Railway Pension Nominees Ltd
Beehive Centre, Cambridge
Updated August 2024

BIDWELLS

ENVIRONMENTAL STATEMENT
VOLUME 3: NON- TECHNICAL SUMMARY

Table of Contents

IMPORTANT NOTE

This document summarises the outcomes of the Environmental Statement (ES) and a set of additions to it (called ‘the Addendum’) which reports the findings of the Environmental Impact Assessment (EIA) process which assessed the likely significant environmental effects of this project.

Following the EIA submission in August 2023, the application was received by the Local Planning Authority (LPA) and subsequently validated under application reference 23/03204/OUT on 18 August 2023.

Since this time, the Applicant’s project team has been in dialogue with the LPA and its consultees and the development proposals have been amended as a result. The EIA has been updated to align with the changes to the project, with updates documented in the ES Addendum.

Any modifications to the original ES and its Non-Technical Summary, including additions, omissions, or other changes, have been marked in blue text within the Addendum for clear identification.

Introduction

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1.0 Introduction

1.1 This Non-Technical Summary (NTS) of the Environmental Statement (ES) as amended, has been prepared on behalf of Railway Pension Nominees Ltd (hereafter 'the Applicant') to accompany an outline planning application submitted to Cambridge City Council (hereafter 'CCC' or 'the Council') for the redevelopment of the Beehive Centre in Cambridge (hereafter 'the Site).

1.2 The Proposed Development is for the following:

Outline Application for the demolition and redevelopment for a new local centre (E (a-f), F1(b-f), F2(b,d)), open space and employment (office and laboratory) floorspace (E (g)(i)(ii) to the ground floor and employment floorspace (office and laboratory)), (E (g)(i)(ii) to the upper floors; along with supporting infrastructure, including pedestrian and cycle routes, vehicular access, car and cycle parking, servicing areas, landscaping and utilities).

1.3 An Environmental Impact Assessment (EIA) process has been undertaken for the Proposed Development. This is reported in an ES, as amended submitted in support of the planning application.

1.4 The scope of the EIA has been agreed with the Council and its statutory consultees, and includes detailed studies on the following topics:

- Air Quality;
- Cultural Heritage;
- Flood Risk, Drainage and Water Resources;
- Ground Conditions and Contamination;
- Townscape and Visual;
- Noise and Vibration;
- Socio-Economics;
- Transport; and
- Cumulative Impacts.

1.5 This ES, as amended presents an assessment of the likely significant environmental effects, both positive and negative. The ES, as amended informs decision makers and the public as to the environmental implications of the Proposed Development. The ES, as amended contains detailed environmental information in two other volumes; this NTS (Volume 3) provides an easily accessible summary of the ES, Volume 1 is the Main Report, and Volume 2 contains the Technical Appendices.

1.6 The planning application is also supported by a Planning Statement, which describes the Proposed Development, the context of planning policy, with other standalone reports required for planning purposes.

Site Context

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2.0 Site Context

Site Location and Description

2.1 The Site, known as the Beehive Centre, is approximately 7.~~85~~ 58 hectares (ha) in size and comprises a mid-sized retail park with mixed uses and associated ground level car parking.

2.2 The Site is located east of Cambridge city centre, along the west side of the railway line. The Site is accessed via Coldhams Lane, which forms the northern site boundary and connects to Newmarket Road, which is a main vehicular route into the city, whilst to the east the road leads to Coldham's Common. The Site is approximately a 10 minute cycle ride and a 25 minute walk from the city centre.

Heritage Features

2.3 There are no heritage assets within the Site. However, a number of heritage assets are in close proximity to the Site and have the potential to be affected by the Proposed Development including the Mill Road Conservation Area, which is adjacent to the Site, St Matthews Church Grade II Listed Building approximately 200m west of the Proposed Development and 247 Newmarket Road (Grade II Listed Building) approximately 200m north of the Proposed Development.

2.4 Additionally, The Old Cheddar's Lane pumping station (Scheduled Monument) is located approximately 670m north-east of the Site. The closest Registered Park and Garden to the Site is Mill Road Cemetery approximately 275m south of the Site.

Flood Risk, Drainage and Water Resources

2.5 Environment Agency mapping indicates that the Site lies at low risk of flooding from Main Rivers (including the River Cam and its tributaries) and the Sea. Furthermore, the Site is not traversed by Ordinary Watercourses. The nearest surface water to the Site is Cherry Hinton Brook approximately 350m north-east of the Site.

2.6 The majority of the Site is deemed to remain dry or be subject to very shallow (less than 150mm) of surface water flooding from intense or prolonged rainfall, even for a significant (between 1 in 100 years up to 1 in 1,000 year) event. Localised areas around the south-eastern and north-eastern periphery of the Site are shown to be subject to ponding during moderate events.

2.7 Flood risk to the Site from other sources of flooding, such as groundwater, sewers, failure of pumping installations, or breach of raised reservoir embankments are considered to be low.

Geology, Hydrogeology and Soils

2.8 According to the British Geological Society (BGS), the Site lies on Gault Formation with West Melbery chalk formation and lower greensand formation are also present.

Environmental Designations and Ecological Features

2.9 The majority of the Site is dominated by areas of built form and hardstanding, therefore, providing habitats of negligible ecological value.

2.10 There are no statutory designated sites of nature conservation interest within or adjacent to the Site. The nearest statutory designated sites (designated for their nature conservation interest) are Coldham's Common Local Nature Reserve (LNR) and Logan's Meadow LNR which are situated approximately 0.4km to the east and 0.47km to the north of the Site respectively. The nearest Site of Special Scientific Interest (SSSI) is the Cherry Hinton Pit SSSI, which is located approximately 3.2km south-east of the Site at its closest point. The nearest European Protected Site is Eversden and Wimpole Woods Special Area of Conservation (SAC), which is situated approximately 13km south-west of the Site at its closest point.

Air Quality

2.11 The Site is located within the Cambridge City Air Quality Management Area (AQMA) which has been declared due to exceedances of the annual mean Nitrogen Dioxide (NO_2) Air Quality Strategy (AQS) Objective.

Alternatives

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3.0 Alternatives

3.1 The EIA Regulations require an outline of the reasonable alternatives considered by the Applicant in developing the Proposed Development, alongside an indication of the main reasons for the chosen scheme with regard to environmental effects.

Site Alternatives

3.2 The Beehive Centre is not performing well, with expenditure per sqm less than half the equivalent amount in the adjacent Cambridge Retail Park. By comparison, demand for employment space within Greater Cambridge is at record high levels, and there is currently a significant shortfall in available floorspace, as reported in the Cambridge Office & Laboratory Occupational Market Update prepared by Bidwells and submitted in support of the planning application. Current demand is dominated by Life Science and Tech sectors, and the lack of supply of high-quality wet labs, dry labs and office floorspace is considered to be a hindrance to business growth in Cambridge. The Proposed Development will therefore help to alleviate some of the acute supply shortages in Cambridge.

3.3 When considering the points above, no alternative sites have been considered by the Applicant because as described above, the existing site is underperforming, therefore it would be sensible to redevelop the Site into a new life science and innovation park which would provide much needed office and laboratory space within Cambridge.

Masterplan Evolution

3.4 The masterplan has undergone significant design development since the initial pre-application consultation in 2021. This has been influenced by the TVIA and heritage assessments and through a series of workshops with planning officers, Historic England, and the public. Feedback on the scheme has been taken on board and resulted in the final scheme that forms this outline application.

3.5 A summary of the proposed design changes that have been undertaken as part of the masterplan evolution is described in the sections below. For a more detailed overview, please refer to Chapter 4 of the ES Addendum ~~(Volume 1)~~.

3.6 The first iteration of the Proposed Development was submitted through a series of three pre-application sessions over the course of 2021 which covered the principles of the development, ground floor activation and townscape, with an initial response provided by officers that would inform the initial stages of the design development throughout 2022. The design at the pre-application stage can be seen in **Figure 3.1A.**

3.7 Following the first pre-application meeting, minor changes were made including adding and lowering setbacks to improve the impact on the view from the neighbouring Conservation Area, thereby reducing potential heritage impacts.

3.8 In May 2022, further changes were made, namely the removal of Plot B to preserve and improve the green space adjacent to Coldham's Lane roundabout. This can be seen in **Figure 3.2A.**

3.9 Following a pre-application meeting with the Design Review Panel and Historic England, amendments were made including reducing the height of Plots K and L and some of the proposed buildings were reshaped to define space and improve impacts on key views, thereby minimising potential visual impacts.

3.10 A combined heritage workshop and pre-application design review was undertaken and further amendments to the heights of the buildings were proposed in September 2022. These were:

- Plot C: Reduction in height by 2-storeys.
- Plot D: Reduction in height by 1-storey.

Figure 3.1A Proposed Design at Pre-application 2021

Figure 3.2A: Proposed Design at May 2022

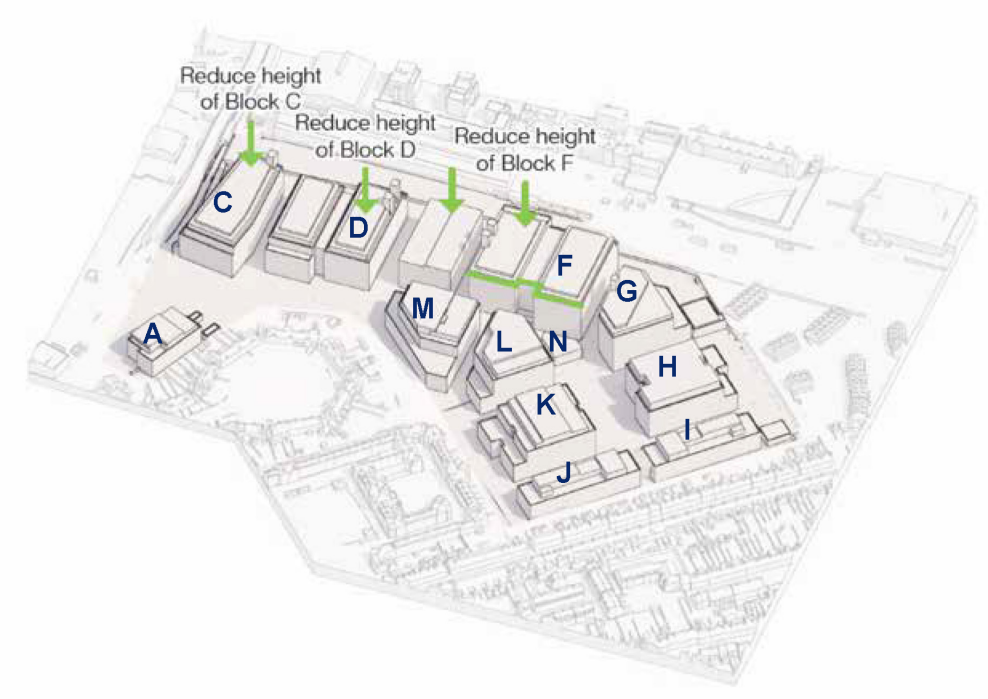

Figure 3.3A Proposed Design at September 2022

- Plot C: Reduction in height by 2 storeys;
- Plot D: Reduction in height y 1 storey;
- Plot F: Reduction in height by 2-storeys.
- Plot 3: Reduction in height by 1-storey.

