



South
Cambridgeshire
District Council

Draft Land North of Cherry Hinton Supplementary Planning Document

SUSTAINABILITY APPRAISAL SCREENING REPORT

June 2017

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1. INTRODUCTION

- 1.1. The City Council and South Cambridgeshire District Council as the Local Planning Authorities has been working in partnership with local stakeholders to prepare a framework for change for Land North of Cherry Hinton. This culminated in the development of the draft Land North of Cherry Hinton Supplementary Planning Document which is to be put before Councillor prior to consultation at Cambridge's Development Plan Scrutiny Sub Committee on 27 July 2017 and South Cambridgeshire's Planning Portfolio Holders Meeting on 26 July 2017.
- 1.2. The SPD provides a framework to help guide the preparation and assessment of future planning applications and development within the allocation. The draft SPD has been prepared to support Policy 12: Cambridge East as set out in the Cambridge Local Plan 2014: Proposed Submission¹ (hereafter referred to as the Draft Cambridge Local Plan 2014) and Policy SS/3: Cambridge East as set out in the South Cambridgeshire Proposed Submission Local Plan² (hereafter referred to as the Draft South Cambridgeshire Local Plan) and the Schedules of Proposed Changes following Proposed Submission consultation. The allocation within the Draft Cambridge Local Plan 2014 is also referred to as R47³.
- 1.3. Sustainability Appraisal (SA) is a mechanism for considering and communicating the likely effects of a plan, and alternatives, in terms of sustainability issues, with a view to avoiding and mitigating adverse effects and maximising the positives. The purpose of SA is to ensure that the potential sustainability effects of a plan are addressed through an assessment of the sustainability impacts of objectives, actions, policies, allocations and their alternatives at an early stage in plan preparation. It is a requirement that SA is undertaken in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which were prepared in order to transpose into national law the requirements of the EU Strategic Environment Assessment (SEA) Directive⁴.
- 1.4. The Planning and Compulsory Purchase Act 2004 required that all Local Development Documents, including development plan documents (now local plans) and SPDs be subject to SA prior to publication. Alterations to Section 19(5) of the 2004 Act under the Planning Act 2008 removed the requirements for local planning authorities to produce an SA for SPDs. The rationale behind this is that SPDs do not provide any new policies or site allocations, but provide supplementary guidance relating to policies set out in overarching local plans that will have been subject to an SA incorporating the requirements of the SEA Directive. See section 2 below for the policy context for the draft Land North of Cherry Hinton SPD.

¹ Cambridge City Council Cambridge Local Plan 2014: Proposed Submission. July 2013, submitted to the Secretary of State on the 28 March 2014.

² South Cambridgeshire District Council Proposed submission Local Plan, July 2013, submitted to the Secretary of State on 28 March 2014

³ See the Proposed Modifications Joint Consultation Report December 2015

⁴ Directive 2001/42/EC

- 1.5. However, an SPD may occasionally be found likely to give rise to significant effects which have not been formally assessed in the context of a higher-level planning document. Therefore, local planning authorities need to screen their SPDs to ensure that the legal requirements for SA are met where there are impacts that have not been covered in the appraisal of the parent plan or where an assessment is required by the SEA Directive.

- 1.6. Cambridge City Council and South Cambridgeshire District Council do not consider that an SA/SEA is likely to be required for the purpose of the draft Land North of Cherry Hinton SPD as outlined in this report, which sets out the assessment on which the Councils' screening opinion is based.

