



Old Press/Mill Lane Supplementary Planning
Document (SPD)

Sustainability Appraisal of the SPD

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1 Non-Technical Summary

1.1 Introduction

1.1.1 The Old Press/Mill Lane Supplementary Planning Document (SPD) sets out the City Council's aspirations for the future use and development of the Old Press/Mill Lane site. Based on the requirements of the Cambridge Local Plan 2006, the further development or redevelopment of the site presents an opportunity to:

- Improve facilities;
- Reduce parking spaces;
- Improve the external environment and amenity space;
- Make better use of land.

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 Directive'.

1.2 The Sustainability Appraisal Process

1.2.1 The SA of the Old Press/Mill Lane SPD was undertaken by officers from Cambridge City Council, and incorporates 5 key stages as outlined in Figure A below.

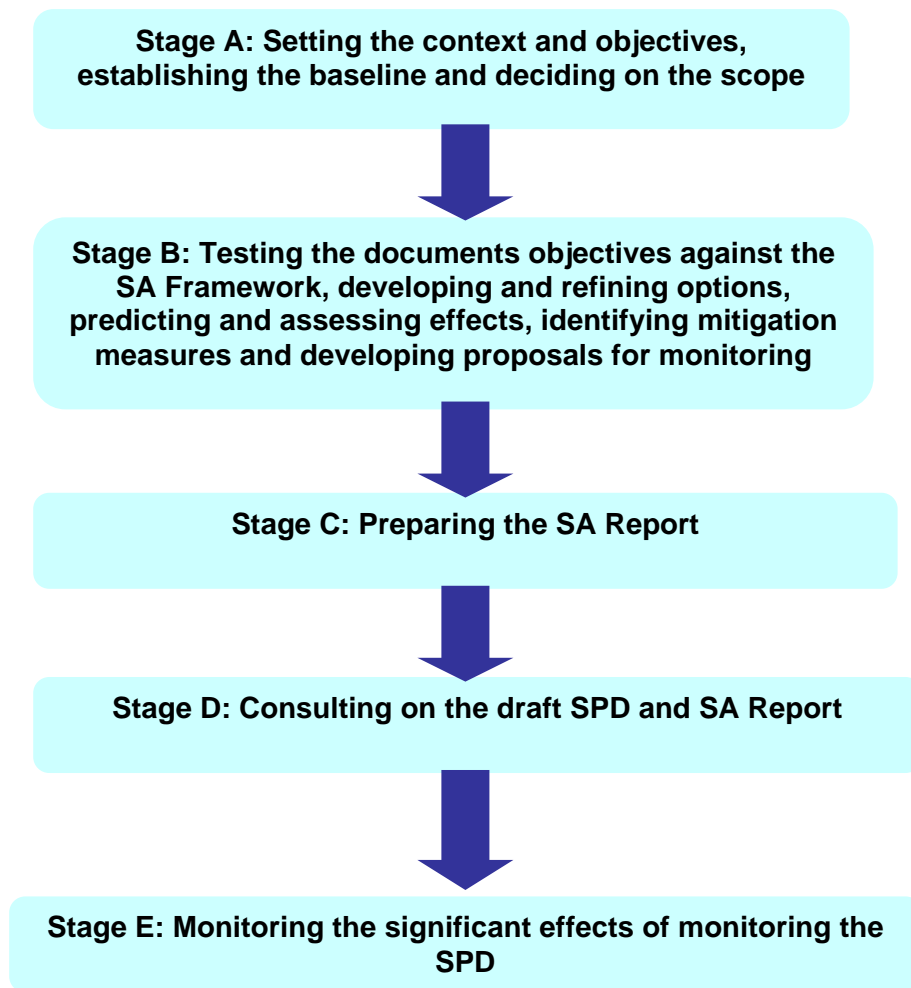
1.2.2 Stage A of the process involved the establishment of a framework for undertaking the SA, essentially a set of sustainability (SA) objectives against which the draft SPD could be assessed together with an evidence base to help inform the appraisal. The starting point for stage A was the general LDF Scoping Report, produced by Cambridge City Council¹. This was refined in accordance with the specific scope of the Old Press/Mill Lane SPD and a Scoping Report Addendum was produced in September 2008. 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).

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 the options for delivering redevelopment at the Old Press/Mill Lane 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

¹ Cambridge Local Development Framework Sustainability Appraisal Scoping Report, March 2007

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 Old Press/Mill Lane SPD were also considered under this stage. Stage C of the SA process involved the drafting of this 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 Old Press/Mill Lane SPD would, on the whole, have positive benefits on the SA objectives. Significant long-term positive benefits were noted for SA objectives 5 (to ensure everyone has access to decent, appropriate and affordable housing); 8 (to keep the distinctive character and qualities of the built environment); 12 (to reduce crime and anti-social behaviour); 13 (to minimise development of Greenfield land and develop land with least environmental value); 14 (to ensure that new development is designed and built to high sustainability standards); 17 (to reduce greenhouse gas emissions); 18

(to minimise use of water); and 21 (to increase the practicality and attractiveness of sustainable modes of transport).

- 1.3.2 The appraisal of the draft SPD has highlighted potential negative impacts of the SPD on SA objective 9 (to maintain/enhance the built historic character and streetscape). While the improvements to the public realm envisaged by the draft SPD should help to enhance the historic environment, there are concerns that conflicts may arise where enhancements to the public realm involve the loss, either in part or as a whole), of buildings of local importance. The precise nature of these impacts, be they positive or negative, cannot be fully determined at this stage, as much will be dependent upon the exact nature and quality of proposals and the reasoned justification for the removal of any buildings.
- 1.3.3 The appraisal of the SPD also considered the option of not producing an SPD to guide the redevelopment of the Old Press/Mill Lane site. The appraisal found that there could potentially be negative impacts on 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 12 (to reduce crime, anti-social behaviour and fear of crime) in the absence of an SPD. Although the Local Plan policies would remain in force 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. Thus it was concluded that the only way forward was to pursue the provision of an SPD.
- 1.3.4 The SA process also identified 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 the redevelopment of the Old Press/Mill Lane site as a mixed-use development in order to bring vitality and vibrancy to the area, capitalising on its tourism potential. However, the economic downturn could have an impact on the viability of some potential uses on this site, notably residential and retail uses. 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 short – medium 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 Old Press/Mill Lane SPD and the draft SA Report. The draft SPD and SA Report were made available for public consultation from the 23 February until the 6th April 2009. The Council received a total of 257 representations to the draft SPD (73 in support and 184 in objection) and two objections to the draft SA. As a result of some of the objections received, amendments have been made to the SPD, including minor amendments to the SPD Objectives, which formed the basis for the SA. As a result, the SA has been reviewed in order to ascertain whether any amendments are required as a result of these modifications. However, it is felt that as the modifications to the objectives are relatively minor and do not materially alter the ambitions of the SPD, that no changes to the SA are required.

2 Introduction

2.1 Purpose of the Old Press/Mill Lane Supplementary Planning Document

2.1.1 The Old Press/Mill Lane Supplementary Planning Document (SPD) sets out the City Council's aspirations for the future use and development of the Old Press/Mill Lane site. The site lies in the heart of the historic city of Cambridge, providing a base for a range of the University of Cambridge's academic and administrative facilities. It has long been recognised that the University is interested in relocating some of its activities from the site to other more appropriate buildings and locations within the City. The SPD supplements, expands and adds detail to Local Plan Policy 7/5 and Proposals Site 7.10.

2.1.2 The objectives of the Old Press/Mill Lane SPD are to:

- a) Preserve and enhance the special historic character and appearance of the Conservation Area both within and outwith the site, including its Listed Buildings and their settings;
- b) Create the opportunity for the adaptive re-use of existing buildings where possible;
- c) Create the opportunity for redevelopment to provide high quality, sustainable new buildings of innovative design which contribute positively to the character of the Conservation Area and the setting of Listed Buildings;
- d) Introduce a range of complementary and compatible land uses;
- e) Create and enhance areas of public open space and public realm to a high quality, potentially including a new public space fronting onto the river;
- f) Improve permeability through the site and create safer streets with priority for pedestrians and cyclists;
- g) Minimise non-essential car parking and improve servicing;
- h) Provide high quality, well designed areas of cycle parking.