3.11 This can be seen in **Figure 3.3A**.

3.12 In February 2023, following a live massing workshop with Planning Officers, a new approach to skyline form was explored which prioritised a more varied form, reduced impact on Coldham's Common and limited points of height visible in long distance views. This resulted in further changes to the heights of the buildings.

3.13 Following the output of the massing workshop, it was agreed that while there was some merit in the proposed skyline reshaping, the maximum height of the Proposed Development and wider impact that it carried was too great. The final iteration of the Proposed Development aimed to keep the best elements of the workshop while reducing the overall visual impact. This resulted in the following changes:

- Plot C: building height was increased by 1-storey.
- Plot F: building height was increased by 1-storey and the footprint of the final floor was significantly reduced.
- Plot G: Reduction in height by 2-storeys.
- Plot H: building height was increased by 1-storey.
- Plot L: building height was increased by 1-storey.

Masterplan Evolution – March 2024

3.14 Following consultee, community and officer comments on the submitted scheme, a period of revised design commenced that involved responding to comments regarding the nature of Coldham's Lane junction, movement framework, public space framework, skyline and townscape and mix of uses. The following plot changes were made:

- Plot 1: Footprint amended to move building away from Silverwood Close and create a more positive Coldham's Lane frontage.
- Plot 2: Footprint amended to better signify the entrance to the site
- Plot 3: Colonnade introduced to the south-west corner enabling easier movement and visual connection.
- Plot 4: Change of use to an office from MSCP.
- Plot 5: No change.
- Plot 6: 3 storey wing added to improve urban containment of Hive Park with a colonnade to enable a more legible connection.

- Plot 7: Separation from the omitted Plot J.
- Plot 8: New building format created that addresses both Hive Park and Maple Square and enables the centralised direct cycle route.
- Plot 9: New building format created that increases separation to the residential boundaries.
- Plot 10: Colonnade added to enhance connection to Maple Square.
- Plot 11: Change in use to MSCP with reduced footprint and height, improving relationship with Silverwood Close.

Massing Changes

3.15 In addition to the plot changes above, the following height reductions were undertaken to reduce maximum height of the Proposed Development and improve impact and relationship with skyline and key heritage assets, thereby reducing the potential for heritage and townscape/visual impacts.

- Plot 5: Reduced height by 1 storey.
- Plot 6: Reduced height by 1 storey.
- Plot 7: Commitment to tighter parameters at roof level.
- Plot 8: New building format reduces height adjacent to Rope Walk boundary by moving plant to the roof of the taller element towards the centre of the site
- Plot 10: Reduced height by 1 storey.

3.16 These changes are shown in **Figure 3.4A**.

3.17 At pre-application 2 in May 2024, further refinements of the masterplan were explored to address the centralised cycle route and highways routes to ensure a balance between directness and simplicity of travel. The massing changes focused on refining the silhouette of Plots 2 to 5 from Coldhams Common and the appearance of bulk, especially Plot 2, from Castle Hill Mound. The following changes to the plots were made:

- Plot 1: Revised to create a larger footprint that enables reduced massing at upper levels.

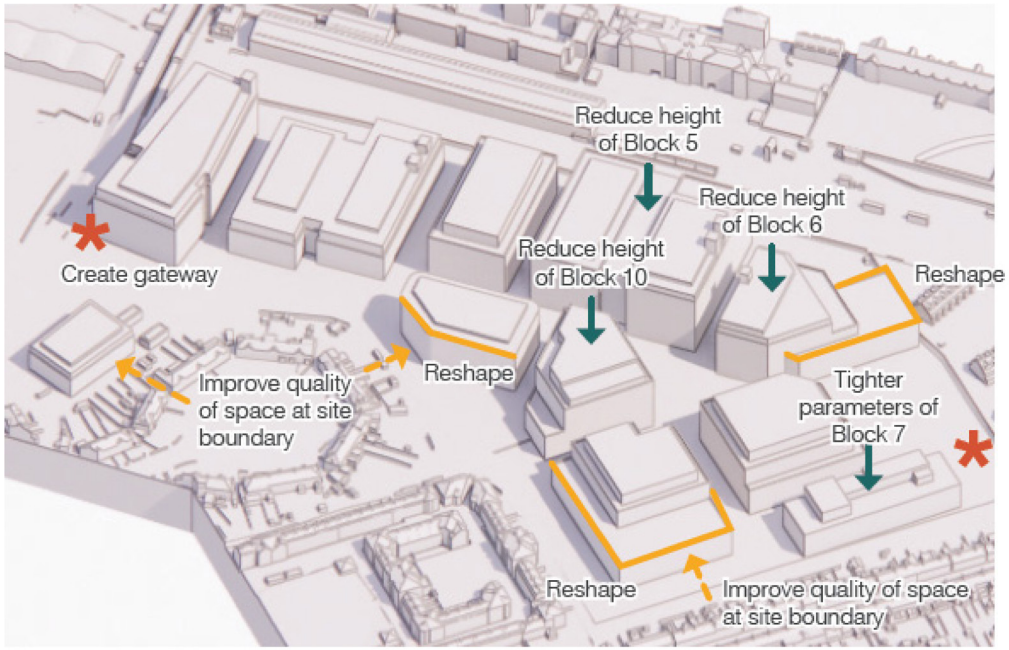

Figure 3.4A: Proposed Design Changes, March 2024.

- Plot 2: Footprint changes that reflect the massing changes.

3.18 Refinements to the massing were also made as detailed below:

- Plot 1: setback to 1st and 2nd floors to improve sense of openness at Silverwood Close.
- Plot 2: Develop massing and materiality strategy to reduce and break down bulk in long distance views with particular focus on creating a more slender silhouette when viewed from Caste Hill Mound.
- Plot 4 & 5: Refinements to the roofscape to resolve the length and horizontality of their combined silhouette.
- Plot 7: Revisit the parameters to reduce impact and enhance boundary conditions.

3.19 These design changes are presented in **Figure 3.5A**.

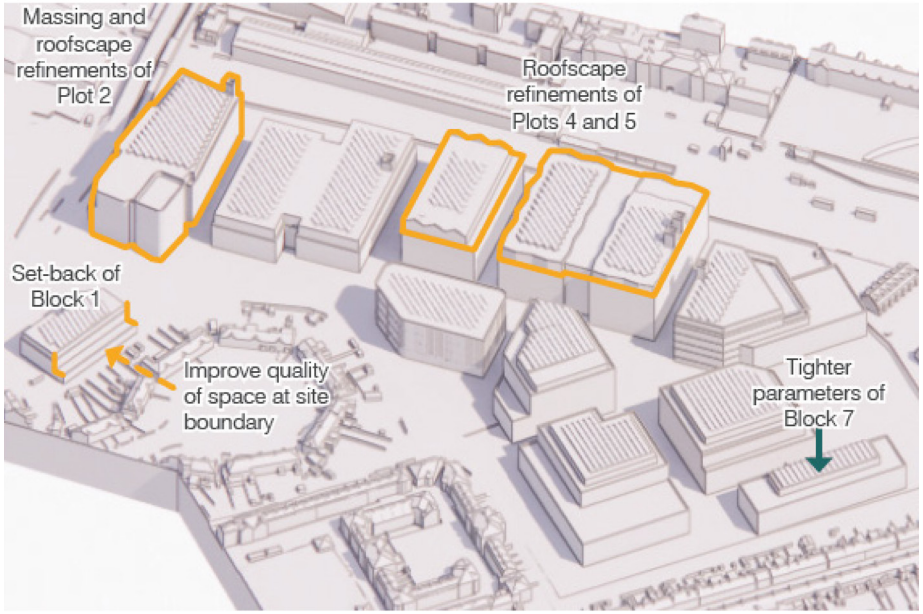

Figure 3.5A: Design Changes, May 2024 (pre-application 2)

3.20 At pre-application 3, there was a focus on the composition of plots 2 to 5 in order to create greater variation in the roofscape of these plots. Additionally, Plots 7 and 8 were combined to improve the boundary conditions, increase the size of the park and reduce the impact to York Street residents.

3.21 The following changes were made to the plots:

- Plot 2: Footprint changes to enable the removal of 1 storey.
- Plot 3: Minor relocation to enable the change in footprint of Plot 2 - no change to footprint size or form.
- Plot 4: Footprint minor adjustment to accommodate for massing changes.
- Plot 5: Footprint minor adjustment to accommodate for massing changes.
- Plot 7: Separation from the omitted Plot 7

3.22 In terms of massing changes, plot was reduced in height by 1 storey. These changes are shown in **Figure 3.6A**.

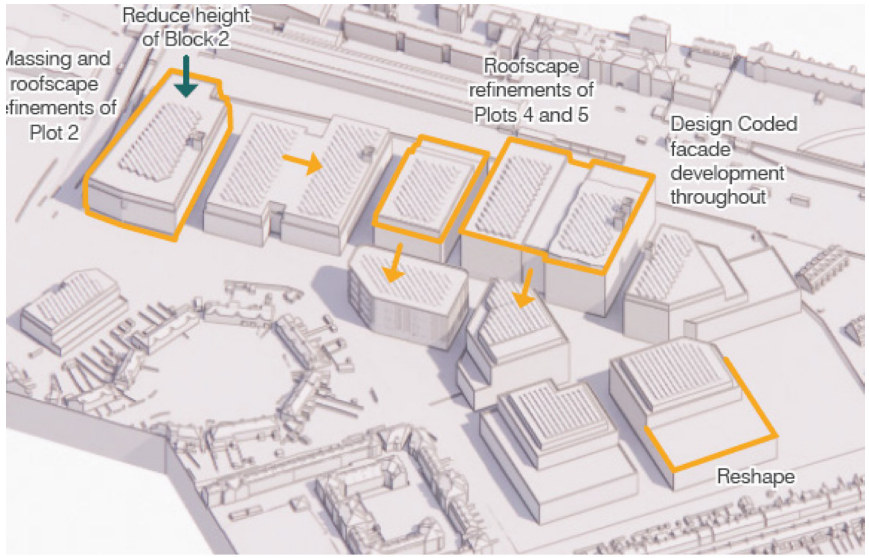

Figure 3.6A Design Changes, June 2024 (pre-application 3)

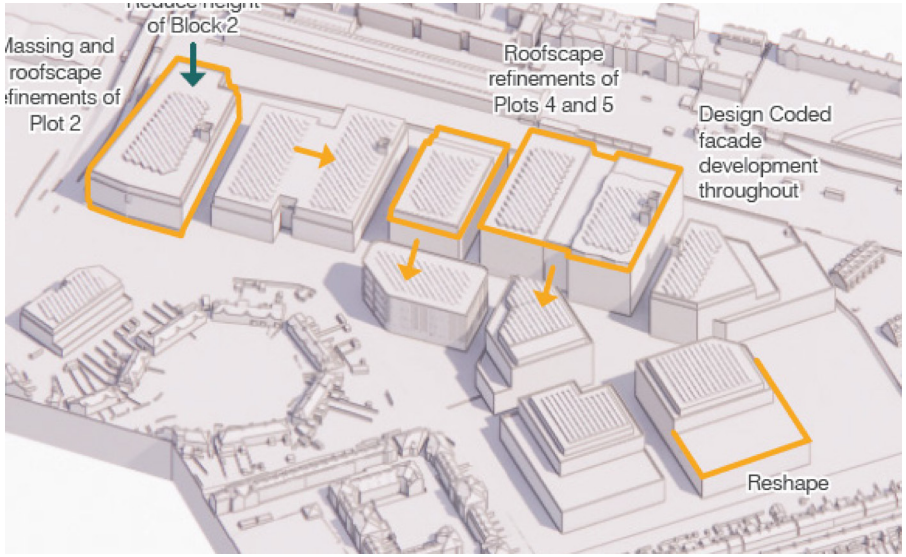

Figure 4.11A Design Changes, June 2024 (pre-application 3)

3.23 Between pre-application 3 and the current proposed design, the Design Code was developed to ensure the outcomes of the massing and roofscape studies were appropriately controlled.

