

**WELLCOME
GENOME
CAMPUS**
LIFE-CHANGING SCIENCE

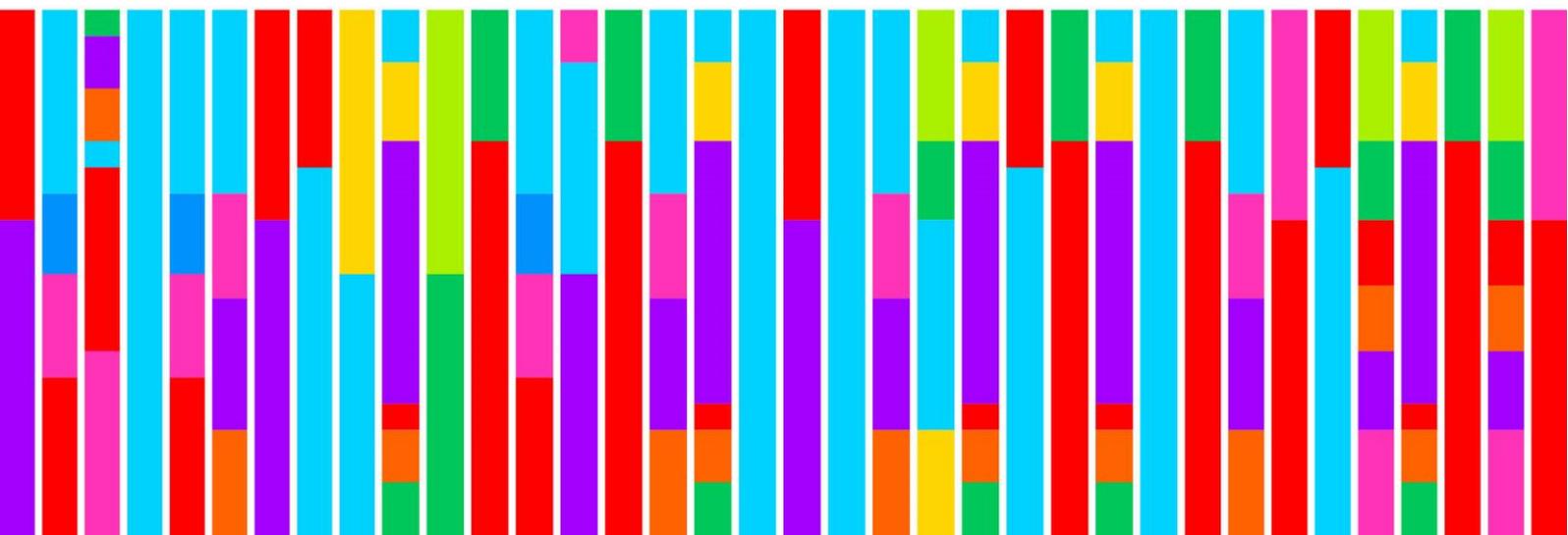


Wellcome Genome Campus

Development

Environmental Statement Addendum Non-Technical Summary

April 2019



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1 Introduction

Background

- 1.1 Wellcome (the 'Applicant') is seeking outline planning permission for the Wellcome Genome Campus Development Project (the 'Proposed Development') at the Genome Campus at Hinxton, approximately 13.5km south of Cambridge city centre, within South Cambridgeshire.
- 1.2 In December 2018, the Applicant has submitted an outline planning application to South Cambridgeshire District Council (SCDC) which means that if permission is granted, further detailed approvals would be required through reserved matters applications. The Proposed Development would provide up to 150,000 square metres of flexible employment space, up to 1,500 new homes, a conference facility and hotel together with education uses, and other supporting retail and community uses. The Proposed Development would also provide new access to the site, landscaping and open space. The site (the 'Site') of the Proposed Development is described in Section 3.
- 1.3 The purpose of the Proposed Development is to expand the Wellcome Genome Campus (the 'Existing Campus') to ensure it accommodates immediate known needs for space, and provides sufficient flexibility to respond to the changing scientific, institutional and commercial environment. The Proposed Development would allow space for research as well as for 'start-up' and mature companies to co-locate and contribute to the innovative science practices happening at the Wellcome Genome Campus.

