |           | such as sustainable drainage   |  |             |           |  |
| 17. To reduce greenhouse gas emissions which are causing climate change.  | +   | ++          | ++        | The redevelopment offers an opportunity to reduce greenhouse gas emissions. Carbon savings will be achieved from the development of new buildings to high sustainability standards. The reduction in car parking and improvements to the pedestrian and cycling environments on the site should also help to reduce emissions from transport.  | +  | +           | +         | High sustainability standards will be achieved from new buildings on the site through existing planning policies and changes to building regulations.  |
| 18. To minimise use of water.   | +   | ++          | ++        | This is inherent in the aim of the SPD to create the opportunity for redevelopment to provide high quality sustainable new buildings, as assessment methodologies such as BREEAM and the Code for Sustainable Homes include water conservation.  | +  | +           | +         | High sustainability standards, which include water conservation measures, will be achieved from new buildings on the site, through existing planning policies and changes to building regulations.   |
| 21. To increase the practicality and attractiveness of sustainable and safe modes of transport including public transport, cycling and walking. | +   | ++          | ++        | Eastern Gate area is in close proximity to the city centre and incorporates the two major routes (Newmarket Road and East Road), which sever neighbouring communities and create an environment that is very hostile for pedestrians and cyclists. At present, cycle lanes are inconsistent and footways lack width; wide sweeping junctions encourage higher traffic speeds and reinforce vehicle | +  | +           | +/-       | While the Local Plan policy would still remain in force in the absence of the SPD, it does not clearly state that improvements need to be made to the permeability of the site and to the quality and amount of cycle parking and routes available. While the policy does seek to improve the quality of the public realm, the absence of further guidance could result in a sub-optimal pattern of development that does little to improve the pedestrian and cycling |

|              | <b>Option 1: Proceed with the draft SPD</b> |             |           |  | <b>Option 2: Do not prepare SPD and leave it to the policy alone to facilitate the development of the Eastern Gate Development Framework site.</b> |             |           |   |
|--------------|---|-------------|-----------|--|--|-------------|-----------|---|
| SA Objective | Short term                                  | Medium term | Long term | Comments   | Short term   | Medium term | Long term | Comments  |
|              |   |             |           | domination; and a lack of surface level. Direct pedestrian cycle crossings that respond to key desire lines, force people to use unpleasant and hostile routes such as Elizabeth Way underpass. One of the objectives of the SPD is to promote safer, more civilised and inclusive streets, which prioritise pedestrians and cyclists. |  |             |           | environment of the site. This may become worse over time if the volume of traffic increases through the development of the City's growth areas. |

## 5.4 Task B3 & B4: Predicting and Evaluating the effects of the draft SPD

5.4.1 The purpose of this task is to predict the social, environmental and economic effects of the draft SPD. As there is only one viable option for the SPD this assessment will consider the effects of bringing forward development of the Eastern Gate Development Framework site (in line with the objectives of the SPD) on economic, social and environmental factors.

5.4.2 In accordance with the SA Guidance, the prediction of effects considers the impact of the draft SPD against the SA objectives. It describes these impacts in terms of their magnitude, their geographical scale, the time period over which they occur, whether they are permanent or temporary, positive or negative, probable or improbable and whether or not there are secondary, cumulative and/or synergistic effects. The results of this assessment are given in Table 7 below.

**Table 7:** Predicting the effects of the Draft SPD

| SA Objective  | Targets (where available) | Can the effect be quantified?   | Effects over time | Comments  |
|---|---------------------------|---|-------------------|---|
| 5. To ensure everyone has access to decent, appropriate and affordable housing.   | N/a                       | Yes, through monitoring the: <ul style="list-style-type: none"> <li>• % Of all dwellings completed that are affordable.</li> <li>• Number of new homes built</li> <li>• Number of houses brought back into occupation</li> <li>• % Of households that can afford to purchase the average first time buyers property in the area</li> <li>• Average house prices to median gross wages (full-time employee) ratio</li> </ul> | ++                | The provision of affordable housing at the Eastern Gate Development Framework site should prove beneficial to those who wish to live & work in Cambridge.<br><i>Likelihood:</i> Medium<br><i>Scale:</i> Site-wide<br><i>Temporary/Permanent:</i> Permanent<br><i>Timing:</i> Medium to long term<br><i>Secondary/cumulative/synergistic effects:</i> This would have the additional benefits of helping to keep the economy diverse and reducing the need to travel |
| 8. To keep the distinctive character and qualities of the built environment and create an attractive environment with a high quality of design. | N/a                       | Yes, through monitoring the: <ul style="list-style-type: none"> <li>• % Of residents surveyed satisfied with their neighbourhood as a place to live.</li> </ul>   | ++                | Improvements to the public realm and the provision of innovative new buildings will help to enhance the qualities of the built environment in this area of Cambridge.<br><i>Likelihood:</i> High  |