Townscape Evolution

3.24 Impacts on building heights were evident as part of the consultation process. Feedback from the consultation events have informed the design codes submitted as part of the planning application and building heights were amended following the first exhibition to reduce townscape appearance and reduce the height of plots A&D at the north of the Site.

Proposed Development

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4.0 Proposed Development

Development Overview

4.1 The application will be made in outline for the following:

Outline Application for the demolition and redevelopment for a new local centre (E (a-f), F1(b-f), F2(b,d)), open space and employment (office and laboratory) floorspace (E(g)(i)(ii) to the ground floor and employment floorspace (office and laboratory) (E(g)(i)(ii) to the upper floors; along with supporting infrastructure, including pedestrian and cycle routes, vehicular access, car and cycle parking, servicing areas, landscaping and utilities.

Development Vision

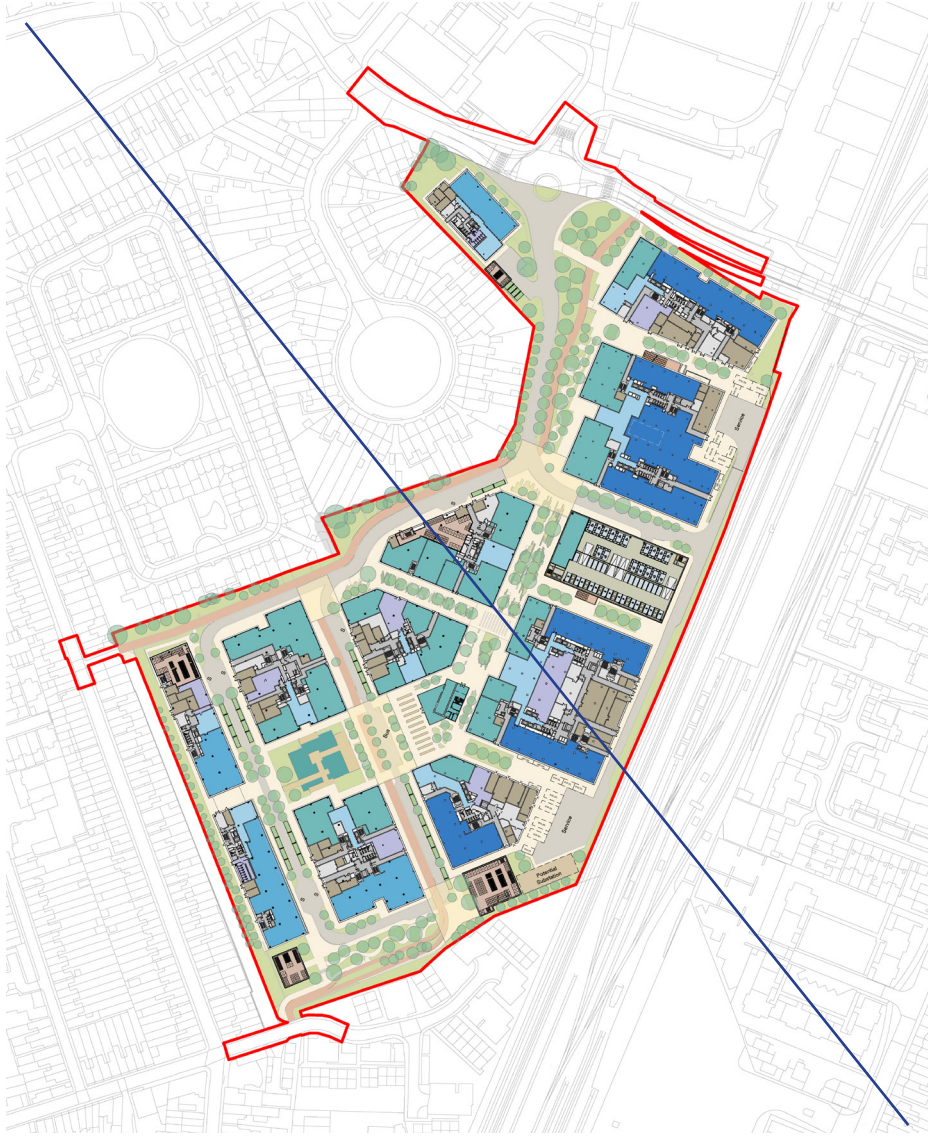
4.2 The vision for the Proposed Development is based on the following six principles:

1. A better place for all;
2. A sustainable place;
3. A welcoming place for nature;
4. A welcoming place for all;
5. A well connected place; and
6. A place for opportunity.

4.3 An illustrative masterplan as shown in **Figure 4.1A** has been developed to show how the vision, as set out above, could be achieved.

Building Plots and Heights

4.4 The Proposed Development comprises of ~~eleven~~ ten building plots, each with varying footprints. In terms of height, typically buildings adjacent to neighbouring residential plots are lower and feature steps in height so that the impact on the neighbouring properties is minimised. ~~Across the eleven plots, the Proposed Development will provide a total of 148,327 sqm GEA~~



~~**Figure 4.1: Proposed Masterplan**~~

Figure 4.1A: Proposed Masterplan

~~compared to the existing site which currently provides 24,382 sqm GEA. A breakdown of the floor space per block is shown in~~ Across the ten plots, once completed, the Proposed Development is expected to provide a total of up to 166,685 sqm GEA and 157,670 sqm GIA of building floorspace, **Table 4.1A.**

~~**Table 4.1: Proposed Development Area Schedule**~~

BLOCK	USE	TOTAL GEA (SQM)	TOTAL GIA (SQM)
A	Office	2,336	2,124
C	Office	15,074	14,223
D	Office	17,290	16,406
F	Office	36,07	31,870
G	Office	12,570	11,789
H	Office	13,114	12,295
IJ	Office	10,611	9,721
K	Office	12,708	11,995
L	Office	14,391	13,500
M	Office	13,241	12,403
N	Events / Community	612	535
3	Commercial Active Use	301	284
Total	**-**	**148,327**	**137,145**

Table 4.1A: Proposed Development Area Schedule

BLOCK	USE	TOTAL GEA (SQM)	TOTAL GIA (SQM)
1	Office	2,422	2,201
2	Lab	18,685	17,703
3	Lab	17,926	17,030
4	Office	13,155	12,323
5	Lab	31,122	29,777
6	Lab Office	15,683	14,725
7	Office	19,872	18,892
8	Office	17,171	16,227
9	Office	13,701	12,831
10	MSCP (Retail & Community)	16,948	15,961
Total	**-**	**166,685**	**157,670**

Local Centre

4.5 A new local centre at the ground floor is proposed. An illustrative mix of uses is provided within the masterplan, but the final mix will be determined at reserved matters stage.

Vehicular Access

4.6 The main access into the Site for vehicles will remain from the existing roundabout on Coldham's Lane. The access will continue to be facilitated by a roundabout; however, improvements will be made to prioritise pedestrian and cycle safety. Each arm of the roundabout will feature dedicated crossing points for pedestrians and cyclists, ensuring their priority and convenience.

4.7 The access road into the Site will lead vehicles either south-east to the multi-storey car park and service yard or further south into the site. ~~to a one-way loop around Block H and K.~~

Car Parking

4.8 ~~A total of 460 car parking spaces will be provided in the Proposed Development, of which 428 will be provided within a multi-storey car park (which includes accessible and general parking) and 32 accessible spaces will be provided at ground level. This is an overall reduction of 425 spaces compared to the existing retail park.~~

4.9 There are currently 885 existing car parking spaces on site. The Proposed Development will include a total of 395 car parking spaces. The majority of these spaces, 374 in total, will be located within a Multi-Storey Car Park (MSCP). The MSCP will include 317 standard parking spaces, 38 accessible spaces and 19 Rapid Electric Vehicle (EV) charging spaces.

Buses

4.10 There is an existing bus stop on site, and this will be re-provided within the Proposed Development along the one-way loop.

Pedestrians

4.11 Pedestrian access will be from the following entrance points: Coldham's Lane, St Matthews Gardens, York Street and Sleaford Street. The Proposed Development will improve these pedestrian access points by including wider sidewalks, well defined pedestrian crossings as well as pedestrian friendly streetscapes.

Cycling

4.12 A total of ~~4,269~~ 4,593 cycle parking spaces are included as part of the Proposed Development and each block will include facilities for cyclists and other non-car commuters including showers and changing rooms. The provision will adhere to a ratio of one shower/changing room per 25 cycle parking spaces and one locker per cycle parking space.