April 2019 Amendments

- 1.4 Since submission of the planning application and December 2018 ES, the Applicant has instructed the design team to make some amendments to the submitted scheme in response to comments received during the consultation period. The amendments to the submitted scheme ('Submitted Scheme') include a reduction in the maximum building heights parameters, an alteration of the indicative A1301 road alignment, reduction in the setback of Development Area 1 from the A1301, revision of semi-natural space to allow outdoor sports in a defined area and the inclusion of a new access route for informal and pedestrian and cycles route to Tichbault Road. An Environmental Statement Addendum has been prepared to accompany the amendments to make sure the Environmental Statement reflects the updated Proposed Development.
- 1.5 Following the Amendments, nine of the technical appendices to the ES have been replaced with new reports which have been updated to address errors, provide clarifications in response to consultation responses and take into consideration changes made to their assessments by the Amendments. These seven appendices are:
 - Replacement Appendix 5.1 Parameter Plans – updated to reflect changes in height parameters, amendment to the A1301 road alignments.
 - Replacement Appendix 5.2 Development Specification – re-ordered and new badger sett safeguarding commitment.
 - Replacement Appendix 5.3 Arboricultural Implications Report – updated report to reflect small increase in vegetation that will be removed as a result of the realignment of the A1301 and adjustment to the set back area for Development Area 1
 - Replacement Appendix 8.6 – Detailed Archaeological Evaluation Report – replaces the Interim Archaeological Evaluation Report;
 - Replacement Appendix 9.1 – Preliminary Ecological Appraisal Report – updated to correct inconsistencies between PEA Report and Chapter 9 of the ES.

- Replacement Appendix 9.2 – Biodiversity Survey Methods and Results - updated to include further detail on the outlier badger sett on Campus Land.
 - Replacement Appendix 9.3 – Biodiversity Calculations Methods and Results - updated to correct errors made with assumptions (in response to consultation responses from South Cambridgeshire District Council and Buckinghamshire, Cambridgeshire and Northamptonshire Wildlife Trust.
 - Replacement Appendix 13.2 – Transport Data – updated to reflect the marginal changes in trip generation as a result of changes made in response to consultation comments made by Cambridgeshire County Council and Highways England on the assumptions underpinning the trip generation.
 - Replacement Volume III – Visualisations – this volume has been replaced due to updates to visualisations from viewpoint 1, 7 and 13 to reflect the Proposed Development as amended, and also include three new viewpoints in response to consultation comments made by Hinxtton Parish Council.
- 1.6 This Environmental Statement Non-Technical Summary is a replacement for the one submitted in support of the December 2018 outline planning application
- 1.7 This document provides a non-technical summary of the findings of the Environmental Statement (ES), as updated by the ES Addendum, which accompanies the planning application and which has been prepared in line with relevant legislation¹.

Purpose of the Environmental Impact Assessment

- 1.8 An Environmental Impact Assessment (EIA) is required for certain development projects under UK legislation and is a process by which the likely significant environmental effects of the project on the environment are identified, assessed and reported upon. Mitigation measures to avoid, reduce and compensate adverse effects are identified as part of the EIA and reported in an ES which must accompany the planning application. The ES ensures that the likely significant environmental effects of the project are fully understood by the public, other bodies and the planning authority before a decision is made on whether planning permission should be granted.
- 1.9 The Applicant commissioned Quod to co-ordinate the EIA for the Proposed Development and a team of specialist consultants contributed to the EIA.
- 1.10 The ES comprises:
- **Non-Technical Summary** (dated April 2019) this document;
 - **Volume I: ES Main Report;**
 - The April 2019 ES Addendum – which provides clarifications and additional information to the ES main report (December 2018).
 - **Volume II: Technical Appendices** (some of which have been replaced by the April 2019 ES Addendum technical appendices; and
 - **Volume III: Heritage and Landscape and Impact Assessment Visualisations** (replaced by the ES Addendum Volume III).