| SA Objective   | Targets (where available) | Can the effect be quantified?   | Effects over time | Comments  |
|--|---------------------------|---|-------------------|---|
|  |                           | <ul style="list-style-type: none"> <li>Number of completed developments achieving a Building for Life (BfL) rating of poor, average, good or very good.</li> </ul>                                  |                   | <i>Scale:</i> site-wide<br><i>Temporary/Permanent:</i> Permanent<br><i>Timing:</i> Medium to long term<br><i>Secondary/cumulative/synergistic effects:</i> Improvements to the public realm should have the additional benefit of improving the pedestrian and cycling environment. A further positive impact of improving the quality of the built environment in this area of the City is that it should also help to reduce crime and the fear of crime.   |
| 9. To maintain/enhance the built historic character and streetscape (including archaeological heritage), and historic landscape character and setting.   | N/A                       | Yes, through the analysis of the number of listed buildings, the % of total land area falling within conservation areas, Number of Listed Buildings at Risk, Number of Buildings of Local Interest. | + / ++            | Improvements to the public realm should help to enhance the built historic character of the area. The exact nature of impacts will be dependent upon development proposals and the reasoned justification for the removal of any buildings.<br><i>Likelihood:</i> Medium to high<br><i>Scale:</i> Impacts may be restricted to specific areas of the site (may also have impacts on views into and out of the site).<br><i>Temporary/Permanent:</i> Permanent.<br><i>Timing:</i> Medium to long term (dependent upon nature of proposals).<br><i>Secondary/cumulative/synergistic effects:</i> Enhancing the historic streetscape should also have the advantage of improving the pedestrian and cycling environment of the site. |
| 11. To protect and enhance green spaces (including parks, children's play areas, allotments and sports pitches) and landscapes and improve opportunities to access and appreciate wildlife and wild places | N/A                       | By monitoring <ul style="list-style-type: none"> <li>Ha of public open space per 1,000 people</li> <li>Area of site that is open space (ha)</li> </ul>  | ++                | Improvements to the public realm should help to enhance the character of the area. Qualitative evidence from the Eastern Gate Development Framework Public Meeting highlighted a deficiency of open space within the area, including a lack of benches  |

| SA Objective  | Targets (where available) | Can the effect be quantified?   | Effects over time | Comments   |
|---|---------------------------|---|-------------------|--|
|   |                           |   |                   | and play areas. The exact nature of impacts will be dependent upon development proposals.<br><i>Likelihood:</i> Medium to high<br><i>Scale:</i> Site-wide<br><i>Temporary/Permanent:</i> Permanent.<br><i>Timing:</i> Medium to long term (dependent upon nature of proposals).<br><i>Secondary/cumulative/synergistic effects:</i> Enhancing the green spaces could have a positive impact on residents and commuter well-being, by providing a more attractive and safer neighbourhood to travel through and enjoy on a daily basis. It would also provide a more attractive 'gateway' to the historic core of the city. |
| 12. To reduce crime, anti-social behaviour and fear of crime.   | N/a                       | Yes, through analysis of the number of recorded crimes and community safety surveys (% of people who feel 'fairly safe' or 'very safe' after dark whilst outside in their local area. | ++                | Redevelopment offers significant opportunities to 'design out crime' and introduce mixed uses at ground floor level to encourage natural surveillance, which is important to the public realm and helps places feel safer.<br><i>Likelihood:</i> Medium – high<br><i>Scale:</i> Site-wide<br><i>Temporary/Permanent:</i> Permanent<br><i>Timing:</i> Medium – long term<br><i>Secondary/cumulative/synergistic effects:</i> The reduction of anti-social behaviour such as litter, tagging and vandalised buildings will also have positive impact on the quality of the public realm.                                     |
| 13. To minimise development of Greenfield land and develop land with least environmental/amenity value. | N/a                       | Yes, through analysis of the % of development that takes place on previously developed land. Through monitoring the average density   | ++                | Inherent in the redevelopment of previously developed land.<br><i>Likelihood:</i> High<br><i>Scale:</i> Site-wide<br><i>Temporary/Permanent:</i> Permanent<br><i>Timing:</i> Short – long term<br><i>Secondary/cumulative/synergistic effects:</i>   |

| SA Objective  | Targets (where available)                                     | Can the effect be quantified?   | Effects over time | Comments  |
|---|---|---|-------------------|---|
|   |   | (dph) of new dwellings completed on sites greater than 9 dwellings  |                   | <i>stic effects:</i> The redevelopment of previously development will allow for improvements to be made to the quality of the built environment as a whole and will also allow for the historic character of the area to be enhanced.   |
| 14. To ensure that new development is designed and built to a high sustainability standard. | All new dwellings to be zero carbon by 2016 (national target) | Yes, through analysis of new homes built to Code for Sustainable Homes and BREEAM standards.  | ++                | Redevelopment should allow for high sustainability standards to be achieved in both new buildings and any buildings already on-site that are subject to adaptive re-use.<br><i>Likelihood:</i> High<br><i>Scale:</i> Site-wide<br><i>Temporary/Permanent:</i> Permanent<br><i>Timing:</i> Medium – long term<br><i>Secondary/cumulative/synergistic effects:</i> The introduction of higher sustainability standards will also have the effect of reducing greenhouse gas emissions from the site and reducing water consumption. |
| 15. To manage and minimise flood risk taking into account climate change.                   | N/a   | Yes, through analysis of the number of properties within the 1:100 year flood risk zone and the area of land within this zone. Also through monitoring the number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds | +                 | The redevelopment of the site offers the opportunity to incorporate SuDS to deal with surface water drainage, which should help to manage and minimise flood risk.<br><i>Likelihood:</i> Medium<br><i>Scale:</i> Site-wide<br><i>Temporary/Permanent:</i> Permanent<br><i>Timing:</i> Medium – long term.<br><i>Secondary/cumulative/synergistic effects:</i> The use of permeable paving and green roofs can help to enhance the quality of the streetscape and townscape.   |
| 17, To reduce greenhouse gas emissions which are causing climate change.                    | N/a   | Yes, through monitoring:<br><ul style="list-style-type: none"> <li>The analysis of the renewable energy generating capacity;</li> <li>The Cambridge</li> </ul>  | ++                | This should be achieved through the introduction of higher sustainable design and construction standards and through the enhancement and prioritisation of facilities and routes for pedestrians and  |