Landscape and Public Realm

4.13 The Proposed Development will provide ~~2.1~~ 2.63ha of open space created. ~~within 2.7 ha of wider landscape.~~

4.14 The illustrative masterplan has been split into five key landscape character areas. These are:

- **Abbey ~~Walk~~ Grove** - located to the north of the site. It includes tree planting, usable outdoor spaces, seating areas and species rich planting areas This area is also proposed for outdoor social use. ~~and would provide 7,795sqm of which 3,654sqm is soft landscaping.~~
- ~~Creative Exchange - the link between Abbey Walk and Garden Square and a car free space. The total area within the Creative Exchange is 2,460sqm of which 530sqm is proposed to be soft planting.~~
- ~~Garden Square - the largest area of open space in the proposed masterplan. A variety of spaces are proposed such as communal lawns, meadows and decking areas. The total area of the Garden square is 4,815sqm of which 1,364sqm is soft planting (excluding roof tops).~~
- ~~Vera's Garden - would provide 4,064sqm total area from which 1,728sqm is soft planting (excluding green roofs). Existing trees are to be retained to maintain a green boundary with neighbouring residents.~~
- ~~Linear Walks - the east to west active streets linking to the landscape character areas. This would provide 7,680sqm of landscaping, of which 2,318sqm is soft planting (excluding green roofs).~~
- **Garden Walk** - Garden Walk is a linear green space connecting the woodland area of Abbey Grove with the larger public open spaces of Maple Square and Hive Park to the south. It is part of Beehive Greenway, which includes dedicated cycle lanes lined with rain gardens, pedestrian crossing points, the retention of existing trees, and planting of new trees.
- **Maple Square** - Maple Square is the main open civic square with the ability to host community events. Existing trees will be retained and complimented by new tree planting and rain gardens
- **Hive Park** - Hive Park is located at the southern entrance corner of the site and will provide a space that includes swales with low bridges, wildflower meadow planting, retention of existing birch trees, and benches for outdoor working.
- **The Lanes** - The Lanes connects York Street and St Matthews Gardens directly to the Centre of the site. These linear spaces will include planting and trees, whilst facilitating pedestrian and cyclist movement

Biodiversity Net Gain

4.15 The existing site holds very limited ecological value. The Proposed Development includes a variety of measures to ensure that a net gain in biodiversity is achieved, including:

- Improvements on the Site boundary to preserve and protect the existing green areas.
- Where losses to habitats are required, these will be more than off-set for through the emerging landscape designs. This will be achieved through the provision of new areas of species-rich grassland, tree and scrub planting ~~and the proposed wetland area.~~
- Significant areas of green and blue roof space.
- Non-native amenity species will be kept to a minimum.
- Native berry or nut bearing species.

4.16 Overall, the Proposed Development is targeting a 100% biodiversity net gain improvement on site.

Drainage Strategy

4.17 A site-specific Flood Risk Assessment and Drainage Strategy have been prepared for the Proposed Development which demonstrates how flood risks will be managed so that the development remains safe for its lifetime, taking climate change into account.

Green Roof / Blue Roof Areas and Attenuation Storage

4.18 Provision has been made for the integration of extensive areas of blue roof attenuation storage on selected buildings, as well as green roof coverage. Green roof areas will also be provided on selected roof canopies and cycle storage sheds where permissible. Below ground attenuation storage is proposed beneath external hardstanding areas and service yards towards the northern portion of the Proposed Development to control and utilise runoff from the lower (northern) drainage catchment, working in tandem with green and blue roof attenuation and upper catchment SuDs features.

4.19 The proposals now incorporate water features to enhance the landscape and manage drainage. A shallow natural pond has been added near the entrance of St. Matthew's Gardens, while the southern park area will feature swales and bioretention systems

Rainwater Harvesting and External Re-Use

4.20 Rainwater will be captured from selected appropriate building roof areas for filtration and re-use for irrigation of soft landscaping within the public realm areas. Additional rain gardens along The Beehive Greenway and cycle paths are proposed.

Sustainability

4.21 A Sustainability Strategy has been prepared as part of the planning application which outlines the sustainability benefits and values that the Proposed Development can bring to the Site, local community, surrounding businesses and future building users.

4.22 The Proposed Development is targeting 5 BREEAM Wat01 credits for water consumption and will also be targeting the additional Exemplary Performance credit. This will be achieved through a combination of low flow outlets and rainwater recycling. Furthermore, a BREEAM score for 85% for all office and lab buildings will be achieved.

Construction

5

5.0 Construction

5.1 Construction of the Proposed Development is planned to start in ~~Q2~~ Q1, 202~~6~~8 and will be in operation by the end of 2034.

5.2 Environmental impacts during the construction phase will be managed in accordance with the details in the ES, and through an outline Construction Environmental Management Plan (CEMP) which has been provided in support of the planning application. The final version of the CEMP will be agreed in advance of development commencing.

Environmental Impact Assessment

6

6.0 Environmental Impact Assessment

6.1 The EIA has been carried out in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 (as amended). The purpose of the EIA is to identify the likely significant effects of the Proposed Development, and to provide measures that will avoid, minimise to offset any negative effects, and maximise positive effects. The ES provides a report on this process.

6.2 EIA is required for the Proposed Development because it is within Schedule "Category 2(10) 'Infrastructure Projects'; Specifically, 10(b) 'urban Development Projects" where the Proposed Development exceeds the applicable thresholds.

6.3 CCC provided their formal Scoping Opinion establishing their requirements for the content of the EIA. This stated that the following topics should be considered in the EIA. A summary of the assessment for each topic is provided within this NTS:

- Air Quality;
- Cultural Heritage;
- Flood Risk, Drainage and Water Resources;
- Ground Conditions and Contamination;
- Townscape and Visual;
- Noise and Vibration;
- Socio-Economics;
- Transport; and
- Cumulative Impacts.

Methodology

6.4 Expert consultants were appointed to assess the impacts of the Proposed Development using recognised methods for each topic. This was reported in the ES submitted in August 2023 ('original ES') Where applicable these have been updated to reflect the further environmental information prepared to align with the amended scheme. The following chapter summarises the findings of their topic specific assessments.

Summary of Effects

7

7.0 Summary of Effects

Air Quality

7.1 A qualitative assessment of dust effects during the construction phase has been carried out using the guidance prepared by the Institute of Air Quality Management (IAQM). Due to the proximity of residents to the Site, a range of management practices will be implemented during construction to control dust emissions through implementation of a CEMP. This would significantly reduce the potential for adverse nuisance dust impacts associated with the various stages of the construction works. It is considered that likely residual effects due to dust emissions would be **negligible.**

7.2 The effect of construction vehicles entering and leaving the Site, following implementation of mitigation, and construction plant emissions would be **negligible** during the construction phase. Nevertheless, construction vehicle routes and timings would be discussed and agreed with the CCC to minimise effects to sensitive receptors.

7.3 The Proposed Development would result in a reduction of car parking spaces and subsequent reduction in vehicle movements, in annual average daily traffic, when compared to the existing site. It is predicted the Proposed Development would have a **minor beneficial effect** on local air quality.

7.4 A review of the CCC air quality monitoring data indicates the effect of local air quality on future users of the Development would also be **negligible.**

Cultural Heritage

7.5 The assessment of cultural heritage considered the potential effects of the Proposed Development on the heritage assets within the Site and within a 1km Study Area of the site.

7.6 3~~6~~7 separate assets, which have either a visual or physical connection with the Site were considered in the Assessment. This included seven Conservation Areas, one Registered Park & Garden, one Scheduled Monument, 1~~3~~34 Listed Buildings and 14 Non-designated Assets.

7.7 There would be no direct impacts on heritage assets within the Site boundary that would arise as a result of the Proposed Development. The assessment did, however, find that there is potential for effects on the setting of the heritage assets within the surrounding area during the operational phase due to the permanent change to their settings. These impacts are considered to range between neutral, minor adverse and moderate adverse.

7.8 Effects are considered to be **moderate adverse** to Jesus College Chapel and All Saints Church ~~Church of Christ Church;~~ **moderate / minor adverse** on Central Conservation Area and Church of Christ Church, **minor adverse** to Mill Road Conservation Area, ~~Central Conservation~~ Area, St John's College, University Library, The Church of Our Lady, the English Martyr, King's College Chapel, Mill Road Cemetery, Old Cheddar's Lane pumping station, York Street Terraces (excluding nos. 86-92a even, 98-104 even and 101-111a odd), Ainsworth Terraces; **negligible adverse** impact on the Custodian's House, Stone Street Terraces, Sleaford Street Terraces, York Terraces.

2.12 **Neutral** effects occur on Kite, New Town and Glisson Road, Castle and Victoria Road , West Cambridge and Riverside and Stourbridge Conservation Areas, St Matthews Church, 247 Newmarket Road, Cambridge Gas Company War Memorial, Church of St Andrew the Less, Worts Causeway, Limekiln Road and Little Trees Hill views, 33-38 Abbey Walk, Sturton Street Terraces, 179 Sturton Street, 192-198 Sturton Street, Milford Street Terraces, Gwydir Street Terraces, Edward Street Terraces, Norfolk Street Terraces, Norfolk Terrace and Chapel of St Mary Magdalene and Church of St Mary the Great.

7.9 Whilst there are some cumulative effects from viewpoint 1, the level of this impact after mitigation is not considered to increase from moderate adverse (Jesus College and All Saints Church), moderate/minor adverse (Central Conservation Area and Church of Christ Church).

Flood Risk, Drainage and Water Resources

7.10 Flood risk effects upon the Site and Proposed Development have been assessed, along with the impacts of the Proposed Development on flood risk elsewhere, local hydrology and water resources, during construction and once the development is complete and operational.

7.11 All areas of the Proposed Development are expected to remain at low risk of flood throughout its anticipated operational lifetime when taking into account climate change effects.

7.12 During construction, responsible contractor site practices and ensuring adequate drainage and pollution control are in place will be sufficient to safeguard water quality. These measures will be outlined within the CEMP.

7.13 Increased coverage of soft landscaping and the integration of highly sustainable surface water drainage features within the Proposed Development will provide a benefit to off-site areas by slightly reducing flood risk.

7.14 Potential impacts upon drinking water supply would be mitigated by building in water efficiency and rainwater reuse within the Proposed Development to drive down demand for drinking water. Cambridge Water has also confirmed that existing local water mains have capacity to serve the entire Proposed Development.

7.15 Cambridge Water supply drinking water from service reservoirs and water towers which store water taken from boreholes sunk deep into the ground at numerous locations across the region.

7.16 Cambridge Water are required to reduce the amount of water they take from the ground to avoid environmental impacts upon waterbodies and chalk streams. As a result, supply of drinking water to the early stages of the Proposed Development could potentially impact upon strategic water resources for a short period prior to Cambridge Water implementing planned strategic works to address the issue.

7.17 Following implementation of strategic works and leakage reduction by Cambridge Water, residual effects upon water resources and chalk streams would be addressed in the short to medium term and would continue to be addressed throughout the operational lifetime of the Proposed Development.

Ground Conditions and Contamination

7.18 The Proposed Development will mitigate many potential linkages between ground contamination and identified receptors, with new structures and hardstanding forming a physical barrier to contact with this contamination. However, while this hardstanding is not present during demolition and redevelopment works, risks to on-Site surrounding Site users are identified as they may come into contact with ground contamination from dust or run-off from stockpiled soils. Construction workers will likely come into contact with contaminated soils and may be exposed to vapour emissions while working in below-ground excavations, however, these risks can be managed by adherence to appropriate guidance, and through adherence to a CEMP for the construction phase. This will set out how to prevent dust or run-off from exposed ground and soil heaps, and how to appropriately store materials brought on-site.

7.19 During construction works, shallow and deeper groundwater may be at risk due to removal of hardstanding allowing rainwater to saturate the ground. This in turn could push shallow contamination already present beneath the Site laterally to the wider shallow aquifer, or downwards through new foundation piles. Further ground investigation with sampling and testing will allow for full assessment of the potential for this and inform the necessary measures to prevent it. The risk also exists for chemicals, fuels and oils brought on-site to support construction works to impact groundwater through spills or leaks. The outcome of the further ground investigation will determine what mitigation measures are required to prevent this.