2. DRAFT LAND NORTH OF CHERRY HINTON SPD

- 2.1. In 2015, during the suspension of the examinations into Councils plans, the Councils discussed Land North of Cherry Hinton with the owners of the site. Following this discussion the Councils decided to allocate a larger site north of Cherry Hinton better reflecting that land which could come forward while the airport remained on site. This intention was subsequently carried forward into the Draft Cambridge Local Plan 2014 and Draft South Cambridgeshire Local Plan through the Cambridge and South Cambridgeshire Modifications Consultation Report with proposed amendments to Policies 12 and SS/3.
- 2.2. The allocation for Land North of Cherry Hinton (Figure 1) lies on the eastern edge of Cambridge and is approximately 4 miles from the city centre. The allocation is located between Airport Way and Cambridge Airport, north of Coldham's Lane. The site comprises 47ha in area. The largest part of the allocation is currently in agricultural use with the western-most areas comprising part of the Airport land. The site is part of a larger site that is allocated for development in the Cambridge East Area Action Plan, and it is proposed to continue to be allocated within the emerging Cambridge and South Cambridgeshire Local Plans for residential development with a primary school secondary school, a local centre with community hub, open space and a spine road connecting Coldham's Lane with Cherry Hinton Road.
- 2.3. The draft SPD identifies four key parts of the vision to achieve on the site:
 - A vibrant and liveable community with a provision of a mix of tenure and social infrastructure;
 - An attractive extension to Cherry Hinton inspired by the unique characteristics of the existing settlement and surrounding area. Distinctive entrance into Cherry Hinton;
 - A community with strong connections to Cherry Hinton and the surrounding neighbourhoods and the city. Encouraging sustainable travel choices through the incorporation of cycle links and access to public transport links;
 - In harmony with existing and historic landscape features, protecting and enhancing environmental qualities of the surrounding area. Promoting a low carbon lifestyle.
- 2.4. Policies 12 and SS/3: Cambridge East, set out the requirement of the Councils for a masterplan to ensure a comprehensive and coordinated approach, this masterplan will take the form of an SPD for the area.
- 2.5. The draft Land North of Cherry Hinton SPD has now been developed in partnership with local stakeholders. The SPD provides a framework to help guide the preparation and assessment of future planning applications and development within the allocation. Public consultation on the draft SPD will run from 9am on 7 August 2017 to 5pm on 2 October 2017.

3. STRATEGIC ENVIRONMENTAL ASSESSMENT

- 3.1 Firstly, the screening process must ascertain whether the draft Land North of Cherry Hinton SPD gives rise to significant environmental effects, using the criteria set out in Annex II of the SEA Directive and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004.
- 3.2 Paragraph 10 of the SEA Directive only requires SEA for plans which ‘determine the use of small areas at a local level’ or which are ‘minor modifications’ to plans, when these are determined to be likely to cause significant environmental effects. Therefore, the criteria for determining the likely significance of effects as listed in Annex II of the SEA Directive and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004 have been reviewed to determine whether the exception applies to the draft Land North of Cherry Hinton SPD.
- 3.3 Appendix 1 sets out the findings of this assessment, which clearly demonstrate that the draft SPD does not require an SEA, beyond that already undertaken for the draft SPD’s parent policy and site allocation contained within the appraisal of the draft Cambridge Local Plan 2014 and the draft South Cambridgeshire Local Plan.

4. SUSTAINABILITY APPRAISAL

- 4.1 Government guidance⁵ suggests that where an authority has made a determination that a plan is unlikely to have any significant environmental effect, and is therefore exempt from the SEA Directive, it must consider whether there are likely to be any significant economic or social effects. As such, the second stage in the screening process considers whether the draft Land North of Cherry Hinton SPD gives rise to significant economic or social effects. If these have been formally assessed in the context of higher level policies or allocations in local plans, then it is unlikely that significant social and economic effects will arise as a result of the draft Land North of Cherry Hinton SPD.
- 4.2 The parent policies (Policy 12 of the draft Cambridge Local Plan 2014 and Policy SS/3 of the draft South Cambridgeshire Local Plan) and site allocations (Site R47 and SS/3) of relevance to this SPD are contained in the draft Cambridge Local Plan 2014 and draft South Cambridgeshire Local Plan, which were appraised during their preparation and the appraisal results reported on⁶⁷⁸. The SAs assessed the parent policies and site allocations against a range of social, economic and environmental ‘sustainability objectives’ using a range of indicators to consider the contribution they made towards the achievement of various sustainability objectives.

⁵ ODPM, Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, 2005.

⁶ Sustainability Appraisal of the Cambridge Local Plan 2014. Volume 1: Final Appraisal for Submission to the Secretary of State. March 2014

⁷ South Cambridgeshire Draft final sustainability appraisal report and habitat regulations assessment screening report

⁸ Sustainability Appraisal Addendum Report 2015

4.3 In terms of the assessment of Policies 12 and SS/3, the main findings of the appraisals were as follows:

- Policy 12 is likely to lead to positive effects as it calls for residential proposals in Cambridge East to demonstrate that any environmental and health impacts (including noise) from the airport can be acceptably mitigated for residents of new development
- The assessment found the plan would have a positive effect on community and well-being as the policy includes calls for residential proposals in Cambridge East to demonstrate that any environmental and health impacts (including noise) from the airport can be acceptably mitigated for residents of new development.
- This assessment found a significant negative effect on land and soil (due to the effects on high grade agricultural land), an uncertain effect on pollution and health due to the potential noise effects from the airport and a significant positive effect on open space and services and transport infrastructure.
- The significant negative effect in relation to land and soil will remain as will the uncertain effect on pollution and health. Noise from aircraft movements including flight school and helicopters, commercial activities including engine testing as well as traffic noise from Coldham's Lane will require assessment as part of the planning application process. Mitigation measures including detailed layout and design of the development and specific mitigation measures within the built fabric of development as may be necessary.