| SA Objective   | Targets (where available) | Can the effect be quantified?   | Effects over time | Comments  |
|--|---------------------------|---|-------------------|---|
|  |                           | Central Area Cordon: Inbound AM Traffic (average over 10 days) Total Vehicles <ul style="list-style-type: none"> <li>Local CO<sub>2</sub> emission estimates for all sectors (By Local Authority Area)</li> </ul> |                   | cyclists.<br><i>Likelihood:</i> Medium – high<br><i>Scale:</i> Site-wide<br><i>Temporary/Permanent:</i> Permanent<br><i>Timing:</i> Medium – long term<br><i>Secondary/cumulative/synergistic effects:</i> The reduction of greenhouse gas emissions from motorised vehicles will have the added benefit of enhancing the environmental quality of the area, for example, through improvements in air quality.  |
| 18. To minimise use of water.  | N/a                       | Yes, through the analysis of water consumption per litre/head/day   | +                 | It is inherent in the aim of the SPD to provide high quality sustainable new buildings (which will include water conservation measures). Water conservation measures can also be applied if existing buildings are subject to adaptive re-use.<br><i>Likelihood:</i> Medium<br><i>Scale:</i> Site-wide<br><i>Temporary/Permanent:</i> Permanent<br><i>Timing:</i> Medium – long term<br><i>Secondary/cumulative/synergistic effects:</i> Minimising water consumption should have a positive impact on the water environment, and will also have some impact on the carbon emissions that result from the treatment of water (although water conservation measures would need to be employed on a much greater scale, i.e. city-wide, for these carbon savings to be significant. |
| 21. To increase the practicality and attractiveness of sustainable and safe modes of transport, including public transport, cycling and walking. | N/a                       | Yes, through analysis of: <ul style="list-style-type: none"> <li>Cycle flows within the vicinity of the Eastern Gate Study area</li> <li>Road Traffic</li> </ul>  | ++                | Redevelopment of the site presents a number of opportunities to improve the pedestrian and cycling environment, thereby enhancing the practicality and attractiveness of sustainable modes of transport.  |

| SA Objective | Targets (where available) | Can the effect be quantified?                             | Effects over time | Comments   |
|--------------|---------------------------|---|-------------------|--|
|              |                           | Accidents in the vicinity of the Eastern Gate Study area. |                   | <i>Likelihood:</i> Medium – high<br><i>Scale:</i> Site-wide<br><i>Temporary/Permanent:</i> Permanent<br><i>Timing:</i> Medium – long term<br><i>Secondary/cumulative/synergistic effects:</i> By encouraging more people to utilise sustainable modes of transport, this has the added benefit of helping to reduce greenhouse gas emissions from transport. |

5.4.1 As can be seen from the above table, the overall effects of the draft Eastern Gate Development Framework SPD will be positive.

5.4.2 The majority of the positive effects identified will be felt in the medium to long term, as it will take some time for the redevelopment of the site to be completed.

## 5.5 Task B5: Considering ways of mitigating adverse effects and maximising beneficial effects

5.5.1 The overarching aim of the Eastern Gate SPD is to enhance the natural environment and improve the area by creating a sense of place which improves connectivity, enhances historic links and green spaces and strengthens pedestrian and cycle routes. This SPD will be implemented in an area that - from the large-scale highway interventions of the 1970's - comprises unsympathetic bulky buildings, which have eroded the qualities of place and severed neighbouring communities. If at the planning application stage any negative impacts of specific development proposals are anticipated, proposals may either be refused or required to mitigate these negative impacts

5.5.2 The redevelopment of the Eastern Gate Development Framework site has the potential to add real value to this part of Cambridge, helping to enhance the character of the area. The realisation of this benefit will require the use of high quality and innovative design. Improvements to the public realm and enhancements to the pedestrian and cycling environment also offer the potential to maximise the benefits of new developments for the wider community. The development of this SPD was instigated at the request of local residents.

## **5.6 Task B6: Proposing measures to monitor the significant effects of implementing the SPD**

- 5.6.1 The significant effects of implementing the SPD, and its associated local plan policies, will be monitored as part of the Annual Monitoring Report.