7.20 On completion, the development will once again occupy the majority of the Site with structures and paving, which will prevent future visitors and users contacting contamination

in underlying soils and groundwater. Where new plants, trees and other landscaping are proposed, a suitable thickness of clean topsoil will be imported and laid down in these areas so that contaminated soils are not exposed at the surface.

7.21 Oil contamination has been identified in shallow soils and groundwater beneath the Site. This could cause vapour emissions to rise to the surface and accumulate within new development structures with risk of explosion or asphyxiation of visitors and users. The further ground investigation will provide information necessary to calculate the potential for this and inform actions to prevent this if necessary.

Townscape and Visual

7.22 A Townscape and Visual Impact Assessment (TVIA) was carried out to identify the impact that the Proposed Development would have on a series of sensitive features or experiences. These include the visual amenity associated with various views across Cambridge, and the character of the local townscape, including aspects of the general urban fabric of the Conservation Area and its setting (see Heritage Impact Assessment for the assessment of the Conservation Area significance).

7.23 The assessment of the proposal against the existing condition of the local townscape identified that there would be an adverse impact on the character and visual experience of Cambridge's Skyline. This is due to the introduction of a new cluster of tall buildings that contrasts the characterisation of the skyline described in the Cambridge City Local Plan (2028).

7.24 Some visual adverse effects would also occur for receptors in Coldham's Common. Notably, this is not an adverse effect that interests the whole park, but it is specific to locations in closer proximity to the Site where vegetation cover is less dense and the urban enclosure more prominent.

7.25 It is also important to note that the outline nature of the planning application forces a worst-case scenario assessment due to the lack of architectural detailing and, although it is best professional practice to consider changes of the scale proposed to cause significant adverse effects on the mentioned townscape resources and views, when high-quality design is achieved these effects would likely become neutral or beneficial as the introduced feature would become a positive landmark that complements the existing baseline condition. The details in the Design and Access Statement and design codes suggest that achievement of high-quality design with a specific perceptual outcome is possible during the reserved matters stage.

7.26 In the experience of the townscape at a local level, where the poor qualities of the existing Site are more evident, the proposal results in some beneficial effects. These are associated with the removal of the negative features (car park and undescriptive warehouse/shops) to be replaced with innovative commercial uses and green open spaces accessible to the public. The latter will diversify the recreational opportunities within the local community and complement the provision of active uses on the ground floor of the Proposed Development. It also provides space for a diverse and complex landscape strategy that would contribute to local climate change actions and environmental well-being.

7.27 In summary, the resulting townscape and visual adverse effects are due to the introduction of a new cluster of tall buildings that will alter the composition of the local townscape. However, the proposed masterplan groups the taller elements along the railway corridor creating the opportunity to improve and consolidate the modern character of this important linear urban area and experience into Cambridge. The Proposed Development applies a step-down approach towards the eastern edge to better interface with the immediate residential area, which is also a Conservation Area.

7.28 Notwithstanding the adverse effects associated to some visual prominence, the Proposed Development is responding appropriately to the contextual scale showing a strong articulation of the skyline. If development of the proposal through the next planning stage commits to

the achievement of high-quality design, the Proposed Development would add a positive urban feature to Cambridge.

Noise and Vibration

7.29 The effects of noise and vibration upon existing noise sensitive receptors and the future occupants of the Proposed Development have been assessed in accordance with Local and National Planning Policy and Good Practice Guidance. Assessments have generally been conducted by comparing predicted noise and vibration levels associated with the construction and operation of the Proposed Development against baseline conditions or good practice guidelines.

7.30 During the construction phase of the Proposed Development, demolition and construction activities as well as construction traffic have the potential to generate high levels of noise and vibration which may adversely affect existing and future receptors within the local area. Prior to mitigation, significant effects are predicted for some construction activities at a limited number of receptors.

7.31 The suitability of the Site for the Proposed Development has been assessed. Based upon a review of noise and vibration conditions around the Site, the Assessment has demonstrated that noise ingress can be readily controlled with relatively conventional façade build ups, incorporating acoustically rated double glazing.

7.32 Upon completion of the Proposed Development, noise emissions associated with building services plant and events also have the potential to disturb existing receptors if they are not suitably controlled. Details are not available at this stage, but noise limits have been defined based upon baseline conditions and in line with CCC's standard planning requirements. Compliance with these limits can be expected to avoid significant impacts and can be secured through a suitably worded planning condition.

7.33 During the construction phases, the Principal Contractor will be required to implement "*Best Practicable Means"* to reduce noise and vibration associated with their works. These would be expected to include limits on construction hours, as well as setting out specific measures that will be taken to limit noise and vibration from construction activity. Final details will be set out by the Principal Contractor within a CEMP.

7.34 In terms of the operational phase of the Proposed Development, details of the types of plant and noise-generating events are not available at this stage and, therefore, the primary means of securing future mitigation will be through the use of suitably worded conditions to the planning consent, to be discharged as part of later Reserved Matters Applications. In terms of practical measures, it is expected that plant will be carefully selected to reduce noise at source and fitted with in-line attenuation and acoustic packages where necessary. Noise from the proposed public square ~~events space~~ will be controlled through ~~a combination of suitable building envelope designs to contain noise and~~ operational management plans to limit noise from external activities.

7.35 Overall, **no significant** residual noise and vibration effects are anticipated during either the construction or operational phase of the Proposed Development.

Socio-Economics

7.36 Chapter 12 of the ES provides an assessment of the key social and socio-economic considerations comprising: the displacement of existing businesses and workers, job creation, local jobs and skills, the contribution towards commercial floorspace, the impact on retail, the local worker expenditure, the provision of open space, impact on local leisure facilities, and the potential impact of employment on housing need and affordability.

Demolition and Construction

7.37 The Site comprises of around 17 units, 13 of which are retail units. Other uses include three F&B units, and a gym. These units will be displaced to accommodate the Proposed Development. All existing businesses would not be required to move until 202~~5~~7 earliest

and have been given prior warning of the Proposed Development, allowing plenty of time to prepare.

7.38 In the absence of more detailed understanding of the individual firms and their requirements, it is conservatively assumed that some of the businesses may find it difficult to find an alternative location. However, as mentioned above, the existing businesses have been given advanced warning and would not be displaced until 202~~5~~7 earliest. The Applicant will also retain the opportunity to relocate Asda and other retailers to the nearby Cambridge Retail Park, Newmarket Road, which is also in the ownership of the Applicant.

7.39 The Site offers affordable retail units which are important to the community. However, there are alternative options nearby, the majority located within the adjacent Cambridge Retail Park.

7.40 Based on this, the effect of displacement of existing businesses and workers would be **moderate/minor adverse** which is not significant.

Completed development

7.41 The Proposed Development would bring forward a significant amount of commercial floorspace in a location just outside of the city centre boundary.

7.42 The Proposed Development would provide a minimum of 5,~~270~~035 gross additional jobs and 5,~~930~~660 net additional jobs after accounting for multiplier and displacement effects. This is a large increase in jobs, but in the context of the wider labour catchment area, this is not expected to have a significant effect in EIA terms.

7.43 Based on commuting patterns approximately 3,~~300~~155 net additional job opportunities at the Proposed Development are expected to go to district residents. At the full completion year, overall employment for residents in the district is expected to be 175,600. The 3,~~300~~155 job opportunities represent 1.~~98~~% of the overall total district residents based employment. This is a beneficial effect but, in the context of the district's labour market, a relatively small effect, considered as **moderate/minor beneficial** which is not significant.

7.44 The local employment and skills impact is expected to be high. The Proposed Development would provide an increase of jobs across all skill levels compared to the existing site. The Applicant is also committed to a set of employment and skills commitments which directly respond to the barriers facing local residents most in need of employment and skills. As such, the local jobs and skills opportunities is expected to result in a **moderate/minor beneficial** effect for local residents. Once these commitments are secured via the S106 agreement this effect is deemed to be **moderate beneficial which is significant.**

7.45 The Proposed Development will bring forward much needed high quality office and lab space in a location which is located in close proximity to the City Centre. This location is highly sought by occupiers due to its amenity rich offer, accessibility, and its high performing ESG credentials. The existing and future demand greatly outweighs the supply of office and lab space in Cambridge and there is a chronic shortage of lab space which is driving up the rental price. The significant quantum of floorspace brought forward by the Proposed Development is therefore expected to be a **major/moderate beneficial effect** which is expected to be significant.

7.46 The new local centre at the Proposed Development will be vibrant and people focused. A diverse mix of shops, cafes, restaurants, and services to cater for employees and local residents will be introduced. This effect is expected to be **minor and beneficial which is not significant.**

7.47 The workers are expected to spend an additional £8.8~~9.1~~m per year in the local area compared to the existing workers at the Beehive centre. This is expected to result in a **minor but beneficial effect which is deemed not significant.**

7.48 The Proposed Development would provide 2.61ha of open space in an area of deficiency. The provision is expected to be of the highest quality and would be well maintained across its lifetime. This is a substantial amount of open space and is expected to be a **moderate/minor and beneficial effect**. This is deemed not significant.

7.49 The impact on leisure is considered due to the displacement of the existing gym, which includes a small pool, at the existing site. The pool operates at a 56% capacity, and the baseline shows that its users could be supported at the other pools within Cambridge. The effect is **negligible and therefore not significant.**

7.50 The potential effect of new employment on housing need and affordability is uncertain. The effect is reliant on a number of different factors. The demand for housing is estimated to increase due to the new jobs. However, because this is an allocated site, the forecasts of housing need will to some extent inherently include the housing demand associated with the Proposed Development. The resulting impact on affordability depends on factors that are difficult to estimate such as the performance of the macroeconomy (interest rates, mortgage rates and wages), whether workers would be looking to rent or buy, the housing delivery across Greater Cambridge, and much more. Given these uncertainties and the evidence presented in the socio-economic assessment in chapter 12, it is concluded that there would be a relatively modest increase in housing demand alongside a difficult to ascertain impact on affordability. The effect is likely to be **adverse and minor, but not significant.**

Likely Significant Effects

7.51 The table below summarises the likely significant effects of the Proposed Development during the construction and completed development phases.

Table 7.1A: Summary of Likely Significant Effects

RECEPTOR	DESCRIPTION OF SIGNIFICANT EFFECT	SCALE AND NATURE OF RESIDUAL EFFECT
Local jobs and skills	Employment and skills commitments that are secured by S106 agreements would aim to address key issues for employment and skills in Cambridge. These would a focus on providing jobs and skills support to those most in need.	Moderate beneficial
Additional contribution to commercial floorspace	The Proposed Development would address the critical need for new floorspace to address the current undersupply.	Major/moderate beneficial (significant)

Transport

7.52 The transport effects associated with the construction and operation of the Proposed Development has been assessed. Furthermore, a cumulative assessment has also been undertaken should the construction and operational phases overlap The suitability of the Site for the Proposed Development in terms of transport has also been assessed.