¹ The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the ‘EIA Regulations’)

2 EIA Methodology

Defining the Scope of the EIA

- 2.1 An EIA scoping study was undertaken by the Applicant at the start of the EIA process. The purpose of scoping the EIA is to identify the likely environmental effects that could arise from the Proposed Development as well as the approach to their assessment. The findings of the scoping study were presented within an EIA Scoping Report which was submitted to SCDC on 5 June 2018 together with a request for a Scoping Opinion. A Scoping Opinion is the planning authorities' opinion on what should be included in the ES.
- 2.2 The EIA Scoping Report was made available for the public and consultation bodies to comment before SCDC provided a Scoping Opinion in July 2018. A Scoping Opinion further advice letter was subsequently received from SCDC on 19 November 2018 which clarified which schemes the Council considered should be scoped in and scoped out of the cumulative assessment.
- 2.3 Within the Scoping Opinion, SCDC generally agreed with the proposed scope of the EIA as set out in the EIA Scoping Report. However, SCDC requested that the scope of EIA included the need to assess soil/subsoil use and re-use within the Site for potential landscape impact. SCDC also requested that increased foul water flows and potential impact on the Great Chesterford Sewage Treatment Works and the River Cam be scoped into the EIA. With regard to other development schemes to be considered in the assessment of cumulative effects, in November 2018, SCDC confirmed that they did not require the EIA to consider the emerging site allocation for North Uttlesford Garden Village or the adjacent SmithsonHill AgriTech planning application which has been refused.
- 2.4 The specialist assessments in the EIA include:
 - Agricultural Land Quality and Soils;
 - Cultural Heritage (built heritage and archaeology);
 - Biodiversity;
 - Landscape and Visual;
 - Light Pollution;
 - Transport;
 - Air Quality;
 - Noise and Vibration;
 - Water Resources;
 - Climate Change;
 - Waste; and
 - Socio-Economics.
- 2.5 Each of the above topics is addressed in the ES within a dedicated chapter, supported by appendices. For each topic, a description of the assessment methodology is given together with the current site or baseline conditions. Each topic identifies 'receptors' within their area of interest which are that may be affected by the Proposed Development This is followed by an assessment of the likely effects of the Proposed Development on the baseline conditions and receptors and measures that need to be adopted to reduce or offset significant adverse effects identified by the assessment.
- 2.6 The EIA Scoping process identified the following topic areas where significant environmental effects were not considered likely and therefore these were not considered further in the EIA:

- Ground Conditions;
- Human Health;
- Daylight, Sunlight and Overshadowing;
- Wind Microclimate;
- Material Assets;
- Telecommunications; and
- Vulnerability to Major Accidents or Disasters.

April 2019 ES Addendum

- 2.7 In support of the April 2019 ES Addendum, the EIA Project team reviewed the Amendments to the Proposed Development since its submission in December 2018 to establish how the changes affect the December 2018 ES. Where relevant,
- 2.8 It was considered that the April 2019 Amendments and clarifications had the potential to affect the following topics:
- Chapter 7 Agriculture and Soil Land Quality;
 - Chapter 8 Cultural Heritage;
 - Chapter 9 Biodiversity;
 - Chapter 10 Landscape and Visual Impact Assessment,
 - Chapter 12 Transport and Access;
 - Chapter 13 Air Quality: and
 - Chapter 14 Noise and Vibration.
- 2.9 These assessments have been updated and by the April 2019 ES Addendum. For all other topics, the December 2018 ES remains unchanged.

Baseline Conditions

- 2.10 The assessment of whether a predicted effect is significant or not is undertaken against the known baseline conditions. In most cases, the baseline represents the environmental condition of the site and the surrounding area at the time of the assessment – in this instance, 2018. All of the technical assessments also consider the projected environmental condition in the future as part of their assessment, referred to as the ‘future baseline’. For the purposes of the EIA, the year 2031 has been applied across the topics the future baseline year, as this presents the assumed year that the Proposed Development would be complete.

Defining Significance of Effects

- 2.11 The ES considers the likely effect of the Proposed Development on its neighbours, local environment, local and regional economy, as well as the wider area. The environmental effects of the Proposed Development are predicted in relation to sensitive receptors, including human beings, built resources and natural resources.
- 2.12 The assessments presented in the ES broadly consider the sensitivity of the receptors that could be affected by the Proposed Development and the magnitude of impact as a result of the Proposed Development on the identified receptor in order to define the scale of an environmental or socio-economic effect.