## **5.7 Uncertainties and risk**

- 5.7.1 A number of uncertainties and risks surrounding the SPD, chiefly relating to the current economic climate and the impact that this may have on detailed development proposals. The SPD envisages the redevelopment of the Eastern Gate Development Framework site as a mixed-use development which could bring vitality and vibrancy to the area. It is, however, acknowledged that the redevelopment of the site will be a long-term project and as such, these impacts may only be felt in the medium to long term.
- 5.7.2 A further concern is whether there will be sufficient resources in place to monitor the significant effects of the plan. The implementation of the SPD and its associated Local Plan policies will be monitored in conjunction with the annual review of local housing need and as part of the Annual Monitoring Report. Monitoring the implementation of the SPD falls under Stage E of the SA process.

## **5.8 Next Steps**

- 5.8.1 **Stage C: Preparing the draft SA Report** – This document constitutes the final SA Report, which sets out information on the effects of the Eastern Gate Development Framework SPD on which formal consultation will be carried out.
- 5.8.2 **Stage D, Task D1: Consulting on the draft SPD and the SA Report** – Both the Eastern Gate Development Framework SPD and this SA Report will be made available for public consultation for a six-week period from May to June 2011.
- 5.8.3 **Stage D2: Appraising of significant changes** – The guidance states that if significant changes are made to the SPD as a result of the consultation process, the significant social, environmental and economic effects of these changes will need to be appraised. As such, the SA Report will be revisited after the end of the consultation process and changes will be made to the report where these are considered necessary and in light of any changes that may be made to the draft SPD.
- 5.8.4 **Stage D3: Making decisions and providing information (linked to SPD Stage 3, Adoption and Monitoring)** – Following the adoption of the SPD, a consultation statement will be prepared, setting out the ways in which responses to the consultation have been taken into

account. This statement will also make clear how the SPD was amended in light of the SA process and responses to consultation, or why no changes have been made, or why options were rejected.

- 5.8.5 The consultation statement can also be used to meet the SEA Directive's requirements to make information available to the public on how monitoring will be carried out. This SA Report documents proposed monitoring measures and these will be confirmed or modified in light of the consultation responses.
- 5.8.6 **Stage E: Monitoring the significant effects of implementing the SPD** – Monitoring will be carried out in accordance with the proposals set out in paragraph 5.6.1 above, incorporating any modifications or amendments that occur as a result of the consultation process.

## Appendix 1: Testing the SPD Objectives Against the SA Objectives

### SPD Objectives:

- a. Rebuild a sense of place and arrival along the eastern gateway into the city.
- b. Promote the creation of safer, more civilised and inclusive streets, which prioritise pedestrians and cyclists.
- c. Improve connectivity through the area by re-establishing historic links, reconnecting streets and strengthening key strategic pedestrian/cycle routes.
- d. Promote the enhancement of existing well-loved open spaces and improving the links between them.
- e. Promote the creation of new and exciting open spaces by rediscovering and realising the potential of underused areas.
- f. Promote the greening of streets and spaces and the enhancement of habitat.
- g. Create the opportunity for an active, vital and vibrant public realm.
- h. Encourage and facilitate well-designed, sustainable and contemporary development.
- i. Enhance the appearance of the conservation area and the setting of historically significant buildings.
- j. Promote a number of key public realm and infrastructure projects that combine good placemaking and keep standard highway measures to a minimum.

| <u>SA Objective</u>  | Matrix Score |   |   |   |   |   |   |   |   |   | Comments  | Amend draft SPD Objective |
|--|--------------|---|---|---|---|---|---|---|---|---|---|---------------------------|
|  | a            | b | c | d | e | f | g | h | i | j |   |                           |
| Share the benefits of prosperity fairly and promote social cohesion and inclusion through the provision of services and community facilities that are accessible to all. |              |   |   |   |   |   |   |   |   |   |   |                           |
| 5. To ensure everyone has access to decent, appropriate and affordable housing.  | +            | 0 | 0 | 0 | 0 | 0 | 0 | + | + | 0 | One of the potential options for redevelopment of the Eastern Gate Development Framework site is to introduce an element of housing to the site. Due to the size and potential number of residential units that are likely for this site, it would meet the Council's policy for provision of affordable housing (40% or more of the dwellings or an equivalent site area). | No                        |