7.53 The traffic effects upon existing transport sensitive receptors and the future occupants of the Proposed Development have been assessed in accordance with Local and National Planning Policy and Good Practice Guidance. Assessments have generally been conducted by comparing predicted transport levels associated with the construction and operation of the Proposed Development against baseline conditions or good practice guidelines.

7.54 During the construction phase of the Proposed Development, demolition and construction activities, as well as construction traffic have the potential to adversely affect existing and future receptors within the local area. However,

it is noted these effects would be temporary and localised. In addition, most receptors would experience a beneficial impact associated with the net reduction in trips. Therefore, the construction phase would have a negligible not significant impact (pre and post mitigation). ~~Prior to mitigation, significant effects are predicted for some construction activities at a limited number of receptors.~~

7.55 The decrease in traffic flows associated with the Proposed Development along with the proposed new infrastructure and services for sustainable travel modes, would have a long-term beneficial impact to pedestrians, cyclists and road vehicle users on and immediately surrounding the Site.

7.56 It is predicted the overlap of the construction and operational phases of the Proposed Development would not exceed the level of effects already identified in the Construction and Operational Development assessments set out in the transport assessment.

7.57 During the construction phases, the Principal Contractor would be required to implement "*Best Practicable Means"* to reduce the transport effects associated with the works. These would be expected to include limits on construction hours and HGV routes to reduce the effects of construction activity. Final details would be set out by the Principal Contractor within a CEMP which will suitably mitigate any significant transport related construction effects.

7.58 In terms of the operational phase the Proposed Development, once completed and operational, would provide permeability and connectivity across the Site through the provision of roads, footpaths and cycleways. In addition, the Proposed Development would include the provision of secure cycle facilities for users within the Proposed Development and encourage the use of sustainable modes of transport through a comprehensive package of sustainable transport measures as outlined in the Travel Plan (**ES Vol 2, Appendix 13.2A**). The Travel Plan would be promoted and supported by the appointment of a Travel Plan Coordinator and Sustainable Transport Manager who would champion the use of sustainable modes of transport and seek to support a change in modal shift away from single occupied cars.

7.59 No further mitigation measures are required to mitigate against the overlap of the construction and operational phases.

7.60 The demolition and construction works would result in some residual disruption to users of the Site and local area. Therefore, it is considered that the demolition and construction works of the Proposed Development, together with the associated increase in construction traffic, would likely result in a temporary, local, adverse impact of minor significance with regard to the disruption to pedestrians, cyclists and road vehicle users on and immediately surrounding the Site.

7.61 During the operational phase of the Proposed Development significant beneficial effects are anticipated due to the substantial net reduction in traffic flows.

Residual Effects

8.0 Residual Effects

Air Quality

8.1 The Proposed Development would result in a **minor beneficial** residual effect with regards to local air quality once the scheme is operational. All other residual air quality effects were **negligible.**

Cultural Heritage

8.2 The Cultural Heritage Assessment found that there would be **moderate adverse** residual effects on the setting of Jesus College Chapel and All Saints Church, ~~and Church of Christ Church,~~ and ~~a~~ **moderate / minor adverse** effects on Church of Christ Church and Central Conservation Area, ~~All Saints Church~~. All other residual effects were either **minor or neutral/ negligible.**

Flood Risk, Drainage and Water Resources

8.3 Residual effects on flood risk, drainage and water resources and local water resources and supply networks were considered to be **negligible** following mitigation.

8.4 Operational effects ranged from **minor adverse** to **minor beneficial.**

Ground Conditions and Contamination

8.5 All ground conditions and contamination residual effects were considered to be **neutral and not significant**.

Townscape and Visual

8.6 There will be some residual significant effects following the implementation of primary mitigation measures, namely the change in Cambridge's skyline which is also reflected in the visual impact assessment of viewpoints 1, 11, 13 and 14b and the Church of St Mary the Great. This is largely due to the outline nature of the planning application which forces a worst-case scenario assessment that does not take into consideration architectural detailing such as materials, colour palettes and flue location. There would be no residual adverse effects following the implementation of the secondary mitigation measurements.

Noise and Vibration

8.7 Construction noise was considered to be **negligible/minor adverse** and **negligible** in terms of construction traffic noise. All other residual effects were considered to be **minor adverse and not significant.**

Socio-Economics

8.8 The socio-economic assessment found there would be two significant effects as a result of the Proposed Development. These were:

- Local jobs and skills– **moderate beneficial**
- Additional contribution to commercial floorspace- **Major / moderate beneficial**

8.9 All other residual effects were not significant.

Transport

8.10 **No significant t**ransport effects are anticipated during the construction phase of the Proposed Development.

8.11 During the operational phase of the Proposed Development **major beneficial effects (significant)** are anticipated due to the substantial net reduction in traffic flows.

8.12 A table summarising the mitigation and residual impacts of the Proposed Development are contained in **Table 8.1A**.

Table 8.1A: Summary of Mitigation and Residual Effects

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Air Quality	Impact of Construction Dust Emission - receptors within 20m of the Site boundary	Major Adverse	Implementation of a range of environmental management controls as set out in the IAQM Guidance for high-risk sites. These would be set out in a CEMP which is anticipated to be a condition on any future planning consent.	Planning Condition	Negligible
	Impact of Construction Dust Emission - receptors within 20m-100m of the Site boundary	Moderate Adverse	Implementation of a range of environmental management controls as set out in the IAQM Guidance for high-risk sites. These would be set out in a CEMP which is anticipated to be a condition on any future planning consent.	Planning Condition	Negligible
	Impact of Construction Dust Emission - receptors within 100-350m of the Site boundary	Minor Adverse	Implementation of a range of environmental management controls as set out in the IAQM Guidance for high-risk sites. These would be set out in a CEMP which is anticipated to be a condition on any future planning consent.	Planning Condition	Negligible
	Impact of Construction Dust Emission - receptors over 350m of the Site boundary	Negligible	Implementation of a range of environmental management controls as set out in the IAQM Guidance for high-risk sites. These would be set out in a CEMP which is anticipated to be a condition on any future planning consent.	Planning Condition	Negligible
	Construction Vehicle Exhaust Emissions	Minor Adverse	All construction traffic logistics would be agreed with CCC as part of the CEMP. Consideration would also be given to the avoidance, or limited use, of traffic routes in proximity to sensitive uses (i.e. residential roads etc.) and the avoidance, or limited use, of roads during peak hours, where practicable.	Planning Condition	Negligible

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Air Quality	Construction Plant Exhaust Emissions	Negligible	Implementation of a range of environmental management controls as set out in the IAQM Guidance for high-risk sites. These would be set out in a CEMP which is anticipated to be a condition on any future planning consent.	Planning Condition	Negligible
	Effects of the Development on Local Air Quality	Minor beneficial	None proposed.	N/A	Minor Beneficial
Cultural Heritage	***Mill Road Conservation Area***				
	Visual impact of built form upon the setting	Minor adverse	Embedded design mitigation - Removal of poor-quality structures on site, replacement with high quality design structures, enhancement of landscape and public realm, creation of a clear and active frontage to site ensuring a better integration with the streetscape.	Design as proposed – approval of the submitted parameter plans	Minor Adverse
	St Matthew's Church				
	Visual impact of built form upon the setting	Neutral	N/A	N/A	Neutral
	247 Newmarket Road				
	Visual impact of built form upon the setting	Neutral	N/A	N/A	Neutral
	Cambridge Gas Company War Memorial, Newmarket Road				
	Visual impact of built form upon the setting	Neutral	N/A	N/A	Neutral

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Cultural Heritage	***St Andrews the Less***				
	Visual impact of built form upon the setting	Neutral	N/A	N/A	Neutral
	York Street Terraces (excluding nos. 86-92a even, 98-104 even and 101-111a odd)				
	Visual impact of built form upon the setting	Minor adverse	Embedded design mitigation - Removal of poor-quality structures on site, replacement with high quality design structures, enhancement of landscape and public realm, creation of a clear and active frontage to site ensuring a better integration with the streetscape.	Design as proposed – approval of the submitted parameter plans	Minor Adverse
	Ainsworth Street Terraces				
	Visual impact of built form upon the setting	Minor adverse	Embedded design mitigation - Removal of poor-quality structures on site, replacement with high quality design structures, enhancement of landscape and public realm, creation of a clear and active frontage to site ensuring a better integration with the streetscape.	Design as proposed – approval of the submitted parameter plans	Minor Adverse
	Stone Street Terraces				
	Visual impact of built form upon the setting	Negligible	Embedded design mitigation - Removal of poor-quality structures on site, replacement with high quality design structures, enhancement of landscape and public realm, creation of a clear and active frontage to site ensuring a better integration with the streetscape.	Design as proposed – approval of the submitted parameter plans	Negligible

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Cultural Heritage	***Sleaford Street Terraces***				
	Visual impact of built form upon the setting	Negligible	Embedded design mitigation - Removal of poor-quality structures on site, replacement with high quality design structures, enhancement of landscape and public realm, creation of a clear and active frontage to site ensuring a better integration with the streetscape.	Design as proposed – approval of the submitted parameter plans	Negligible
	York Terraces				
	Visual impact of built form upon the setting	Negligible	Embedded design mitigation - Removal of poor-quality structures on site, replacement with high quality design structures, enhancement of landscape and public realm, creation of a clear and active frontage to site ensuring a better integration with the streetscape.	Design as proposed – approval of the submitted parameter plans	Negligible
	33-38 Abbey Walk				
	Visual impact of built form upon the setting	Neutral	N/A	N/A	Neutral
	Sturton Street Terraces				
	Visual impact of built form upon the setting	Neutral	N/A	N/A	Neutral
	179 Sturton Street				
	Visual impact of built form upon the setting	Neutral	N/A	N/A	Neutral

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Cultural Heritage	***192-198 Sturton Street***				
	Visual impact of built form upon the setting	Neutral	N/A	N/A	Neutral
	Milford Street Terraces				
	Visual impact of built form upon the setting	Neutral	N/A	N/A	Neutral
	Gwydir Street Terraces				
	Visual impact of built form upon the setting	Neutral	N/A	N/A	Neutral
	Edward Street Terraces				
	Visual impact of built form upon the setting	Neutral	N/A	N/A	Neutral
	Norfolk Street Terraces				
	Visual impact of built form upon the setting	Neutral	N/A	N/A	Neutral
	Norfolk Terrace				
	Visual impact of built form upon the setting	Neutral	N/A	N/A	Neutral
	Central Conservation Area				
	Visual impact of built form upon the setting	Moderate-Minor adverse	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Design as proposed – approval of the submitted parameter plans	Moderate-Minor adverse