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). The draft SPD and SA were the subject of public consultation from the 23 February until 6 April 2009. As a result of the consultation and objections received, amendments have been made to the SPD and the SA has also been revisited, although no changes to the SA have been made as the changes to the SPD do not materially alter its aims and objectives or their sustainability impacts.

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 a 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 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

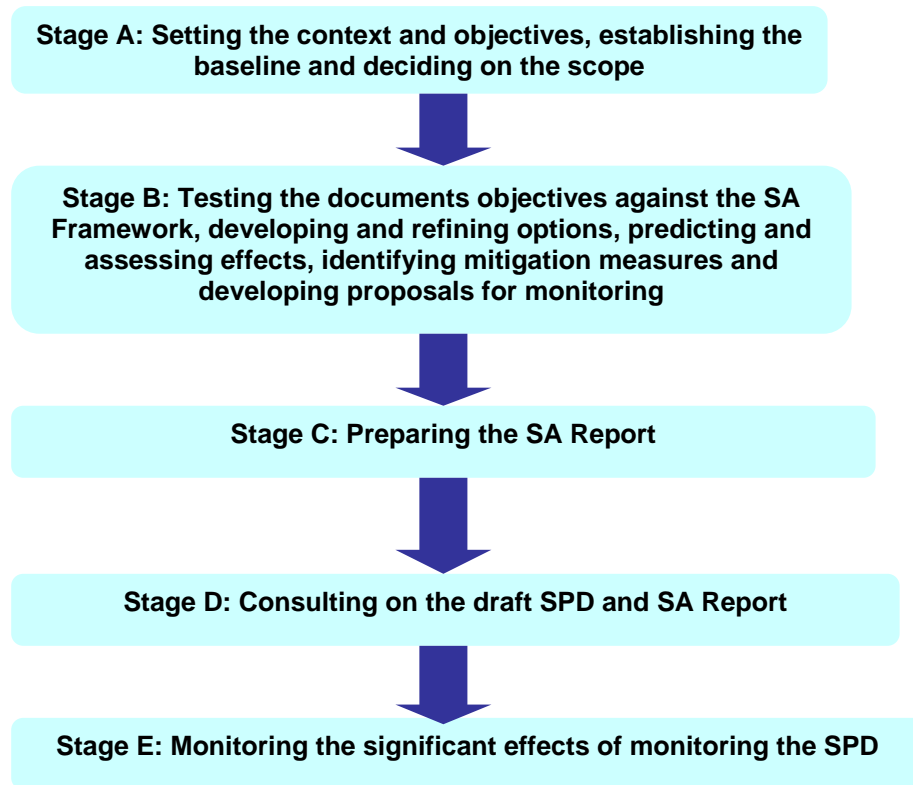
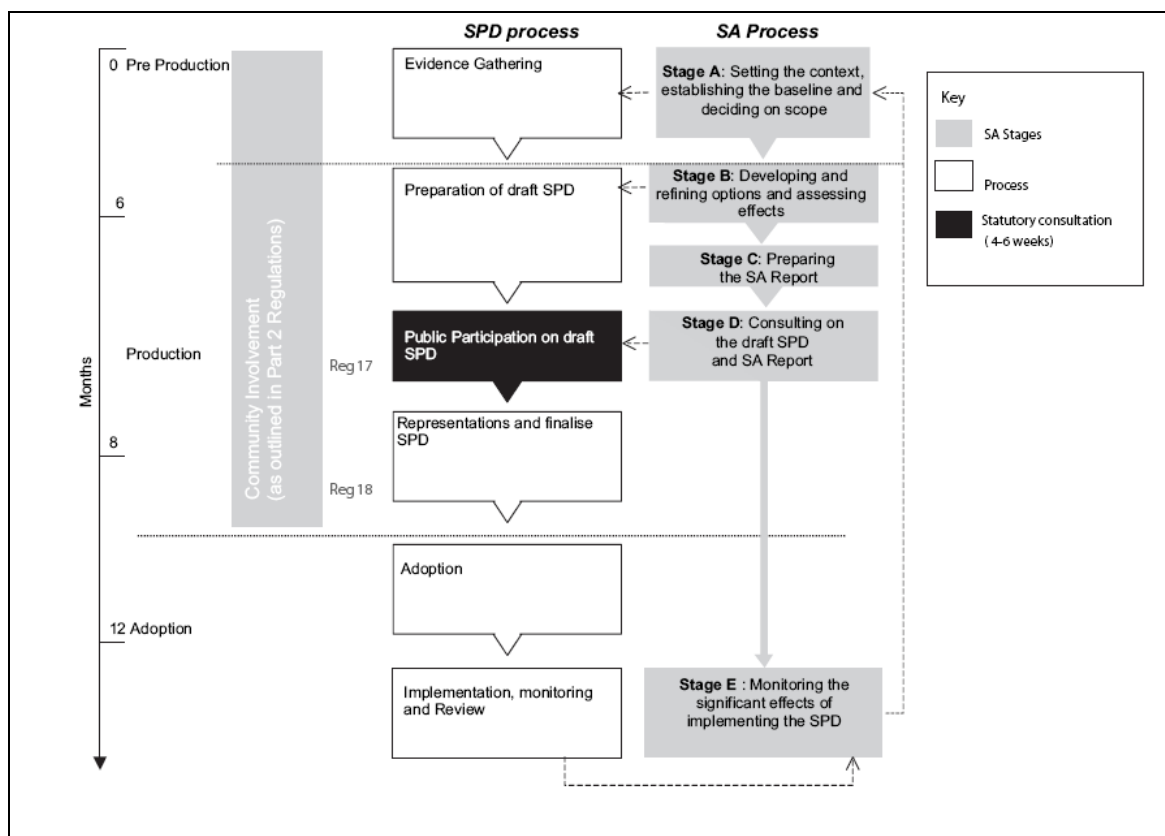


Figure 2: The SPD Preparation Process



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

Environment Report Requirements (as set out in Annex I of the SEA Directive)	Section of this report
(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 ¹ on the environment, including on 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
⁽¹⁾ footnote: these effects should include secondary,	

cumulative, synergistic, short, medium, and long-term 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 Old Press/Mill Lane 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 Old Press/Mill Lane 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
- Cambridgeshire Archaeology Planning and Countryside Advice

3.1.5 A summary of the responses received to the Scoping Report addendum 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	In general satisfied with the scope and content of the Scoping Report and fully support the environmental objectives of the SPD, particularly those which relate to sustainable design, transport and reduction of greenhouse gases.	Support noted.
Natural England	Support objective 13, which seeks to develop land with least environmental/amenity value – the SA should consider the potential value of such sites for wildlife.	Concern noted. Redevelopment of the Old Press/Mill Lane site has the potential to increase biodiversity at the site through the introduction of new areas of public realm. The Sustainability Appraisal will need to highlight the potential for this.
Natural England	The report needs to consider protected sites, species and wider biodiversity, both within and outside the site boundary, that may be affected by development associated with the SPD. Where appropriate, the SA should identify potential ecological mitigation and biodiversity enhancements, which are in line with the local Biodiversity Action Plan.	Agree that as well as considering biodiversity features within the site, the wider setting also needs to be considered. As well as the Sustainability Appraisal, a screening assessment to comply with the requirements of the Habitats Directive will be carried out, in consultation with Natural England. The Sustainability Appraisal will, where appropriate, suggest general mitigation measures that may be required – more detailed mitigation measures will be identified in the more detailed appraisal processes that would accompany any planning application for the site (ecological studies and surveys, environmental impact assessment).
Natural England	The SA should consider the impacts of the SPD on green infrastructure and landscape, including public amenity areas. These may be within or in close proximity to the site boundary.	Impacts on green infrastructure and amenity both within and in close proximity to the site will be considered as part of the SA. It should