| SA Objective  | Matrix Score |   |    |    |    |    |    |   |    |   | Comments   | Amend draft SPD Objective |
|---|--------------|---|----|----|----|----|----|---|----|---|--|---------------------------|
|   | a            | b | c  | d  | e  | f  | g  | h | i  | j |  |                           |
| Maintain Cambridge as an attractive place to live, work and visit.  |              |   |    |    |    |    |    |   |    |   |  |                           |
| 8. To keep the distinctive character and qualities of the built environment and create an attractive environment with a high quality of design.   | +            | + | +  | +  | +  | +  | +  | + | +  | + | The redevelopment of the Eastern Gate Development Framework site has the potential to make significant improvements to the qualities of the built environment, in particular the quality of the public realm in this area of Cambridge. Over the years, the large-scale highway interventions of the 1970s, the application of standard highway solutions and the introduction of unsympathetic bulky buildings that have little relationship with the public realm, have eroded the qualities of place and severed neighbouring communities. If no action is taken the area will remain like this.  | No                        |
| 9. To maintain/enhance the built historic character and streetscape (including archaeological heritage), and historic landscape character and setting.  | 0            | 0 | ++ | ++ | +  | 0  | +  | 0 | ++ | 0 | The redevelopment of the Eastern Gate Development Framework site has the potential to make significant improvements to the qualities of the built environment, in particular the quality of the public realm in this area of Cambridge. Over the years, the large-scale highway interventions of the 1970s, the application of standard highway solutions and the introduction of unsympathetic bulky buildings that have little relationship with the historic environment, have eroded the qualities of place and have had a negative impact on the setting of conservation area and listed buildings within the site. If no action is taken the area will remain like this. | No                        |
| 11.To protect and enhance green spaces (including parks, children's play areas, allotments and sports pitches) and landscapes and improve opportunities to access and appreciate wildlife and wild places | +            | 0 | 0  | ++ | ++ | ++ | ++ | + | +  | 0 | A key objective of the Eastern Gate SPD is not only to safeguard existing open space, but to enhance these spaces and improve people's access to them. The proposals contained within the draft SPD will also provide new open space and will help to improve the quality of the public realm in the area as a whole.  | No                        |

| <u>SA Objective</u>   | Matrix Score |    |   |   |   |   |   |   |   |   | Comments   | Amend draft SPD Objective |
|---|--------------|----|---|---|---|---|---|---|---|---|--|---------------------------|
|   | a            | b  | c | d | e | f | g | h | i | j |  |                           |
| 12. To reduce crime, anti-social behaviour and fear of crime.   | +            | ++ | + | + | 0 | 0 | + | 0 | 0 | + | The limited redevelopment and enhancement of the site offers many opportunities to 'design out crime' and the introduction of mixed uses and active uses at ground floor levels provide the opportunity to enhance natural surveillance. Improvements to the permeability of the site should be coupled with measures such as enhanced lighting and should avoid the creation of dead ends and corners of the site, which could become suitable for anti-social behaviour/crime. By introducing uses that add vibrancy at all times of the day, this should also help to reduce the fear of crime and anti-social behaviour (although this will be dependent upon the nature of uses – for example, the introduction of bars could heighten the fear of crime in some groups). | No                        |
| <b>Promote the sustainable use of land, buildings and green spaces.</b>                                 |              |    |   |   |   |   |   |   |   |   |  |                           |
| 13. To minimise development of Greenfield land and develop land with least environmental/amenity value. | 0            | 0  | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | Redevelopment at the Eastern Gate Development Framework site will take place on Previously Developed Land (PDL). As well as developing land with least environment/amenity value, the redevelopment of the site could also present the opportunity for adaptive re-use of some buildings.  | No                        |

| <b><u>SA Objective</u></b>  | <b>Matrix Score</b> |          |          |          |          |          |          |          |          |          | <b>Comments</b>   | <b>Amend draft SPD Objective</b> |
|---|---------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|---|----------------------------------|
|   | <b>a</b>            | <b>b</b> | <b>c</b> | <b>d</b> | <b>e</b> | <b>f</b> | <b>g</b> | <b>h</b> | <b>i</b> | <b>j</b> |   |                                  |
| 14. To ensure that new development is designed and built to a high sustainability standard. | +                   | 0        | 0        | 0        | 0        | 0        | 0        | + / ++   | 0        | 0        | The provision of new buildings offers the opportunity to introduce sustainability standards such as the Code for Sustainable Homes and BREEAM where existing buildings are adapted and reused, this not only offers the opportunity to incorporate greater sustainability standards (improved insulation, and the use of micro-renewables) but also offers the scope for significant carbon savings in terms of the embodied energy within the fabric of those buildings. In addition, the redevelopment of the site will need to comply with the Council's policy for provision of renewable energy. | No                               |
| 15. To manage and minimise flood risk taking into account climate change.                   | 0                   | 0        | 0        | 0        | 0        | 0        | +        | +        | 0        | 0        | The Eastern Gate site is not within a flood risk zone. Development at the Eastern Gate Development Framework site will need to ensure that it does not increase the risk of flooding to the site itself and areas downstream of the development. The redevelopment of the site offers the opportunity to incorporate Sustainable Drainage Systems (SuDS) to deal with surface water drainage, for example the use of permeable paving, green roofs and rainwater harvesting tanks).   | No                               |