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Cultural Heritage	***Riverside and Stourbridge Conservation Area***				
	Visual impact of built form upon the setting	Neutral	N/A	N/A	Neutral
	Kite Conservation Area				
	Visual impact of built form upon the setting	Neutral	N/A	N/A	Neutral
	New Town and Glisson Road Conservation Area				
	Visual impact of built form upon the setting	Neutral	N/A	N/A	Neutral
	Castle and Victoria Road Conservation Area				
	Visual impact of built form upon the setting	Neutral	N/A	N/A	Neutral
	West Cambridge Conservation Area				
	Visual impact of built form upon the setting	Neutral	N/A	N/A	Neutral
	Jesus College				
	Visual impact of built form upon the setting	Moderate adverse	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Design as proposed – approval of the submitted parameter plans	Moderate Adverse

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Cultural Heritage	***St John's College***				
	Visual impact of built form upon the setting	Minor adverse	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Design as proposed – approval of the submitted parameter plans	Minor Adverse
	University Library				
	Visual impact of built form upon the setting	Minor adverse	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Design as proposed – approval of the submitted parameter plans	Minor Adverse
	Church of Our Lady and the English Martyrs (Roman Catholic)				
	Visual impact of built form upon the setting	Minor adverse	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Design as proposed– approval of the submitted parameter plans	Minor Adverse
	Kings College Chapel				
	Visual impact of built form upon the setting	Minor adverse	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Design as proposed – approval of the submitted parameter plans	Minor Adverse
	All Saints Church				
	Visual impact of built form upon the setting	Moderate~~-minor~~ adverse	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Design as proposed – approval of the submitted parameter plans	Moderate~~-Minor~~ Adverse

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Cultural Heritage	***Mill Road Cemetery***				
	Visual impact of built form upon the setting	Minor adverse	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Design as proposed – approval of the submitted parameter plans	Minor Adverse
	Custodian's House, Mill Road Cemetery				
	Visual impact of built form upon the setting	Negligible	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Design as proposed – approval of the submitted parameter plans	Negligible
	Church of Christ Church				
	Visual impact of built form upon the setting	Moderate- Minor adverse	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Design as proposed – approval of the submitted parameter plans	Moderate - Minor Adverse
	Old Cheddar's Lane Pumping Station				
	Visual impact of built form upon the setting	Minor adverse	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Design as proposed – approval of the submitted parameter plans	Minor Adverse
	Chapel of St Mary Magdalene, Stourbridge Chapel (The Leper Chapel)				
	Visual impact of built form upon the setting	Neutral	N/A	N/A	Neutral

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Cultural Heritage	***Church of St Mary the Great***				
	Visual impact of built form upon the setting	Neutral	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Design as proposed – approval of the submitted parameter plans	Neutral
Flood Risk, Drainage and Water Resources	**Construction**				
	Increased risk of fluvial flooding due to uncontrolled release of surface water runoff during construction.	Minor adverse	Embedded controls and mitigation within the CEMP to manage surface water runoff. Surface water attenuation and flow control measures to be in place prior to connection of impermeable areas to drainage networks.	Planning Condition	Negligible
	Increased risk of surface water flooding due to uncontrolled release of surface water runoff, or changes to overland flow pathways during construction.	Minor adverse	Embedded controls and mitigation within the CEMP to manage surface water runoff. Surface water attenuation and flow control measures to be in place prior to connection of impermeable areas to drainage networks.	Planning Condition	Negligible
	Increased risk of groundwater flooding, or hindrance to groundwater flow regime, during basement construction.	Minor adverse	Embedded controls and mitigation within the CEMP to manage groundwater within excavations. Basement construction methods to be informed by Ground Investigation and results of groundwater monitoring.	Planning Condition	Negligible

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Flood Risk, Drainage and Water Resources	Water quality impacts from surface-borne pollutants and sediments entering surface water receptors during construction.	Minor adverse	Embedded controls and mitigation within the CEMP to manage surface water quality. Proprietary pollution control measures to be in place prior to connection of impermeable areas to drainage networks.	Planning Condition	Negligible
	Water quality impacts from spillage or leakage of fuels or chemicals entering surface water receptors during construction.	Minor adverse	Embedded controls and mitigation within the CEMP for storage of fuels and chemicals to minimise the risk of pollution to controlled waters.	Planning Condition	Negligible
	Impact upon foul water network capacity and treatment capacity during construction.	Minor adverse	Sewer connection application(s), informed by impact studies where appropriate, to be submitted to and approved by Anglian Water prior to construction.	Design as proposed	Negligible
	Impact upon potable (mains) water network capacity during construction.	Negligible	Potable water supply connection application(s), informed by impact studies where appropriate, to be submitted to and approved by Cambridge Water prior to construction. Potable water demand during construction partially offset by disconnection of baseline water demand.	N/A	Negligible
	Impact upon local groundwater resources during construction.	Minor adverse	None required - No local groundwater abstraction proposed during construction or as part of the Proposed Development.	N/A	Negligible

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Flood Risk, Drainage and Water Resources	Impact upon regional groundwater resources during construction provided that increased abstraction is not required from strategic supply boreholes.	Negligible	Potable water supply connection application(s), informed by impact studies where appropriate, to be submitted to and approved by Cambridge Water prior to construction. Potable water demand during construction partially offset by disconnection of baseline water demand.	Planning Condition	Negligible
	Impact upon regional groundwater resources during construction in the event that increased abstraction is required from strategic supply boreholes.	Minor adverse	Potable water supply connection application(s), informed by impact studies where appropriate, to be submitted to and approved by Cambridge Water prior to construction. Potable water demand during construction partially offset by disconnection of baseline water demand. Potential requirement for strategic borehole abstraction to be marginally increased by Cambridge Water to serve Proposed Development.	N/A - strategic mitigation measures to be delivered by Cambridge Water	Minor Adverse
	Completed and Operational Development				
	Increased risk of fluvial flooding due to uncontrolled release of surface water runoff.	Minor adverse	Landscape proposals provide a net reduction in impermeable area coverage post-development. Surface water attenuation and flow control measures, rainwater harvesting, and a suite of SuDS measures are designed to reduce runoff rates post-development and manage climate change impacts.	Design as proposed – approval of the submitted landscape strategy	Minor /Negligible

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Flood Risk, Drainage and Water Resources	Increased risk of surface water flooding due to uncontrolled release of surface water runoff, or changes to overland flow pathways.	Minor adverse	Landscape proposals provide a net reduction in impermeable area coverage post-development. Surface water attenuation and flow control measures, rainwater harvesting, and a suite of SuDS measures are designed to reduce runoff rates post-development and manage climate change impacts.	Design as proposed – approval of the submitted landscape masterplan	Minor Beneficial
	Increased risk of groundwater flooding, or hindrance to groundwater flow regime, due to basement structures.	Minor adverse	No mitigation necessary beyond best practice basement construction methods.	N/A	Negligible
	Water quality impacts from surface-borne pollutants and sediments entering surface water receptors.	Minor adverse	Proprietary pollution control, and a suite of SuDS measures, are designed to reduce improve water quality post-development.	Design as proposed – approval of the submitted drainage strategy	Minor Beneficial/ Negligible
	Water quality impacts from spillage or leakage of fuels or chemicals entering surface water receptors.	Minor adverse	No mitigation necessary beyond that set out by existing legislative requirements for storage of fuels and chemicals.	N/A	Negligible
	Impact upon foul water network capacity and treatment capacity.	Minor adverse	Sewer connection application(s), informed by impact studies where appropriate, to be submitted to and approved by Anglian Water prior to construction. Treatment capacity at the local Water Recovery Centre to be incrementally increased by Anglian Water to serve projected growth in Cambridge.	Design as proposed – approval of the submitted drainage strategy	Negligible

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Flood Risk, Drainage and Water Resources	Impact upon potable (mains) water network capacity.	Negligible	Potable water supply connection application(s), informed by impact studies where appropriate, to be submitted to and approved by Cambridge Water prior to construction. Potable water demand partially offset by disconnection of baseline water demand, rainwater harvesting and reuse. Specification of high efficiency water and sanitary fittings to achieve full WAT01 credits.	Design as proposed – approval of the submitted drainage strategy	Negligible
	Impact upon local groundwater resources.	Negligible	None proposed - No local groundwater abstraction proposed as part of the Proposed Development.	N/A	Negligible
	Impact upon regional groundwater resources provided that increased abstraction is not required from strategic supply boreholes	Negligible	Water supply provided by Cambridge Water without increasing groundwater abstraction and associated potential impacts upon ecological status of WFD water bodies.	Design as proposed	Negligible
	Impact upon regional groundwater resources in the event that increased abstraction is required from strategic supply boreholes prior to the implementation of third party strategic supply measures.	Minor Adverse	Potable water supply connection application(s), informed by impact studies where appropriate, to be submitted to and approved by Cambridge Water prior to construction. Potable water demand partially offset by disconnection of baseline water demand, rainwater harvesting and reuse. Specification of high efficiency water and sanitary fittings to achieve full WAT01 credits. Prior to the implementation of a strategic water transfer scheme by Cambridge Water	Design as proposed	Minor Adverse

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Flood Risk, Drainage and Water Resources	Impact upon regional groundwater resources in the event that increased abstraction is required from strategic supply boreholes prior to the implementation of third party strategic supply measures.	Minor Adverse	to enhance potable water supply capacity to Cambridge resulting in an increase in groundwater abstraction and associated potential impacts upon ecological status of WFD water bodies.	Design as proposed	Minor Adverse
	Impact upon regional groundwater resources in the event that increased abstraction is not required from strategic supply boreholes and strategic water supply can be delivered via the implementation of third party strategic supply measures.	Minor adverse	Potable water supply connection application(s), informed by impact studies where appropriate, to be submitted to and approved by Cambridge Water prior to construction. Potable water demand partially offset by disconnection of baseline water demand, rainwater harvesting and reuse. Specification of high efficiency water and sanitary fittings to achieve full WAT01 credits. Implementation of a strategic water transfer scheme by Cambridge Water to enhance potable water supply capacity to Cambridge without increasing groundwater abstraction and associated potential impacts upon ecological status of WFD water bodies will mitigate potential effects of the Proposed Development.	N/A - Strategic mitigation to be provided by Cambridge Water	Negligible

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Ground Conditions and Contamination	Potential for impacts to off-site users due to inhalation of contaminated dust emissions during construction works	Minor adverse	CEMP prepared for the site including measures to prevent dust emissions from exposed or stockpiled soils during the works	Planning Condition	Neutral
	Potential for impacts to off-site users due to direct contact with surface run-off from exposed or stockpiled soils during construction works	Minor adverse	CEMP prepared for the site including measures to prevent run-off from exposed or stockpiled soils during the works	Planning Condition	Neutral
	Potential impacts to ground workers and construction workers during demolition and construction from direct contact, ingestion and inhalation of potentially contaminated exposed shallow soils and groundwater	Neutral	No mitigation necessary beyond that set out by existing legislative requirements	N/A	Neutral
	Potential impacts to ground workers and construction workers during demolition and construction from inhalation of vapours emitted from contaminated soils	Major adverse	Further ground investigation will fully quantify the potential vapour regime at the Site and measures necessary to protect construction workers against vapour accumulation.	Planning Condition	Neutral