	Where appropriate suitable mitigation and enhancements should be identified.	be noted that one of the key aims for redevelopment of the Old Press/Mill Lane site is to improve the quality of the public realm on-site.
Natural England	The report should consider PPS9 and Cambridgeshire & Peterborough Biodiversity Action Plan. The Cambridgeshire Green Infrastructure Strategy may also be a relevant plan.	These documents will be background documents when preparing both the SA and the SPD itself.
Cambridgeshire Archaeology Planning and Countryside Advice	We welcome the inclusion of Objective 9 and the discussion of archaeological remains on the site. Our records indicate that the site is an area of high archaeological potential. The location of the Mill Lane site within the historic core of Cambridge, on an important access route and straddling the city defences, is highly significant and any surviving archaeological remains in this area will be key to our understanding of the early development of the town.	Support noted.
Cambridgeshire Archaeology Planning and Countryside Advice	Planning Policy Guidance Note 16: Archaeology and Planning (DoE), 1990) should also be included in Table 4 as development will put increased demands on the historic environment, which includes archaeology	Agree that PPG16 should be added to Table 4 of the Scoping Report.
Environment Agency	The proposals shall be consistent with the appropriate City council policies including 4/13 (Pollution and Amenity) and 4/16 (Development and Flooding). Sustainable drainage techniques should be employed wherever practicable.	Agree that proposals for redevelopment will need to be consistent with the Local Plan policies described. Objective 15 of the Scoping Report and SA Framework will be used to assess the objectives of the SPD in relation to the need to manage and minimise flood risk, and where necessary general mitigation measures will be included.
Environment Agency	Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Agency is required for any proposed works or structures in, under over or	Noted – a section relating to this will be included in the SPD and mentioned in the SA.

	within 9.00 metres of the top of the bank of the Cam.	
Environment Agency	Any redevelopment proposals should give consideration to the potential of ground contamination being present and any appropriate remediation measures necessary.	Noted – a section relating to this will be included in the SPD and mentioned in the SA.
Environment Agency	It is important that biodiversity is protected and enhanced in the area covered by the report. Enhancement of the biodiversity of the site by measures to improve habitats and increase habitat variability should be incorporated at the design stage. Mitigation measures should be implemented to avoid, reduce and remedy any significant adverse effects of habitats or species in the vicinity.	Redevelopment of the Old Press/Mill Lane site has the potential to increase biodiversity at the site through the introduction of new areas of public realm. The Sustainability Appraisal will need to highlight the potential for this. As well as considering biodiversity features within the site, the wider setting also needs to be considered. As well as the Sustainability Appraisal, a screening assessment to comply with the requirements of the Habitats Directive will be carried out, in consultation with Natural England. The Sustainability Appraisal will, where appropriate, suggest general mitigation measures that may be required – more detailed mitigation measures will be identified in the more detailed appraisal processes that would accompany any planning application for the site (ecological studies and surveys, environmental impact assessment).
Environment Agency	The applicant should refer to the “Biodiversity checklist for Land Use Planners in Cambridgeshire & Peterborough” for guidance regarding habitat creation and enhancement.	Reference to this document will be included in the SPD.
Environment Agency	There are several County Wildlife Sites adjacent or close to the site. These sites should be protected and enhanced where possible.	Agree that such sites adjacent or close to the site will be protected from any adverse impacts that might arise from the development proposals, and where necessary mitigation measures will need to be

		implemented. Any enhancements will need to be compliant with the requirements of the TCPA 1990 (as amended) and Circular 05/2005, which relates to the use of planning obligations.
Cambridgeshire County Council	<p>It is considered that Appendix 1 should be amended to include the following documents:</p> <ul style="list-style-type: none"> - Local Transport Plan - Green Infrastructure Strategy for Cambridge Sub Region - PPS9 Biodiversity and Geological Conservation - Sustainable Construction in Cambridgeshire – A Good Practice Guide 	It should be noted that the intention of Appendix 1 is to provide an update on plans, policies and programmes not included in the general LDF Scoping Report, and which have particular relevance to the Old Press/Mill Lane site SPD. All of these documents are contained within the general LDF Scoping Report and as such it is felt that they do not need to be repeated within this site-specific Scoping Report.
Cambridgeshire County Council	<p>The SPD will need to ensure that biodiversity is adequately addressed. Development impacts will need to be assessed along with the potential for urban biodiversity to be present. Opportunities for enhancement must be included in the SPD and reference should be made to the Biodiversity Checklist Developers Guidance for Cambridgeshire & Peterborough.</p>	Redevelopment of the Old Press/Mill Lane site has the potential to increase biodiversity at the site through the introduction of new areas of public realm. Both the Sustainability Appraisal and the SPD will need to highlight the potential for this. As well as considering biodiversity features within the site, the wider setting also needs to be considered. As well as the Sustainability Appraisal, a screening assessment to comply with the requirements of the Habitats Directive will be carried out, in consultation with Natural England. The Sustainability Appraisal will, where appropriate, suggest general mitigation measures that may be required – more detailed mitigation measures will be identified

		in the more detailed appraisal processes that would accompany any planning application for the site (ecological studies and surveys, environmental impact assessment).
Cambridgeshire County Council	With regards to the indicator dealing with EcoHomes standard, this is now out of date as the indicator should refer to the Code for Sustainable Homes, which is a mandatory requirement assessment required from May 2008.	While we agree that the Code for Sustainable Homes has replaced the EcoHomes rating, the Council are not aware of any monitoring of this standard at present (it is not the purpose of the Scoping Report to undertake such monitoring). Should this standard be monitored in the future it will be included in Scoping Reports. It should also be noted that the Code for Sustainable Homes is not currently a mandatory requirement for all homes as developers of market housing can opt for a 'nil rating'.
Cambridgeshire County Council	With regards to water consumption, an indicator covering litres per head per day consumed could be included.	Agree that this indicator should be included in the Scoping Report (as is the case in the general LDF Scoping Report).
Cambridgeshire County Council	Objective 17 is to be welcomed but it is suggested that an additional indicator based on overall CO ₂ emissions from energy use in buildings and transport associated with the development could be included.	As no methodology has been suggested as to how such an indicator could be calculated it would be difficult to include such an indicator in the Scoping Report. As previously mentioned it is not the purpose of the Scoping Report to undertake such monitoring. It would, however be possible to use the CO ₂ emissions data available for the City as a whole, which are available from DEFRA, and these will be included in the Scoping Report.
Cambridgeshire County Council	The baseline information, which is set out in Appendix 3, should be amended to take into account latest information published by the County Council's Research & Monitoring Team. Monitoring	Where possible, and if this new data is made available in time with the schedule for preparation of the SPD, this information will

	Information for the year 2007/08 is due to be published later this month.	be included within this site specific Scoping Report. The City Council is also looking to update the baseline data contained within its general Scoping Report, so this new information will also be incorporated into this update.
Cambridgeshire County Council	The % of affordable housing built within Cambridgeshire & Peterborough in 2006/07 was 20.7%	Add this to the baseline table.
Cambridgeshire County Council	The number of new homes built within Cambridgeshire & Peterborough in 2006/07 was 4936	Noted, however the comparator used for this particular indicator is for Cambridgeshire only rather than Cambridgeshire & Peterborough. If the figure suggested by the County Council were to be used, the trend data would also need to be amended.
Cambridgeshire County Council	The % of new homes built within Cambridge City on PDL in 2006/07 was 97.8%. It would be helpful if additional text were provided to explanation as to why Cambridge City rather than Cambridgeshire & Peterborough is used as a comparator for this indicator but not any of the other indicators which relate to housing.	Double check with City monitoring as to the source of the 2006/07 figure for this indicator and amend if necessary. With regards to the use of explanatory text, agree that it would be useful to include a brief explanation at the start of the baseline Table(it should be noted that the comparator for this particular indicator is Cambridgeshire & Peterborough, although we were unable to obtain up to date monitoring information).
Cambridgeshire County Council	The average net density of new dwellings completed in Cambridgeshire in 2006/07 was 31.31 dph. The average net density of new dwellings completed in Peterborough in 2006/07 was 42.81 dph.	The figures used in the Scoping Report have now been updated in line with information from the County Council's Monitoring of Housing Development in Cambridgeshire 2001 – 2008. These figures have been used as they are available on the County Council's website and can therefore be accessed by