- 2.13 Each assessment then attaches a level of significance to the identified effects, i.e. either major, moderate, minor or negligible. Short and long-term (temporary and permanent), direct and indirect effects have been assessed. The following terminology has been used to express describe the nature of the effect: adverse (negative), negligible or beneficial (positive). The significance of effects has been determined using best practice and published standards.
- 2.14 Where adverse effects are identified, mitigation measures are identified to reduce the significance of the effect. 'Residual effects' are the effects that remain after mitigation measures have been implemented. The significance of these has been identified using best practice and published standards. Where no suitable guidance exists, professional judgment has been applied by the technical specialists.

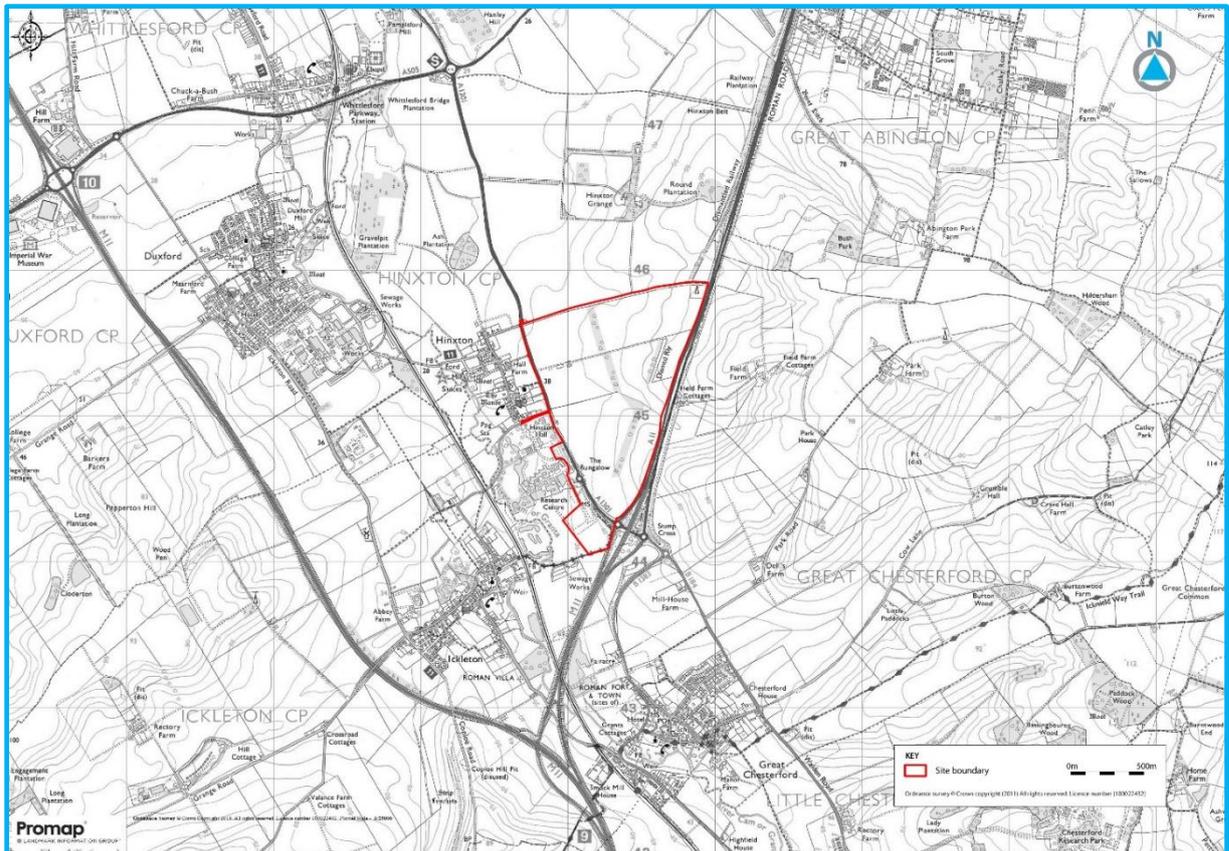
Cumulative Effects

- 2.15 The EIA Regulations require that 'cumulative' effects are considered in the ES. Cumulative effects can arise from individual effects of the Proposed Development interacting (e.g. traffic, noise and air quality) or from effects generated by the Proposed Development combining with other developments in the surrounding area (referred to as 'cumulative schemes'). These effects are considered in each technical chapter of the ES.
- 2.16 The cumulative schemes for inclusion in the cumulative impact assessment were agreed with SCDC through the November EIA Scoping Opinion. The Scoping Opinion clarified which schemes the Council considered should be scoped in and scoped out of the cumulative effects assessment.
- 2.17 Notably, this further advice confirmed that emerging proposals for the North Uttlesford Garden Community and adjacent proposals for an AgriTech Park submitted by SmithsonHill, should be scoped out. The transport consultants have also undertaken a review of the cumulative schemes to identify which had the potential for cumulative effects, based on the November Scoping Opinion.

3 Site and Setting

- 3.1 The Site is located to the south and east of the village of Hinxton, South Cambridgeshire. Part of the Site lies within the existing Wellcome Genome Campus, a global leading science park which is home to some of the world's foremost institutes and organisations in genomics and life-sciences (the 'Existing Campus', Figure 3.2). The location of the Site is shown in Figure 3.1.

Figure 3.1: Site Location



- 3.2 The Site covers an area of approximately 127.5 hectares (ha) and is split into two land parcels (referred to as the 'Expansion Land' and 'Campus Land') which are separated by the A1301, as shown in Figure 3.2. The Site also includes a small section of the A1301 and New Road to the north of the existing Campus ('Existing Campus').