| SA Objective   | Matrix Score |    |    |   |   |   |   |        |   |   | Comments   | Amend draft SPD Objective |
|--|--------------|----|----|---|---|---|---|--------|---|---|--|---------------------------|
|  | a            | b  | c  | d | e | f | g | h      | i | j |  |                           |
| Minimise environmental damage resulting from the use of resources.       |              |    |    |   |   |   |   |        |   |   |  |                           |
| 17. To reduce greenhouse gas emissions which are causing climate change. | +            | ++ | ++ | + | + | + | 0 | + / ++ | 0 | + | The redevelopment of the Eastern Gate Development Framework site offers a number of opportunities to reduce greenhouse gas emissions. Carbon savings will be achieved not only through the adaptive re-use of existing buildings but also from the development of new buildings to high sustainability standards. The improvements to the pedestrian and cycling environment on the site should help to reduce emissions from transport on the site and will act to encourage people to use more sustainable modes of transport. | No                        |
| 18. To minimise use of water.  | 0            | 0  | 0  | 0 | 0 | 0 | 0 | +      | 0 | 0 | This is inherent in the aim of the SPD to create the opportunity for redevelopment to provide high quality sustainable new buildings as assessment methodologies such as BREEAM and the Code for Sustainable Homes include water conservation. Water conservation methods can also be implemented in existing buildings.   | No                        |

| <u>SA Objective</u>   | Matrix Score |    |    |   |   |   |   |   |   |   | Comments  | Amend draft SPD Objective |
|---|--------------|----|----|---|---|---|---|---|---|---|---|---------------------------|
|   | a            | b  | c  | d | e | f | g | h | i | j |   |                           |
| <b>Minimise damage and disruption from transport.</b>   |              |    |    |   |   |   |   |   |   |   |   |                           |
| 21. To increase the practicality and attractiveness of sustainable and safe modes of transport including public transport, cycling and walking. | 0            | ++ | ++ | + | 0 | + | 0 | 0 | 0 | + | Eastern Gate area is in close proximity to the city centre and incorporates the two major routes (Newmarket Road and East Road), which sever neighbouring communities and create an environment that is very hostile for pedestrians and cyclists. At present, cycle lanes are inconsistent and footways lack width; wide sweeping junctions encourage higher traffic speeds and reinforce vehicle domination; and a lack of surface level, direct pedestrian cycle crossings that respond to key desire lines, force people to use unpleasant and hostile routes such as Elizabeth Way underpass. One of the objectives of the SPD is to promote safer, more civilised and inclusive streets, which prioritise pedestrians and cyclists. | No.                       |

## Appendix 2: Testing the Local Plan Policies Against the SA Objectives

| <b>Local Plan Policy:</b> <ul style="list-style-type: none"> <li>3/4 Responding to Context</li> </ul>  |              |  |
|--|--------------|--|
| SA Objective   | Matrix Score | Comments   |
| <b>Share the benefits of prosperity fairly and promote social cohesion and inclusion through the provision of services and community facilities that are accessible to all.</b>                            |              |  |
| 5. To ensure everyone has access to decent, appropriate and affordable housing.  | 0            | Not applicable   |
| <b>Maintain Cambridge as an attractive place to live, work and visit.</b>  |              |  |
| 8. To keep the distinctive character and qualities of the built environment and create an attractive environment with a high quality of design.  | +/-          | Inherent in the aim of the policy is that development must demonstrate that they have responded to context and drawn inspiration from the key characteristics of their surroundings<br>The success of this policy depends on the merits of applications as they come forward, however a stronger impact would be achieved if this policy was used in conjunction with the adoption of the Eastern Gate SPD   |
| 9. To maintain/enhance the built historic character and streetscape (including archaeological heritage) and historic landscape character and setting.  | +/-          | 3/4 a. of the policy calls for developments to identify and respond positively to existing features of natural, historic or local character. While the Eastern Gate area has very little historic character it does contain a number of historic buildings whose settings are currently compromised by the poor quality of the public realm. High quality redevelopment and enhancement of the area has the potential to improve the setting of these historic buildings. The success of this policy may depend on the merits of applications as they come forward, however a stronger impact would be achieved if this policy was used in conjunction with the adoption of the Eastern Gate SPD |
| 11. To protect and enhance green spaces (including parks, children's play areas, allotments and sports pitches) and landscapes and improve opportunities to access and appreciate wildlife and wild places | ++           | Inherent, section a. of the policy calls for developments to identify and respond positively to existing features of natural, historic or local character, however a stronger impact would be achieved if this policy was used in conjunction with the adoption of the Eastern Gate SPD  |
| 12. To reduce crime, anti-social behaviour and fear of crime.  | 0            | N/A  |

| <b>Local Plan Policy:</b> <ul style="list-style-type: none"> <li>3/4 Responding to Context</li> </ul>   |              |   |
|---|--------------|---|
| SA Objective  | Matrix Score | Comments  |
| <b>Minimise environmental damage resulting from the use of resources.</b>   |              |   |
| 13. To minimise development of Greenfield land and develop land with least environmental/amenity importance.                                    | ++           | 3/4 a. of the policy calls for developments to identify and respond positively to existing features of natural, historic or local character. As the Eastern Gate area currently has minimal green space, developing on these areas would not be in keeping with the policy.                                 |
| 14. To ensure that new development is designed and built to a high sustainability standard.   | ++           | Reference is made in the policy to developments, which respond positively to its context and introduce new and distinctive character to areas of weaker character. Redevelopment also offers the potential to introduce higher sustainability standards to these sites for both existing and new buildings. |
| 15. To manage and minimise flood risk taking into account climate change.   | 0            | N/A   |
| 17. To reduce greenhouse gas emissions which are causing climate change.  | +            | Although not explicitly referenced in the policy, redevelopment offers the potential to introduce higher standards to these sites for both existing and new buildings. The introduction of higher sustainability standards as referenced above, will also to help reduce emissions.                         |
| 18. To minimise use of water.   | 0            | N/A   |
| <b>Minimise damage and disruption from transport.</b>   |              |   |
| 21. To increase the practicality and attractiveness of sustainable and safe modes of transport including public transport, cycling and walking. | ++           | Reference is made to policy 3/4 b which states that developments will be well connected to, and integrated with, the immediate locality and the wider City.   |