		Members of the Public.
Cambridgeshire County Council	The section under “minimise damage and disruption from transport” does not consider the impact of emissions from transport on the environment, which are a problem for the City with regards to both air quality and carbon dioxide emissions. The City has declared an Air Quality Management Area and a Joint Air Quality Action Plan is currently under development. The development will result in changes to emission levels as result of staff commuting, deliveries customer travel and residential travel.	Agree that this is an important sustainability issue that should be considered as part of the Scoping Report.
Cambridgeshire County Council	There is no explicit reference to the important use of the River Cam as a recreational resource for local people as well as a tourist attraction and the value of the Commons in providing accessible greenspace. It is therefore suggested that these issues should be addressed.	These are not considered to be key sustainability issues for consideration in the Scoping report, although consideration will be given to them in both the full Sustainability Appraisal and the SPD itself.
Cambridgeshire County Council	It is unclear whether the assertion that limiting parking and improving cycle facilities will lead to a reduction in transport related CO ₂ emissions in the site area is correct. If more houses are built this will result in additional car trips being made, which will lead to an increase in transport related CO ₂ emissions. Reducing parking facilities will lead to displacement of some car movements, but it will not, in itself lead to an overall reduction in car use.	The combination of reducing car parking facilities while increasing cycle parking can help to make cycling a more attractive proposition and may help to reduce CO ₂ emissions. Any development at this site may well be associated with a green travel plan to further promote the use of sustainable modes of transport, thereby helping to reduce CO ₂ emissions. Development of residential properties in this area may well present the opportunity for a car free development, or at the very least a development with very low parking levels due to the constraints on the development area. However, the wording in the Scoping Report will be amended to make it clear that the redevelopment has the potential to reduce CO ₂ emissions from

		transport rather than this being a definite benefit of redevelopment.
Cambridgeshire County Council	We would prefer the term “cluster site” to “accident blackspot” (paragraph 4.39, Table 4, Appendix s etc)	This term does not help with the interpretation of this document. It should be noted that this document will be made available to the public and the term “accident blackspot” is far more recognised than the term “cluster site”.
English Heritage	Paragraph 1.10 – we consider that an objective of the brief should be to retain all buildings of national and/or local interest and those identified as making a positive contribution to the Conservation Area.	The SPD will contain an objective that relates to the protection and enhancement of the setting of the historic environment and it is these objectives that will be used when carrying out the Sustainability Appraisal. With regards to paragraph 1.10, this relates specifically to the wording of Policy 7/5 of the Local Plan which sets the context for redevelopment of this site. However, agree that it would be helpful for the Scoping report to refer to the fact that additional objectives are to be developed in the SPD (the precise wording of these objectives is yet to be developed and as such it would not be appropriate to pre-empt this in the Scoping Report).
English Heritage	We assume that the documents listed in Appendix 1 are those that are more recent than those included in the LDF SA report. We note that the National list includes reference to the merging Heritage Protection Legislation. While the intention is that this new piece of legislation will be enacted during the course of the redevelopment of this site, it currently has no status. PPG’s 15 and 16 remain the current planning guidance on the historic environment.	The assumption is correct. PPG’s 15 and 16 will be the main national considerations in relation to the historic environment when drafting the SPD and the Sustainability Appraisal. However, it is felt that it is important that the document acknowledges the proposed changes to historic environment legislation, as elements of the proposals will

		be relevant when determining any planning application for the site.
English Heritage	Appendix 2, which we take to be the full list of relevant policy documents, should be amended to include PPG's 15 & 16, and advice on the sensitive re-use of historic buildings, preservation and enhancement in conservation areas and the approach to archaeological assessment and preservation of remains.	It is the intention of Appendix 2 to provide further details in relation to Appendix 1. As such, this appendix will refer to documents more recent than those referred to in the main LDF Scoping Report, which does include PPG's 15 and 16. The Scoping Report will be amended to make the purpose of Appendix 2 clearer.
English Heritage	Paragraph 4.3 makes reference to the baseline data that has been collected, which is set out in Appendix 3. The baseline data should also include the study commissioned from Beacon Planning on the value and significance of the existing buildings on site.	While the Historic Environment Assessment will form the evidence base for the SPD, its absence from the Scoping Report is due to it not yet being finalised (although it will be used when preparing the Sustainability Appraisal).
English Heritage	In appendix 3, under objective 9, the indicator column should also make reference to 'Buildings Identified as Making a Positive Contribution to the Conservation Area' (the source data for this will be the Historic Core Area Appraisal and also the Beacon Planning Study).	Agree that this information could usefully be included in the Scoping Report as qualitative data can also form part of the evidence base. As such a summary of this will be provided in section 4 of the Scoping Report (note that the Beacon Planning Study will form part of the evidence base for the SPD and it is not felt necessary for the Scoping Report to repeat its contents in their entirety).
English Heritage	Paragraphs 4.19 – 4.23 are reasonable as far as the potential for buried archaeological remains is concerned, but reference should be made to PPG16 in paragraph 4.19. The desktop assessment mentioned in this paragraph is the first stage of a PPG16 approach, but it alone will not necessarily "inform any future development proposals". In addition, there may well be a need for field evaluation, including trial trenching, and it is this further stage which often informs development proposals.	This section of the Scoping Report will be amended to reflect the wider range of archaeological investigations required by PPG16, although it is felt that the actual detail of these will be more appropriate for the SPD itself.

English Heritage	Paragraph 4.20 – PPG15 sets out the requirements for new developments in conservation areas to preserve or enhance the character and appearance of the area. However, it should be noted that the Heritage Protection Bill includes the provision that new developments in conservation areas should “preserve and enhance” the character and appearance of the area. While we have noted that this does not yet have formal status, it is important to bear in mind as the development is brought forward, and this should be flagged in the baseline.	Agree that the provisions of the Heritage Protection Bill should be reflected in the Scoping Report (suggest that this should be added to the final sentence of paragraph 4.19).
English Heritage	Table 4 – under the heading “Maintain Cambridge as an attractive place to live, work and visit” add a reference to PPG16 in the policy context column. A brief explanation of the content could be included for both PPGs, as has been done for other documents, referring to need to re-use and integrate historic buildings, preserve and enhance conservation areas and appraise and preserve archaeological remains.	Agree that PPG16 and a brief description of both PPGs should be included in Table 4.
English Heritage	Table 4 - under the heading “Minimise environmental damage resulting from the use of resources” reference should be made to the significant embodied energy contained within the existing buildings on site and the environmental benefits that would result from the retention and adaptation of these buildings rather than large scale site clearance and redevelopment.	Agree that reference to embodied energy should be made in the Scoping Report (this would also follow on in the Sustainability Appraisal and reference may also be useful in the SPD).
English Heritage	Task A4 (appendix 5) - % of land in conservation area does not relate well to the nature of this SPD. A qualitative judgement as to whether preservation and enhancement is achieved would be better. We suggest that the target should be more aspirational than simply to maintain character and appearance, and should seek enhancement	Agree that, in some instances, the indicators identified are not ideal. However, with regards to the suggested indicator, the Council are not aware of any monitoring of the degree to which preservation and enhancement of the historic environment is being achieved and it is not the purpose of the Scoping Report to undertake such monitoring. It is also felt that, with regards to the Old Press/Mill Lane site, monitoring of such an

		indicator would not be possible until development proposals had been submitted. However, some additional text could be included in the characterisation section of the Scoping Report that suggests that this is something that could be monitored/assessed in the future when we are monitoring the success, or otherwise, of the SPD.
English Heritage	The target for number of locally listed buildings retained could be included as the total existing on the site.	It is not for the Scoping Report to set targets as the setting of such a target would need to be carried through the Councils official processes (i.e. through member and executive councillor scrutiny). It may also prejudice the planning application process.

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 Old Press/Mill Lane 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 Old Press/Mill Lane 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, a draft SA report was drawn up and was considered by Cambridge City Council Members along with the draft SPD, at a meeting of the Development Plan Steering Group on the 20th January 2009 prior to 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 the draft SA Report was carried out over a six-week period between 23 February and the 6 April 2009. The consultation documents were made available to a range of stakeholders and will also be advertised in the local press. As a result of the consultation, a number of changes were made to the SPD, including changes to the objectives, which were the basis of this SA. As a result, the SA has been reviewed in order to ascertain whether any amendments to its findings are required. However, it is felt that the changes to the SPD do not materially alter the aims and objectives of the SPD or its sustainability impacts and as such no changes to the SA are considered 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 February 2008 at the stage of the evidence gathering process for the SPD. It continued through the drafting stage of the SPD, which took place between September 2008 and January 2009. 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 Old Press/Mill Lane SPD identify a number of problems that arose during the collection of baseline data. A fundamental problem was that for some of the indicators identified, data was not yet available, was at the wrong geographical level or had not been collected for a sufficient length of time to allow an analysis of trends. These gaps in the baseline data will be kept under review. Also, where qualitative data has been used, it has not always been possible to provide an analysis of trends.