4.4 In terms of the site allocation, the appraisal of site R47 and SS/3 is set out in table 1 below. For the majority of sustainability objectives the allocation was considered to have positive effects, and any negative effects related to issues such as air quality could be mitigated by other policies contained within the plan.

Table 1: Sustainability Appraisal of site R47 and CE/3 / SS/3 (Land North of Cherry Hinton)

	PDL	
	Agricultural land	
	Mineral reserves	
	Air Quality	
	AQMA	
	Pollution	
	Contamination	
	Water Quality	
	Designated wildlife sites	
	Biodiversity Habitats & Species	
	TPO Trees	
	Green Infrastructure	
	Landscape	
	Townscape	
	Green Belt	
	Heritage	
	Renewable Energy	
	Flood Risk	
	Open space	
	Distance: outdoor sport facilities	
	Distance: play space	
	Gypsy and Traveller provision	
	Distance: District or Local Centre	
R47 and CE/3 / SS/3	Distance: Edge of City Centre	
	Distance: health centre or GP	
	Key Local Facilities	
	Community Facilities	
	Integration with existing communities	
	Deprived area of Cambridge	
	Shopping Hierarchy	
	Employment – Accessibility	
	Employment	
	Utilities	
	Education	
	Distance: primary school	
	Distance: secondary school	
	Cycle routes	
	HQPT	
	Sustainable Transport Score	
	Distance: bus stop / rail station	
	Frequency of Public Transport	
	Public Transport Journey Time	
	Distance for cycling to City Centre	
	Distance: Railway Station	
	Access	
	Non-Car Facilities	

Cumulative effects and possible mitigation measures

Section 10.4 of the Sustainability Appraisal Addendum Report 2015 identifies that cumulative effects of the plans have already been assessed in the following sections of the Submission Draft SA reports:

- Cambridge Final SA for Submission to the Secretary of State – from page 490 onwards.
- South Cambridgeshire Local Plan Submission SA report – Part 3.

The approach taken to cumulative effects assessment is slightly different in each SA. The Cambridge SA incorporates consideration of both aspects of cumulative effects assessment in the overall plan assessment itself, not carrying out a separate assessment. Therefore, Table 10.2 is effectively an assessment of the cumulative effects of the plan (with the proposed modifications).

The South Cambridgeshire SA presents separate cumulative effects assessments, one in relation to the effects in association with other plans and programmes (see Table 4.4 of the South Cambridgeshire Local Plan Submission SA report – Part 3) and one in relation to how the policies within the plan will interact with each other to cause cumulative effects (see Table 4.5 of the South Cambridgeshire Local Plan Submission SA report – Part 3).

Both of these tables have been validated as part of this work to review whether the assessment has changed. It is confirmed that the cumulative assessment has not significantly changed in response to the proposed modifications or new evidence. This is due to the fact that the proposed modifications are relatively minor.

A summary of the key findings of the assessments can be found starting at paragraph 10.4.1 of the Sustainability Appraisal Addendum Report 2015. Tables 10.1 and 10.2 confirm that the SA findings in relation to Policies 12 and SS/3 and the respective residential-led allocation remain unchanged.

5. CONCLUSION

- 5.1 The allocation of Land North of Cherry Hinton for residential-led development took place as part of the process of developing the draft Cambridge Local Plan 2014 and the draft South Cambridgeshire Local Plan, and as such has been subject to SA as part of the Local Plans' processes. The conclusion of this screening process is that as the draft Land North of Cherry Hinton SPD does not make any changes to this allocation, or the policy guidance contained within Policies 12 and SS/3 of the Plans, it will not give rise to significant environmental effects.

- 5.2 The draft Land North of Cherry Hinton SPD does not give rise to significant social and economic effects beyond those already identified as part of the appraisal of the parent policies and site allocation contained within the draft Cambridge Local Plan 2014 and draft South Cambridgeshire Local Plan. As such it is not considered necessary to undertake a separate SA for this SPD.