| <b>Local Plan Policy:</b> <ul style="list-style-type: none"> <li>3/6 Ensuring Coordinated Development</li> </ul>   |              |  |
|--|--------------|--|
| SA Objective   | Matrix Score | Comments   |
| <b>Share the benefits of prosperity fairly and promote social cohesion and inclusion through the provision of services and community facilities that are accessible to all.</b>                            |              |  |
| 5. To ensure everyone has access to decent, appropriate and affordable housing.  | 0            | N/A  |
| <b>Maintain Cambridge as an attractive place to live, work and visit.</b>  |              |  |
| 8. To keep the distinctive character and qualities of the built environment and create an attractive environment with a high quality of design.  | ++           | The Policy calls for the best use of land, citing that if development is not carried out in a coordinated and comprehensive way that there is a chance that the special character of the City will be lost. It also mentions that development briefs or Masterplans may be prepared or required to ensure proper planning of complex sites. This would allow the policy's effectiveness in relation to the objective to be more effective and robust.  |
| 9. To maintain/enhance the built historic character and streetscape (including archaeological heritage) and historic landscape character and setting.  | ++           | The Policy calls for the best use of land, citing that if development is not carried out in a coordinated and comprehensive way that there is a chance that the special character of the City will be lost. It also mentions that development briefs or Masterplans may be prepared or required to ensure proper planning of complex sites. This would allow the policy's effectiveness in relation to the objective to be more effective and robust.  |
| 11. To protect and enhance green spaces (including parks, children's play areas, allotments and sports pitches) and landscapes and improve opportunities to access and appreciate wildlife and wild places | +            | The Policy calls for the best use of land, citing that if development is not carried out in a coordinated and comprehensive way that there is a chance that the special character of the City will be lost. The Eastern Gate Site has minimal open spaces and therefore developing on these areas would not be in keeping with the policy. It also mentions that development briefs or Masterplans may be prepared or required to ensure proper planning of complex sites. This would allow the policy's effectiveness in relation to the objective to be more effective and robust. |
| 12. To reduce crime, anti-social behaviour and fear of crime.  | 0            | N/A  |



| <b>Local Plan Policy:</b> <ul style="list-style-type: none"> <li>3/6 Ensuring Coordinated Development</li> </ul> |              |   |
|--|--------------|---|
| SA Objective   | Matrix Score | Comments  |
| <b>Minimise environmental damage resulting from the use of resources.</b>  |              |   |
| 13. To minimise development of Greenfield land and develop land with least environmental/amenity importance.     | ++           | The Policy calls for the best use of land, citing that if development is not carried out in a coordinated and comprehensive way that there is a chance that the special character of the City will be lost, the Eastern Gate site already has minimal green space and therefore developing on this land would be detrimental to the aims of the policy. It also mentions that development briefs or Masterplans may be prepared or required to ensure proper planning of complex sites. This would allow the policy's effectiveness in relation to the objective to be more effective and robust. |
| 14. To ensure that new development is designed and built to a high sustainability standard.                      | ++           | Inherent in Policy. The Policy states that if development is not carried out in a coordinated and comprehensive way that the intention to make sustainable development will not be met, therefore implying that development should take into account sustainable development principals. It also mentions that development briefs or Masterplans may be prepared or required to ensure proper planning of complex sites.  |
| 15. To manage and minimise flood risk taking into account climate change.  | 0            | N/A   |

| <b>Local Plan Policy:</b> <ul style="list-style-type: none"> <li>3/6 Ensuring Coordinated Development</li> </ul> |              |   |
|--|--------------|---|
| SA Objective   | Matrix Score | Comments  |
| 17. To reduce greenhouse gas emissions which are causing climate change.   | ++           | <p>Inherent in Policy. The Policy states that if development is not carried out in a coordinated and comprehensive way that infrastructure will not be provided to serve the development where it is needed and the intention to make sustainable development will not be met, therefore implying that development should take into account sustainable development principals and infrastructure provision/planning.</p> <p>The success of this policy depends on the merits of applications as they come forward, however a stronger impact would be achieved if this policy was used in conjunction with the adoption of the Eastern Gate SPD and the policy mentions that development briefs or Masterplans may be prepared or required to ensure proper planning of complex sites. This would allow the policy's effectiveness in relation to the objective to be more effective and robust.</p> |
| 18. To minimise use of water.  | +            | <p>Although not explicitly referenced in the policy, redevelopment presents an opportunity to introduce water saving measures into the site (for example rainwater harvesting).</p> <p>The Policy does state that if development is not carried out in a coordinated and comprehensive way that the intention to make sustainable development will not be met, therefore implying that development should take into account sustainable development principals, this could include the minimisation of water use. It also mentions that development briefs or Masterplans may be prepared or required to ensure proper planning of complex sites. This would allow the policy's effectiveness in relation to the objective to be more effective and robust.</p>   |