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 in 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, information from the Transport Baseline Conditions Report, which forms part of the evidence base for the SPD, has been utilised, along with site-specific contextual information from the Cambridge Historic Core Conservation Area Appraisal.

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 process² 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 Scoping Report addendum identified a number of sustainability issues that have implications for the SPD, as shown in Table 3 below.

² ODPM, Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, November 2005

Table 3: Key Sustainability Issues in Cambridge directly relevant to the Old Press/Mill Lane SPD

SUSTAINABILITY ISSUE	IMPLICATIONS FOR SPD	EVIDENCE BASE	POLICY CONTEXT
SHARE THE BENEFITS OF PROSPERITY FAIRLY & PROVIDE SERVICES & FACILITIES FOR ALL			
High average house prices are pricing key workers/first time buyers out of Cambridge	If housing is provided, an element of this should be affordable in line with the requirements of the Cambridge Local Plan.	Figures from 2006/07 show that only 14% of households can afford to purchase the average first time buyers property in the area.	<ul style="list-style-type: none"> • PPS3 (2006) states that local development documents should set a plan-wide target for the amount of affordable housing to be provided; • The East of England Plan (May 2008) sets out regional housing provision. In Cambridge this is an additional 16,700 dwellings (April 2006 to March 2021). The Plan states that local development documents should set appropriate targets for affordable housing with a regional target of 35% affordable housing. • Increasing the amount of affordable housing is key in the Community Strategy and Housing Strategy for the City.
MAINTAIN CAMBRIDGE AS AN ATTRACTIVE PLACE TO LIVE, WORK AND VISIT			
Development/redevelopment will put increased demands on the historic environment.	The SPD will need to ensure that the historic character, which includes archaeology of the City Centre is preserved or where appropriate enhanced.	The historic buildings and landscapes of Cambridge are both nationally and internationally important. The site is situated in both the Historic Core and the Central Conservation Area, and contains 16 Listed Buildings and 5 Buildings of Local Interest. The site also lies within an area of high archaeological potential.	<ul style="list-style-type: none"> • PPG15: Planning and the Historic Environment (DoE, 1994), which explains the role played by the planning system in the identification and protection of historic buildings, conservation areas and other elements of the historic environment; • PPG16: Archaeology and Planning (DoE, 1990), which sets out policy on archaeological remains on land and how they should be preserved or recorded both in an urban setting and in the countryside; • Policy ENV6 (The Historic Environment) of the East of England Plan (May, 2008), which seeks to protect,

SUSTAINABILITY ISSUE	IMPLICATIONS FOR SPD	EVIDENCE BASE	POLICY CONTEXT
			<p>conserve and enhance the historic environment;</p> <ul style="list-style-type: none"> • The Community Strategy wishes to see the historic environment conserved and enhanced.
<p>Poor quality of the public realm in some areas of the site detracts from its potential as a visitor destination.</p>	<p>Need to balance the preservation and enhancement of the historic environment with the need to enhance the quality of the public realm.</p>		<ul style="list-style-type: none"> • Policy 7/5 of the Cambridge Local Plan (2006) seeks enhancement of the public realm; • PPG15: Planning and the Historic Environment (DoE, 1994); • Policy ENV6 (The Historic Environment) of the East of England Plan (May, 2008), which seeks to protect, conserve and enhance the historic environment; • The Community Strategy wishes to see the historic environment conserved and enhanced.
PROMOTE THE SUSTAINABLE USE OF LAND, BUILDINGS & GREEN SPACES			
<p>Development/redevelopment may put an additional pressure on land drainage systems and lead to an increase in flooding.</p>	<p>Need to ensure that any development /redevelopment incorporates methods /solutions in their design to reduce the risk of flooding, for example the use of sustainable drainage systems</p>	<p>The area of properties within the site that fall in the Environment Agency's 1:100 year flood risk zone is currently 0.28 ha, which equates to 10/11 properties.</p>	<ul style="list-style-type: none"> • Water Framework Directive (2000/60/EC, 2002); • PPS25: Development and Flood Risk (DCLG, 2006); • Policy WAT4 (Flood Risk Management) in the East of England Plan (May, 2008)
MINIMISE ENVIRONMENTAL DAMAGE RESULTING FROM THE USE OF RESOURCES			
<p>Development/redevelopment will increase the demand for energy from non-renewable sources and increase carbon dioxide emissions.</p>	<p>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 appearance and setting of buildings) and the embodied energy contained within the existing buildings on</p>	<p>There is currently no large-scale renewable energy generation in Cambridge. The University of Cambridge has a target for all buildings over 1,000 sqm to achieve a BREEAM rating of 'Excellent' with a minimum rating of 'Very Good'. All but 1 of the University's recent completions</p>	<ul style="list-style-type: none"> • Kyoto Protocol; • Directive on Electricity Production from Renewable Energy Sources 2002/77/EC (2001); • Planning Policy Statement: Planning and Climate Change (DCLG, 2007); • PPS22: Renewable Energy (ODPM, 2004); • Meeting the Energy Challenge: A White Paper on Energy (DTI, 2007); • Policies ENG1 and ENG2 of the East of England Plan (May, 2008);

SUSTAINABILITY ISSUE	IMPLICATIONS FOR SPD	EVIDENCE BASE	POLICY CONTEXT
	<p>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>have achieved a rating of Very Good. The redevelopment of the site presents an opportunity to improve the energy efficiency of the built environment in this area and also has the potential for micro-generation.</p>	<ul style="list-style-type: none"> • Placing Renewables in the East of England, Final Report, EERA (2008); • Living with Climate Change in the East of England, East of England Sustainable Development Roundtable (2003); • Delivering Renewable Energy in the Cambridge Sub-Region, Cambridge Sub-Regional Partners (2004); • Cambridge Environment Strategy, Cambridge City Council (2005)
MINIMISE DAMAGE AND DISRUPTION FROM TRANSPORT			
<p>Poor quality of the public realm in some areas of the site causes conflict between different users of the site (pedestrians / cyclists / road users)</p>	<p>Give priority to sustainable modes of transport (consider the reduction of car parking spaces and increase in cycle parking standards)</p> <p>Need to balance the need for any improvements to the transport infrastructure in this area against the detrimental impact of increased traffic.</p>	<p>Cycling is the most popular mode of transport among staff, students & visitors to the site. However facilities for cyclists and pedestrians are not ideal, footpaths lack width, cycle parking does not meet demand and there is poor permeability through the site.</p> <p>Vehicle movements conflict with pedestrians & cyclists. There have been 22 accidents over the last three years the majority of which have involved either a pedestrian or cyclist and these have been concentrated around three accident blackspots.</p>	<ul style="list-style-type: none"> • Planning Policy Guidance Note 13: Transport (DETR, 2001); • Transport Ten Year Plan, DfT (2000); • The Future of Transport: A Network for 2030 White Paper, DfT (July 2004); • East of England Plan (May 2008); • Cambridgeshire Local Transport Plan 2006-2011, Cambridgeshire County Council (March 2006); • Community Strategy; • Cambridge Walking and Cycling Strategy and Action Plan, Cambridge City Council (2002)

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 has the potential to alter emissions levels as a result of staff commuting, servicing of commercial properties and residential travel.	The City Council has declared an Air Quality Management Area (AQMA), which covers the whole of the Historic Core and a Joint Air Quality Action Plan is currently under development.	<ul style="list-style-type: none"> • PPG13: Transport (DETR, 2001), promotes sustainable transport for both people and moving freight and the reduction of the need to travel by car; • PPS23: 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.