Appendix 1: Screening in relation to Schedule 1 Criteria of the Strategic Environmental Assessment Directive

The characteristics of the Draft Land North of Cherry Hinton SPD having regard to	
(1a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	<p>Allocation of the Land North of Cherry Hinton site forms part of the processes for the draft Cambridge and South Cambridgeshire Local Plans, which have been subject to SA incorporating the requirements of the SEA Directive. The draft Land North of Cherry Hinton SPD provides a Vision and Key Principles for future development of the site, identifying the constraints and opportunities that will shape this development. The draft SPD does not set specific requirements in relation to the nature and scale of this development which differ from the policies in the plans. The draft SPD provides suggested scale and massing for the development and further guidance to form the basis of discussion for the submission of planning applications on the site consistent with policies in the draft Local Plans.</p> <p>Final decisions relating to scale and massing and other issues will be determined through the development management process.</p>
(1b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.	<p>The draft Land North of Cherry Hinton SPD sits at the bottom of the plan hierarchy and as such is influenced by plans higher up the hierarchy (e.g. the draft Cambridge Local Plan 2014 and the draft South Cambridgeshire Local Plan), for which it provides additional guidance. While it will influence the development of planning applications, policies higher up in the plan hierarchy are the key determining factor for the development of the site.</p>
(1c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	<p>The draft SPD has relevance to the promotion of sustainable development as part of the development of the Land North of Cherry Hinton site. Sitting alongside policies contained in the draft Cambridge Local Plan 2014 and draft South Cambridgeshire Local Plan, the SPD, once adopted, will help to ensure that any future development safeguards the architectural,</p>

	<p>urban, historic, cultural and archaeological importance of the site and surrounding area while providing an opportunity for positive change. Development of the site presents the opportunity to support and, where possible, enhance environmental sustainability including energy efficiency, ecology, biodiversity, health and wellbeing for those using and visiting the site. Overall, the draft SPD therefore contributes positively to the integration of environmental considerations.</p>
(1d) Environmental problems relevant to the plan or programme; and	<p>There are no specific environmental problems that are of relevance to the draft SPD, although the vision for the draft SPD includes the providing a high quality landscape framework comprising native plants including cherry trees and enhancing the countryside setting and supporting biodiversity and protecting existing habitats. Such support and enhancement would be necessary to ensure future development proposals are acceptable in planning terms.</p>
(1e) The relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	<p>The draft SPD is not relevant to the implementation of Community legislation on the environment.</p>
<p>Characteristics of the effects and of the area likely to be affected, having regards, in particular to</p>	
(2a) The probability, duration, frequency and reversibility of the effects.	<p>The appraisal of the parent policies and site allocation for which the draft Land North of Cherry Hinton SPD provides guidance, considered that any adverse effects could be appropriately mitigated. For example, while this assessment found that it would have a significant negative impact on land and soil and an uncertain effect on pollution and health, it also said that noise will require testing and assessment as part of any planning applications and design and layout measures can also help provide mitigation.</p>
(2b) The cumulative nature of the effects.	<p>The appraisal of the parent policies and site allocations for which the draft Land North of Cherry Hinton SPD provides guidance, did not consider that there would be any significant cumulative effects as a result of</p>

	the proposed development.
(2c) The trans-boundary nature of the effects.	The draft Land North of Cherry Hinton SPD is a cross-boundary site located within the administrative boundary of Cambridge and South Cambridgeshire. The Sustainability Appraisal Addendum Report 2015 updated the assessment of the site on a cross-boundary basis.
(2d) The risks to human health or the environment (for example, due to accidents)	<p>The appraisal of the parent policy and site allocation for which the draft Land North of Cherry Hinton SPD noted that development of the site could have an uncertain effect on pollution and health. Noise from aircraft movements including flight school and helicopters, commercial activities including engine testing as well as traffic noise from Coldham's Lane will require assessment as part of the planning application process</p> <p>The SPD provides opportunities for the promotion of sustainable modes of transport, the location of the site on the edge of Cambridge can promote sustainable modes, and the creation of a low speed environment to give cyclists and pedestrians greater priority.</p> <p>Development of the site also presents the opportunity to enhance environmental sustainability including energy efficiency, increased ecology and biodiversity and enhanced health and wellbeing for those using and visiting the site.</p>
(2e) The magnitude and spatial extent of the effects (geographical area and size of population likely to be affected);	The draft SPD is applicable to an area of 12.5 hectares. The site is located within the wider context of Cambridge, which has a population of 128,000 within an area of approximately 4,070 hectares.
(2f) The value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> (i) Special natural characteristics or cultural heritage (ii) Exceeded environmental quality standards or limit values; or (iii) Intensive land-use 	The SA Addendum 2015 identifies that significant archaeological evidence is present in many parts of the site which will require excavation in advance of any development for which consent may be granted.
(2g) The effects on areas or landscapes which have a recognised national,	The SA Addendum 2015 identifies that there will be no negative impact on the landscape.

Community or protection status.