| <b>Local Plan Policy:</b> <ul style="list-style-type: none"> <li>3/6 Ensuring Coordinated Development</li> </ul>                                |              |   |
|---|--------------|---|
| SA Objective  | Matrix Score | Comments  |
| <b>Minimise damage and disruption from transport.</b>   |              |   |
| 21. To increase the practicality and attractiveness of sustainable and safe modes of transport including public transport, cycling and walking. | +            | <p>Inherent in Policy. The Policy states that if development is not carried out in a coordinated and comprehensive way that infrastructure will not be provided to serve the development where it is needed; therefore implying that development should take into account infrastructure provision/planning.</p> <p>A stronger impact would be achieved if this policy was used in conjunction with the adoption of the Eastern Gate SPD and Policy 3/6 mentions that development briefs or Masterplans may be prepared or required to ensure proper planning of complex sites. This would allow the policy's effectiveness in relation to the objective to be more effective and robust.</p> |

| <b>Local Plan Policy:</b> <ul style="list-style-type: none"> <li>3/7 Creating Successful Places</li> </ul>   |              |   |
|--|--------------|---|
| SA Objective   | Matrix Score | Comments  |
| <b>Share the benefits of prosperity fairly and promote social cohesion and inclusion through the provision of services and community facilities that are accessible to all.</b>                            |              |   |
| 5. To ensure everyone has access to decent, appropriate and affordable housing.  | ++           | Policy 3/7 g. requires the integration of affordable and supported housing in ways that minimise social exclusion.  |
| <b>Maintain Cambridge as an attractive place to live, work and visit.</b>  |              |   |
| 8. To keep the distinctive character and qualities of the built environment and create an attractive environment with a high quality of design.  | ++           | Inherent, the policy states that development will be permitted which demonstrates that it is designed to provide attractive, high quality, accessible, stimulating, socially inclusive and safe living and working environments. Although there is nothing that specifically mentions maintaining any previous form of distinctive character.   |
| 9. To maintain/enhance the built historic character and streetscape (including archaeological heritage) and historic landscape character and setting.  | +            | Policy 3/7 c the creation of attractive built frontages to positively enhance the townscape where development adjoins public spaces and streets.  |
| 11. To protect and enhance green spaces (including parks, children's play areas, allotments and sports pitches) and landscapes and improve opportunities to access and appreciate wildlife and wild places | +            | Part c. of the policy highlights the creation of attractive built frontages to positively enhance the townscape where development adjoins public spaces, this theme runs throughout the policy creating better access to public spaces. Part j also asks developments to contribute an improvement and enhancement of the public realm close to the development.  |
| 12. To reduce crime, anti-social behaviour and fear of crime.  | ++           | Inherent, the policy states that development will be permitted which demonstrates that it is designed to provide attractive, high quality, accessible, stimulating, socially inclusive and safe living and working environments. Special attention can be paid to part h, which covers designs, which avoid the threat of perceived crime and contribute to community safety. Part d of the Policy promotes the orientation of buildings to overlook public spaces and promote natural surveillance and Part h specifically mentions designs, which avoid the threat or perceived threat of crime, avoid insecurity and neglect and contribute to improving community safety. |

| <b>Local Plan Policy:</b> <ul style="list-style-type: none"> <li>3/7 Creating Successful Places</li> </ul>                                      |              |  |
|---|--------------|--|
| SA Objective  | Matrix Score | Comments   |
| <b>Minimise environmental damage resulting from the use of resources.</b>   |              |  |
| 13. To minimise development of Greenfield land and develop land with least environmental/amenity importance.                                    | +            | The policy states that development will be permitted which demonstrates that it is designed to provide attractive, high quality, accessible, stimulating, socially inclusive and safe living and working environments. Although there is nothing that specifically mentions maintaining any previous form of distinctive character. As green spaces are sparse in the Eastern Gate area this could imply that development on these areas would be minimised, to retain attractive features of the area. Part j also asks developments to contribute towards an improvement and enhancement of the public realm close to the development. |
| 14. To ensure that new development is designed and built to a high sustainability standard.   | 0            | N/A  |
| 15. To manage and minimise flood risk taking into account climate change.   | 0            | N/A  |
| 17. To reduce greenhouse gas emissions which are causing climate change.  | 0            | N/A  |
| 18. To minimise use of water.   | 0            | N/A  |
| <b>Minimise damage and disruption from transport.</b>   |              |  |
| 21. To increase the practicality and attractiveness of sustainable and safe modes of transport including public transport, cycling and walking. | +            | Part a. discusses the requirement for a comprehensive design approach, which achieves good interrelations and integrations between buildings, routes and spaces.   |