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 Old Press/Mill Lane SPD

4.4.1 In addition to an assessment of the baseline data collected, the Scoping Report addendum also considered future trends without the Old Press/Mill Lane SPD. The SPD is intended to assist the implementation of Policy 7/5 and Proposals Site 7.10 of the Cambridge Local Plan 2006, which concern part of the Old Press/Mill Lane site. 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 Old Press/Mill Lane 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 10 SA objectives were selected to form the Sustainability Appraisal Framework against which the objectives of the Old Press/Mill Lane SPD would be assessed. This framework is shown in table 4 below.

4.5.4 The Scoping Report 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 which concern the Local Plan itself rather than the Old Press/Mill Lane 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 ii) Number of houses brought back into occupation	2006/07 i) 425 ii) 12 Structure Plan target of 12,500 dwellings to be built by 2016
		% 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)	↓
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.	% residents surveyed satisfied with their neighbourhood as a place to live.	↑
		Contextual information from the Historic Core Appraisal	
	9. To maintain/enhance the built historic character and streetscape (including archaeological heritage) and historic landscape character and setting	Number of Listed Buildings	↑
		% of total land area falling within conservation areas	Maintain
		Number of Buildings of Local Interest	No target set

	9. 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	2007/08 80%
		Average density (dph) of dwellings completed	2008/09 60%
	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	↑
	15. To manage and minimise flood risk taking into account climate change	Area of the Old Press/Mill Lane site 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)	↓
	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.	Total one way trips by cycle, public transport, walking, car and car share	No target set
		Road Traffic accidents in the vicinity of the Old Press/Mill Lane site	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 Old Press/Mill Lane SPD has a number of key development objectives, namely to:

- a) Preserve and enhance the special historic character and appearance of the Conservation Area both within and outwith the site, including its Listed Buildings and their settings;
- b) Create the opportunity for the adaptive re-use of existing buildings where possible;
- c) Create the opportunity for redevelopment to provide high quality, sustainable new buildings of innovative design which contribute positively to the character of the Conservation Area and the setting of Listed Buildings;
- d) Introduce a range of complementary and compatible land uses;
- e) Create and enhance areas of public open space and public realm to a high quality, potentially including a new public space fronting onto the river;
- f) Improve permeability through the site and create safer streets with priority for pedestrians and cyclists;
- g) Minimise non-essential car parking and improve servicing; and
- h) Provide high quality, well-designed areas of cycle parking.

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 way 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:

Scoring	Likely effect on the SA Objective
++	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 Old Press/Mill Lane SPD is to supplement, expand on and add detail to Policy 7/5 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. In particular the appraisal shows that the SPD objectives will have a significant positive benefit for SA objectives 5 (to ensure everyone has access to decent, appropriate and affordable housing), 8 (to keep the distinctive character and qualities of the built environment), 12 (to reduce crime, anti-social behaviour and fear of crime), 13 (to minimise development of Greenfield land), 14 (to ensure that new development is designed and built to a high sustainability standard), 17 (to reduce greenhouse gas emissions), 18 (to minimise use of water) and 21 (to increase the practicality and attractiveness of sustainable modes of transport).
- 5.2.2 The appraisal of the draft SPD has highlighted the potential for a negative impact of the SPD on SA objective 9 (to maintain/enhance the built historic character and streetscape). While the improvements to the public realm envisaged by the draft SPD should help to enhance the historic environment, there are concerns that conflicts may arise where enhancements to the public realm involve the loss, either in part or as a whole), of Buildings of Local Importance. The precise nature of these impacts, be they positive or negative, cannot be fully determined at this stage, as much will be dependent upon the exact nature and quality of proposals and the reasoned justification for the removal of any buildings.

Appraisal of the Local Plan Policies

- 5.2.3 As with the SPD objectives, overall the Local Plan policy for which the draft Old Press/Mill Lane SPD provides guidance, performs well

against the SA objectives. In particular Policy 7/5 (Faculty Development in the Central Area, University of Cambridge) performs particularly well against SA Objectives 8 (to keep the distinctive character and qualities of the built environment), 12 (to reduce crime, anti-social behaviour and the fear of crime), 13 (to minimise development of Greenfield land), 17 (to reduce greenhouse gas emissions) and 21 (to increase the practicality and attractiveness of sustainable modes of transport).

5.2.4 As with the appraisal of the SPD Objectives, the appraisal of the Local Plan policy has highlighted the potential for negative impacts on the historic environment. The supporting text for the policy calls for redevelopment proposals to be compatible with design and conservation principles, but it is still possible that conflicts could arise between protecting the historic environment and enhancing the public realm. Chapter 4 (Conserving Cambridge) of the Local Plan sets out a number of planning policies concerned with the protection of the historic environment, along with national planning guidance in the form of PPGs 15 and 16. It is acknowledged that as well as consideration of the SPD, any redevelopment proposals for the site will also need to be in conformity with the Local Plan as a whole, and any proposals for the loss, either in part or as a whole, of buildings of local importance, will need to be accompanied by a detailed reasoned justification.

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 Old Press/Mill Lane site in order to achieve the objectives of the SPD. Again these options have been assessed against the SA Framework using the same matrix as that used to assesses the SPD objectives and Local Plan policy.

5.3.2 Due to the precise nature of the Old Press/Mill Lane 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 Old Press/Mill Lane site is to proceed with the drafting of the SPD . The appraisal found that there could potentially be negative impacts on 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 12 (to reduce crime, anti-social behaviour and fear of crime) in the absence of an SPD. Although the Local Plan policies would remain in force 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.

Table 6: Assessment of the SPD Options

	Option 1: Proceed with the draft SPD				Option 2: Do not prepare SPD and leave it to the policy alone to facilitate the development of the Old Press/Mill Lane site.			
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 likely possible that an element of residential development may come forward at the Old Press/Mill Lane 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.	+/-	+/-	+/-	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.
9. To maintain / enhance the built historic character and streetscape (including archaeological heritage), and historic landscape	+/-	+/-	+/-	There is the possibility that the redevelopment may have some negative impacts on the built historic character of the area. It is likely that improvements to the public realm, which are inherent in the objectives of the SPD, will enhance the built historic character of the area. However, where such improvements lead to the loss of locally listed buildings, this may have	+/-	-	-	In the absence of an SPD, it is far more likely that redevelopment of this site will have a negative impact on 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.

	Option 1: Proceed with the draft SPD				Option 2: Do not prepare SPD and leave it to the policy alone to facilitate the development of the Old Press/Mill Lane site.			
SA Objective	Short term	Medium term	Long term	Comments	Short term	Medium term	Long term	Comments
character and setting.				the potential to have a negative impact on the historic environment. The exact nature and timescale of this impact will be dependent upon the perceived quality of the buildings to be removed weighed against the potential public benefits that may be achieved through the removal of such buildings and the quality of the buildings/features that would replace them. Any proposals to demolish buildings on this site, particularly where these are locally listed, would need to be accompanied by a detailed justification for that building's removal, and the draft SPD sets the requirement for this.				
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	++	++	++	Inherent in the redevelopment of the site, all of which is on previously developed land.	++	++	++	Inherent in the redevelopment of the site, all of which is on previously developed land.

	Option 1: Proceed with the draft SPD				Option 2: Do not prepare SPD and leave it to the policy alone to facilitate the development of the Old Press/Mill Lane site.			
SA Objective	Short term	Medium term	Long term	Comments	Short term	Medium term	Long term	Comments
and develop land with least environmental / amenity value.								
14. To ensure that new development is designed and built to a high sustainability standard.	+	++	++	The SPD sets an objective for both the achievement of high sustainability standards in new buildings and also the improvement of the environmental performance of any historic buildings that will be subject to adaptive re-use. As such, sustainable design and construction techniques are more likely to be applied on a site-wide basis.	+	+	+	Although any new build would be built to high sustainability standards, in the absence of an SPD, the opportunity to enhance the environmental performance of the historic buildings on the site may be lost.
15. To manage and minimise flood risk taking into account climate change.	+	++	++	The SPD sets out the risk of flooding on part of the site and encourages the use of SuDs on site, which should help to manage the risk of flooding. The SPD will ensure that development takes place in a coordinated manner, and as such SuDs should be implemented on a site-wide basis.	+	+	+	Although any development would still need to meet the requirements of Planning Policy Statement 25, if development takes place in an uncoordinated manner, systems such as SuDs, may not be implemented on a site-wide basis.
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 not only through the adaptive re-use of existing buildings, but also 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	+	+	+	Although high sustainability standards will be achieved from new buildings on the site, and the Local Plan policy requires a reduction in parking spaces, it is felt that in the absence of an SPD to guide development, there may be little incentive for developers to improve the sustainability standards of buildings subject to adaptive re-use (although some elements will be covered by Building Regulations). As