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Ground Conditions and Contamination	Potential for impacts to these surrounding groundwater receptors from lateral or vertical migration of existing contamination in shallow groundwater due to increased rainfall infiltration while hardstanding cover is not present across the Site	Minor adverse	Further ground investigation will quantify the potential for hydrocarbon contamination to be mobilised off-site, and inform appropriate remediation or mitigation measures if necessary.	Planning Condition	Neutral
	Potential for impacts to shallow soils, the secondary A aquifer in the River Terrace Gravels and principal aquifers in the West Melbury Formation and Lower Greensands Formation from leaks or spills of fuels or chemicals brought on-site to construct the development	Min adverse	CEMP prepared for the Site will include measures to minimise the potential impacts to controlled waters from storage of fuels or chemicals during redevelopment	Planning Condition	Neutral
	Potential for impacts to future Site users via direct contact with contaminated Made Ground in soft landscaped areas;	Minor adverse	New soft landscaping installed in an appropriate thickness of imported, certified clean topsoil	Design as proposed - approval of Landscaping Plans	Neutral

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Ground Conditions and Contamination	Potential impacts to future structures from vapour ingress into the proposed development, arising from potentially contaminated soils and groundwater;	Major adverse	Further ground investigation will fully quantify the potential for vapour emissions from soils or groundwater to affect new buildings, which will inform the mitigation measures necessary to break this contaminant linkage.	Planning Condition	Neutral
	Potential impacts to the off-site shallow secondary A aquifer in the River Terrace Gravels, and principal aquifer in the West Melbury Formation from shallow groundwater contamination		No mitigation necessary	N/A	Neutral
Townscape and Visual	**Townscape**				
	Introduction of the Proposed Development in the Industrial – Railway Corridor Cambridge Character Type	Moderate Beneficial	N/A	N/A	Moderate Beneficial
	Introduction of the Proposed Development in the residential Character Type: Post 1900 Suburb	Moderate Beneficial	N/A	N/A	Moderate Beneficial

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Townscape and Visual	Introduction of the Proposed Development in the Cambridge skyline	Moderate adverse	Progress the reserved matter in line with the submitted DAS and design codes to achieve high-quality design and a final proposal aligned to the AVR3 illustrative visualisations.	Design as proposed – approval of the submitted parameter plans, DAS and design codes	Moderate Beneficial
	Introduction of the Proposed Development in the setting of green open spaces and setting of the Green Belt	Minor (neutral)	N/A	N/A	Minor Neutral
	Introduction of the Proposed Development in the setting of PRoW	Moderate – Minor (Neutral)	N/A	N/A	Moderate / Minor Neutral
	Introduction of the Proposed Development in the setting of the Conservation Area	Moderate beneficial	N/A	N/A	Moderate Beneficial
	Cumulative Townscape				
	Introduction of the Proposed Development in the Cambridge skyline	Major- Moderate adverse	Progress the reserved matters in line with the submitted DAS and design codes to achieve high-quality design for all the cumulative projects.	Design as proposed – approval of the submitted parameter plans, DAS and design codes	Major - Moderate Beneficial
	Visual				
	Introduction of the Proposed Development in the visual experience of visitors to Castle Hill Mound Scheduled Monument	Major- Moderate adverse	Progress the reserved matters in line with the submitted DAS and design codes to achieve high-quality design and a final proposal aligned to the AVR3 illustrative visualisations.	Design as proposed – approval of the submitted parameter plans, DAS and design codes	Major-Moderate Beneficial

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Townscape and Visual	Introduction of the Proposed Development in the visual experience of Ramblers on Coldham's Common	Moderate adverse	Progress the reserved matters in line with the submitted DAS and design codes to achieve high-quality design and a final proposal aligned to the AVR3 illustrative visualisations.	Design as proposed – approval of the submitted parameter plans, DAS and design codes	Moderate Beneficial
	Introduction of the Proposed Development in the visual experience of Ramblers on Fen Ditton and river towpath	N/A	N/A	N/A	N/A
	Introduction of the Proposed Development in the visual experience of Ramblers on Redmeadow Hill	Moderate – Minor adverse	Progress the reserved matters in line with the submitted DAS and design codes to achieve high-quality design aid integration within the visual context and a final proposal aligned to the AVR3 illustrative visualisations.	Design as proposed – approval of the submitted parameter plans, DAS and design codes	Moderate – Minor (neutral)
	Introduction of the Proposed Development in the visual experience of Drivers on Wort's Causeway and Limekiln Road	Moderate adverse	Progress the reserved matters in line with the submitted DAS and design codes to achieve high-quality design and a final proposal aligned to the AVR3 illustrative visualisations.	Design as proposed – approval of the submitted parameter plans, DAS and design codes	Moderate Neutral
	Introduction of the Proposed Development in the visual experience of Ramblers on Little Trees Hill	Moderate adverse	Progress the reserved matters in line with the submitted DAS and design codes to achieve high-quality design and a final proposal aligned to the AVR3 illustrative visualisations.	Design as proposed – approval of the submitted parameter plans, DAS and design codes	Moderate Neutral

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Townscape and Visual	Introduction of the Proposed Development in the visual experience of Residents of the adjacent residential area to the south and west, including within the Mill Road Conservation Area	Minor neutral	N/A	N/A	Minor Neutral
	Introduction of the Proposed Development in the visual experience of Pedestrians on Mill Road Bridge	Minor beneficial	N/A	N/A	Minor beneficial
	Introduction of the Proposed Development in the visual experience of visitors of the Saint Mary the Great	Moderate Adverse	Progress the reserved matters in line with the submitted DAS and design codes to achieve high-quality design and a final proposal aligned to the AVR3 illustrative visualisations.	Design as proposed – approval of the submitted parameter plans, DAS and design codes	Minor Beneficial
	Introduction of the Proposed Development in the visual experience of visitors of the Grand Arcade car park	Moderate Adverse	Progress the reserved matters in line with the submitted DAS and design codes to achieve high-quality design and a final proposal aligned to the AVR3 illustrative visualisations.	Design as proposed – approval of the submitted parameter plans, DAS and design codes	Moderate-Minor Beneficial

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Townscape and Visual	**Cumulative Visual**				
	Introduction of the Proposed Development in the visual experience of visitors to Castle Hill Mound Scheduled Monument	Major Adverse	Progress the reserved matters in line with the submitted DAS and design codes to achieve high-quality design for all the cumulative projects.	Design as proposed – approval of the submitted parameter plans, DAS and design codes	Major-Moderate Beneficial
	Introduction of the Proposed Development in the visual experience of Ramblers on Little Trees Hill and Worts' Causeway	Major Moderate Adverse	Progress the reserved matters in line with the submitted DAS and design codes to achieve high-quality design for all the cumulative projects.	Design as proposed – approval of the submitted parameter plans, DAS and design codes	Moderate Neutral
	Introduction of the Proposed Development in the visual experience of visitors of the Saint Mary the Great	Major Moderate Adverse	Progress the reserved matters in line with the submitted DAS and design codes to achieve high-quality design for all the cumulative projects.	Design as proposed – approval of the submitted parameter plans, DAS and design codes	Moderate Beneficial
	Introduction of the Proposed Development in the visual experience of visitors of the Grand Arcade car park	Moderate Adverse	Progress the reserved matters in line with the submitted DAS and design codes to achieve high-quality design for all the cumulative projects.	Design as proposed – approval of the submitted parameter plans, DAS and design codes	Moderate Beneficial

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Noise and Vibration	Construction noise	Negligible to Moderate Adverse	Employment of Best Practicable Means to reduce noise levels at source. Measures can be outlined within a CEMP.	Planning Condition	Negligible -Minor Adverse
	Construction traffic noise	Negligible	Employment of Best Practicable Means to reduce noise associated with construction traffic. Measures can be outlined within a CEMP.	Planning Condition	Negligible
	Construction vibration	Minor Adverse	Employment of Best Practicable Means to reduce vibration levels at source. Measures can be outlined within a CEMP.	Planning Condition	Minor Adverse / Negligible
	Operational noise from building services plant	Minor Adverse	Plant noise limits and localised attenuation of equipment.	Planning Condition	Minor Adverse
	Operational noise from events	Minor Adverse	Noise limits and implementation of a Noise Management Plan.	Planning Condition	Minor Adverse
Socio-Economics	Displacement of existing workers and businesses	Moderate / minor adverse Not Significant	No mitigation.	N/A	Moderate / minor adverse Not Significant
	Operational employment generation (sub regional)	Negligible	No mitigation.	N/A	Negligible
	Operational employment generation (district)	Minor beneficial	No mitigation.	N/A	Minor beneficial
	Local jobs and skills	Moderate / Minor Beneficial	Commitments by Applicant secured via S106 Agreement.	S106 Agreement	Moderate Beneficial
	Additional contribution towards commercial floorspace	Major/moderate beneficial	No mitigation.	N/A	Major / Moderate Beneficial

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/ DELIVERY	RESIDUAL EFFECT
Socio-Economics	Impact on retail	Minor beneficial	No mitigation.	N/A	Minor Beneficial
	Additional expenditure supported by operational workers	Minor Beneficial	No mitigation.	N/A	Minor Beneficial
	Provision of open space and public realm	Moderate / Minor Beneficial	No mitigation.	N/A	Moderate Minor Beneficial
	Impact on leisure facilities	Negligible	No mitigation.	N/A	Negligible
	Impact on housing need and affordability	Minor adverse	No mitigation.	N/A	Minor adverse
Transport	Impact of Construction Traffic	Minor adverse	The development of a comprehensive CEMP by the applicant would ensure that any potential adverse traffic and transport impacts during the temporary demolition and construction phases are mitigated and carefully monitored. The CEMP would be agreed / approved by Cambridgeshire County Council.	Planning Condition	Negligible
	Impact of Operational Traffic	Major beneficial	The restriction and control of car parking is a key factor in encouraging people to use sustainable modes of transport. A comprehensive suite of sustainable transport measures are proposed within the Travel Plan which include on and off-site measures to support the use of non-car modes.	Measures within Travel Plan will be secured by a s106 Agreement	Major Beneficial

What Happens Next

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9.0 What Happens Next?

9.1 Following submission of the revised ~~planning application~~, application documentation to accompany planning application reference 23/03204/OUT, which ~~including~~ includes this ~~the~~ Environmental Statement Addendum, there will be an opportunity for any interested parties to make their views clear to the Council as part of the formal consultation process,~~:~~ as required under the EIA Regulations.

9.2 The full Environmental Statement and its Addendum containing the results of the detailed Environmental Impact Assessment, and a set of documents supporting the updated planning application, will be available to view and comment on via Council's planning website at https://applications.greatercambridgeplanning.org/online-applications/

BIDWELLS