	Option 1: Proceed with the draft SPD				Option 2: Do not prepare SPD and leave it to the policy alone to facilitate the development of the Old Press/Mill Lane site.			
SA Objective	Short term	Medium term	Long term	Comments	Short term	Medium term	Long term	Comments
				also help to reduce emissions from transport.				such, while there should still be a reduction in greenhouse gas emissions from the site, these may not be maximised in the absence of an SPD.
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. Water conservation measures can also be implemented in existing buildings.	+	+	+	Although high sustainability standards, which include water conservation measures, will be achieved from new buildings on the site, it is felt that in the absence of an SPD to guide development, there may be little incentive for developers to improve the water conservation standards of buildings subject to adaptive re-use (although some elements will be covered by Building Regulations).
21. To increase the practicality and attractiveness of sustainable and safe modes of transport including public transport, cycling and walking.	+	++	++	At present, facilities for pedestrians and cyclists are not ideal, footpaths lack width, cycle parking facilities are not in line with demand and there is poor permeability through the site. Vehicle movements conflict with pedestrians and cyclists, particularly at the junction of Trumpington Street and Mill Lane. Two of the key objectives of the SPD are to improve permeability through the site, creating safer streets with priority for pedestrians and cyclists and to provide high quality, well-designed area of cycle parking.	+	+	+	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 available. While the policy does seek to reduce the amount of parking on site and 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 environment of the site.

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 that bringing forward development of the Old Press/Mill Lane site in line with the objectives of the SPD will have on economic, social and environmental factors.

5.4.2 In accordance with the SA Guidance, the prediction of effects considers the effects of the draft SPD against the SA objectives. It describes their effects 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 % of all dwellings completed that are affordable.	++	The provision of affordable housing at the Old Press/Mill Lane site should prove beneficial to those who wish to live & work in Cambridge. <i>Likelihood:</i> medium <i>Scale:</i> site-wide <i>Temporary/Permanent:</i> Permanent <i>Timing:</i> Medium to long term <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 % of residents surveyed satisfied with their neighbourhood as a place to live. Contextual information may also be collected as a result of any	++	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. <i>Likelihood:</i> high <i>Scale:</i> site-wide <i>Temporary/Permanent:</i> Permanent <i>Timing:</i> Medium to long term <i>Secondary/cumulative/synergistic effects:</i> Improvements to the public realm should have the

SA Objective	Targets (where available)	Can the effect be quantified?	Effects over time	Comments
		future updates of the Historic Core Appraisal.		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 and locally listed buildings. Contextual information may also be collected as a result of any future updates of the Historic Core Appraisal.	+/-	While improvements to the public realm should help to enhance the built historic character of the area, there are concerns that there could be conflicts between enhancing the public realm and preserving and maintaining the built historic character. The exact nature of impacts will be dependent upon development proposals and the reasoned justification for the removal of any buildings. <i>Likelihood:</i> medium <i>Scale:</i> Impacts may be restricted to specific areas of the site (may also have impacts on views into the site). <i>Temporary/Permanent:</i> potential for impacts to be permanent. <i>Timing:</i> Short to medium/long term (dependent upon nature of proposals). <i>Secondary/cumulative/synergistic effects:</i> Enhancing the historic streetscape should also have the advantage of improving the pedestrian environment of the site.
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. <i>Likelihood:</i> Medium – high <i>Scale:</i> Site-wide <i>Temporary/Permanent:</i> Permanent <i>Timing:</i> Medium – long term <i>Secondary/cumulative/synergistic effects:</i> The reduction of anti-social behaviour such as graffiti will also have positive impact on

SA Objective	Targets (where available)	Can the effect be quantified?	Effects over time	Comments
				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.	++	Inherent in the redevelopment of previously developed land. <i>Likelihood:</i> high <i>Scale:</i> Site-wide <i>Temporary/Permanent:</i> Permanent <i>Timing:</i> Short – long term <i>Secondary/cumulative/synergistic effects:</i> The redevelopment of previously development will also 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. It will also allow for archaeological investigations to take place on a site, which is recognised as being of potentially high archaeological significance.
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 those buildings already on-site that are subject to adaptive re-use. <i>Likelihood:</i> High <i>Scale:</i> Site-wide <i>Temporary/Permanent:</i> Permanent <i>Timing:</i> Medium – long term <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.	+	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. <i>Likelihood:</i> Medium <i>Scale:</i> Site-wide <i>Temporary/Permanent:</i> Permanent <i>Timing:</i> Medium – long term.

SA Objective	Targets (where available)	Can the effect be quantified?	Effects over time	Comments
				<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 the analysis of the renewable energy generating capacity.	++	This should be achieved through the introduction of higher sustainable design and construction standards and through the reduction of car parking on-site and enhancement of facilities for pedestrians and cyclists. <i>Likelihood:</i> Medium – high <i>Scale:</i> Site-wide <i>Temporary/Permanent:</i> Permanent <i>Timing:</i> Medium – long term <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	++	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 to existing buildings subject to adaptive re-use as part of redevelopment proposals. <i>Likelihood:</i> Medium <i>Scale:</i> Site-wide <i>Temporary/Permanent:</i> Permanent <i>Timing:</i> Medium – long term <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

SA Objective	Targets (where available)	Can the effect be quantified?	Effects over time	Comments
				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 the total one way trips by various modes of transport, and analysis of accident data.	++	<p>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.</p> <p><i>Likelihood:</i> Medium – high <i>Scale:</i> Site-wide <i>Temporary/Permanent:</i> Permanent <i>Timing:</i> Medium – long term <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.</p>

5.4.1 As can be seen from the above table, the overall effects of the draft Old Press/Mill Lane SPD will be positive. There is some uncertainty over the precise nature of the effects of the redevelopment of the site on the historic environment as the precise nature of development proposals are not yet known. As such, the assessment has indicated the potential for negative impacts on the historic environment.

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 appraisal process has highlighted potential conflict between the draft SPDs objective of enhancing the public realm and the impact that this could have on the historic environment where proposals involve the loss, either in part or as a whole, of buildings of local importance. It will be important that any such proposals are accompanied by a detailed and thorough reasoned justification for loss of such buildings. It may be that the public benefit that could be gained from such proposals could justify the loss of such buildings, but this cannot be taken as a

given, and the quality of the proposals that would replace such buildings would also be an important factor.

5.5.2 Notwithstanding the above, the redevelopment of the Old Press/Mill Lane 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. Redevelopment provides an opportunity to allow for the interpretation of the historic value of the site, notably its archaeological importance, for example through the use of public art. Improvements to the public realm and enhancements to the pedestrian environment also offers the opportunity to maximise the tourism potential of this site.

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 The SA process also identified 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 the redevelopment of the Old Press/Mill Lane site as a mixed-use development in order to bring vitality and vibrancy to the area, capitalising on its tourism potential. However, the economic downturn could have an impact on the viability of some potential uses on this site, notably residential and retail uses. 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 short – medium 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 Old Press/Mill Lane 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** – The draft Old Press/Mill Lane SPD and the SA were made available for public consultation from the 23 February until 6 April 2009. The

Council received a total of 257 representations to the draft SPD, of which 73 were in support of the draft SPD and 184 were in objection to elements of the document. A further two objections were made to the Sustainability Appraisal, focussing on the impacts of the proposed redevelopment of the area on the Historic Environment and proposals to demolish buildings. However, it was felt that as the draft SPD does not go into the detail of which specific buildings would be demolished it was not possible for the SA to establish the exact nature of the impact of this demolition on the historic environment with any certainty. As such, it was felt that in identifying the potential for negative impacts on the Historic Environment, that the SPD has gone as far as it can reasonably be expected and that no further changes are required.

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 a result of objections made to the draft SPD, a number of changes have been made to the document, including some minor amendments to the objectives of the SPD. Accordingly, the SA has been reviewed to assess the significance of these changes and whether they materially alter the findings of the SA. The amendments to the objectives are:

- a) Preserve and/or enhance the special historic character **and appearance** of the Conservation Area **both within and outwith the site**, including its Listed Buildings and their settings;
- b) Create the opportunity for the adaptive reuse of existing buildings where possible;
- c) Create the opportunity for redevelopment to provide high quality, sustainable new buildings of innovative design which contribute positively to the character of the Conservation Area and the setting of Listed Buildings;
- d) Introduce a range of complementary and compatible land uses ~~that add vitality and vibrancy to the area throughout the day;~~
- e) Create and enhance areas of public open space and public realm to a high quality, potentially including a new ~~vibrant~~ public space fronting onto the river;
- f) Improve permeability through the site and create safer streets with priority for pedestrians and cyclists;
- g) Minimise non-essential car parking and improve servicing;
- h) Provide high quality, well-designed areas of cycle parking.

5.8.4 On assessing the changes to the objectives it is felt that the modifications are relatively minor and as such do not materially alter the findings of the SA.

5.8.5 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.

5.8.6 The consultation statement will 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 in paragraph 5.6.1 above.

5.8.7 **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:										
<ul style="list-style-type: none"> i) Preserve and enhance the special historic character and appearance of the Conservation Area both within and outwith the site, including its Listed Buildings and their settings; j) Create the opportunity for the adaptive re-use of existing buildings where possible; k) Create the opportunity for redevelopment to provide high quality, sustainable new buildings of innovative design which contribute positively to the character of the Conservation Area and the setting of Listed Buildings; l) Introduce a range of complementary and compatible land uses; m) Create and enhance areas of public open space and public realm to a high quality, potentially including a new public space fronting onto the river; n) Improve permeability through the site and create safer streets with priority for pedestrians and cyclists; o) Minimise non-essential car parking and improve servicing; and p) Provide high quality, well-designed areas of cycle parking. 										
SA Objective	Matrix Score								Comments	Amend draft SPD Objective
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)		
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	One of the potential options for redevelopment of the Old Press/Mill Lane 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
Maintain Cambridge as an attractive place to live, work and visit.										

<p>8. To keep the distinctive character and qualities of the built environment and create an attractive environment with a high quality of design.</p>	++	++	++	+	++	++	+	+	<p>The redevelopment of the Old Press/Mill Lane 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. Development in this part of the city has taken place over many years, resulting in a pattern of development that limits permeability through the site and, in parts, detracts from the quality of the buildings that give the site its historic character and significance. For example, the parking in front of Stuart House detracts from the character and quality of this Georgian Style building. In addition, the removal of some buildings that detract from the character of the area has the potential to further improve the quality of the built environment, although this will be dependent upon the quality of the new buildings and spaces that replace them. A mixture of historic and new innovative buildings and the variety that this can provide will also add a 21st century element to Cambridge's built environment, important in tracing the evolution of the City.</p>	No
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<p>9. To maintain/enhance the built historic character and streetscape (including archaeological heritage), and historic landscape character and setting.</p>	++	++	++	+	+/-	+	+	+	<p>On the whole, the objectives of the SPD aim to preserve and enhance the historic character of the Conservation Area. The redevelopment of the site could also offer the opportunity to further investigate the archaeological potential of the site, an opportunity that would not present itself if the site were not redeveloped.</p> <p>This appraisal has identified a possible negative impact on the historic character of the site in relation to Objective E) of the SPD. While on the one hand, improvements to the public realm will enhance the built historic character of the area, where this leads to the loss of locally listed buildings, this has the potential to have a negative impact on the historic environment. The exact nature and timescale of this impact (i.e. short, medium or long term) will be dependent upon the perceived quality of buildings to be removed weighed against the potential public benefits that may be achieved through removal of such buildings and the quality of buildings/features that would replace them. Any proposals to demolish buildings on this site, particularly where these are locally listed, would need to be accompanied by a detailed justification for that building's removal.</p>	<p>This is not considered to be necessary due to the use of the wording 'potential' and other policy requirements of the Local Plan with regards to locally listed buildings.</p>
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12. To reduce crime, anti-social behaviour and fear of crime.	+	0	0	+/-	++	++	0	+	The redevelopment of the site offers many opportunities to 'design out crime' and the introduction of mixed uses and active uses at ground floor levels provides 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 or clubs could heighten the fear of crime in some groups).	No
Promote the sustainable use of land, buildings and green spaces.										

13. To minimise development of Greenfield land and develop land with least environmental/amenity value.	0	++	+	0	0	0	0	0	Redevelopment at the Old Press/Mill Lane site will take place on Previously Developed Land (PDL). As well as developing land with least environment/amenity value, the redevelopment of the site also presents the opportunity for adaptive re-use of some buildings.	No
14. To ensure that new development is designed and built to a high sustainability standard.	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 (the University has a target for all buildings over 1,000 m ² to achieve a BREEAM rating of excellent with a minimum of very good). In addition, the adaptive re-use of existing buildings 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	Development at the Old Press/Mill Lane 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
Minimise environmental damage resulting from the use of resources.										

17. To reduce greenhouse gas emissions which are causing climate change.	0	++	++	0	0	+	++	++	The redevelopment of the Old Press/Mill Lane 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 reduction of car parking and 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	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
Minimise damage and disruption from transport.										

<p>21. To increase the practicality and attractiveness of sustainable and safe modes of transport including public transport, cycling and walking.</p>	0	0	0	0	0	+	+	++	<p>At present, facilities for pedestrians and cyclists are not ideal, footpaths lack width and evenness, cycle parking facilities are not in line with demand and there is poor permeability through the site. Vehicle movements conflict with pedestrians and cyclists particularly at the junction of Trumpington Street and Mill Lane. Redevelopment of the site provides an opportunity to address many of these issues, with plans to reduce the amount of car parking and enhance cycle parking facilities, both in quantity and quality. Improvements to the public realm also provide an opportunity to create a safer environment for pedestrians and cyclists.</p>	No.
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Appendix 2: Testing the Local Plan Policies Against the SA Objectives

Local Plan Policy:		
<ul style="list-style-type: none"> 7/5 Faculty Development in the Central Area, University of Cambridge 		
SA Objective	Matrix Score	Comments
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.	+	The policy allows for appropriate alternative uses such as residential use on the fringes of academic sites. Where the provision of residential units meets the thresholds for affordable housing this will have a positive impact on this Objective.
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.	++	Inherent in the aim of the policy to enhance the attractiveness of the public realm.
9. To maintain/enhance the built historic character and streetscape (including archaeological heritage) and historic landscape character and setting.	+/-	The supporting text of the policy calls for redevelopment proposals to be environmentally sensitive and should be compatible with design and conservation principles. It is, however, noted that conflict could arise between protecting the historic environment and enhancing public realm.
12. To reduce crime, anti-social behaviour and fear of crime.	++	The introduction of mixed uses to sites such the Old Press/Mill Lane site should have a positive impact through the introduction of active uses on ground floor levels that bring an element of natural surveillance.
Minimise environmental damage resulting from the use of resources.		
13. To minimise development of Greenfield land and develop land with least environmental/amenity importance.	++	Inherent in allowing for the redevelopment of existing sites.

Local Plan Policy:		
<ul style="list-style-type: none"> 7/5 Faculty Development in the Central Area, University of Cambridge 		
SA Objective	Matrix Score	Comments
14. To ensure that new development is designed and built to a high sustainability standard.	+	Although not explicitly referenced in the policy, redevelopment 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	
17. To reduce greenhouse gas emissions which are causing climate change.	++	One of the aims of the policy is for further development / redevelopment to be accompanied by a reduction in car parking spaces, which will help reduce emissions from transport. The introduction of higher sustainability standards as referenced above, will also to help reduce emissions.
18. To minimise use of water.	+	Although not explicitly referenced in the policy, redevelopment presents an opportunity to introduce water saving measures into the site (for example rainwater harvesting)
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.	++	Reference is made in the policy to improvements to the public realm and amenity space. At present, due to the constraints of the site, conflict is common between different road users (pedestrians, cyclists and motor vehicles). Improvements to the public realm and cycle parking facilities should help to overcome some of these conflicts and increase the practicality and attractiveness of walking and cycling.