- 3.3 The Expansion Land is separated from the Existing Campus by the A1301 and comprises approximately 113.5ha of land in agricultural use and includes a former railway embankment. The Campus Land comprises approximately 10.25ha of land to the south of the Existing Campus. This area comprises the main entrance to the Existing Campus, reception building, a single storey cottage, internal road access, car parking, undeveloped hardstanding, landscape amenity space and grassland/scrub.
- 3.4 The Site lies wholly within the SCDC administrative boundary. The Uttlesford District Council administrative area is located to the south and east of the A11/M11 motorway. The Site is located in a predominately rural area with four villages in the vicinity of the Site. Hinxton is the closest village lying adjacent to the north of the Existing Campus and close to the western boundary of the Site. The village of Ickleton is approximately 0.5km to the south west of the Site.

- 3.5 The Site is considered to be at low risk of flooding from the River Cam which lies approximately 90m west of the Site. Flood Zones 2 and 3 (medium and high probability of flooding) lie close to the western boundary of the Campus Land. Part of the Expansion Land lies in a Groundwater Source Protection Zone II (outer protection zone) which relates to the protection of water below ground which is abstracted by Cambridge Water for drinking water.
- 3.6 There are no nature conservation designations within the Site. The nearest designated nature conservation sites are the River Cam which is a County Wildlife Site and the A11 Great Chesterford Road Verge to the east. The closest Site of Special Scientific Interest (SSSI) (national level designation) is located approximately 2.4km east of the Site. No individual trees are subject to by Tree Preservation Orders (TPOs) and the Site does not support ancient woodland or Veteran Trees.
- 3.7 The Wellcome Wetlands Nature Reserve, managed by Wellcome and the Cambridgeshire Wildlife Trust, lies close to the south western boundary of the Site. The Wellcome Wetlands Nature Reserve provides three ponds, wildflower grasslands and other habitats.
- 3.8 Within the 3km study area, there are six conservation areas (Great Chesterford, Ickleton, Hinxton, Duxford, Duxford Airfield and Pampisford), 220 listed buildings comprising five Grade I, 11 Grade II* and 204 Grade II listed buildings; nine scheduled monuments and one Grade II* registered Historic Park and Garden. The vast majority of listed buildings within the study area are situated within the designated conservation areas.
- 3.9 Part of the Campus Land lies within Hinxton Conservation Area which includes the Grade II* listed Hinxton Hall (Figure 8.3), other listed buildings associated with Hinxton Hall, the village of Hinxton to the north and part of the River Cam valley.

Figure 3.2: Site Context

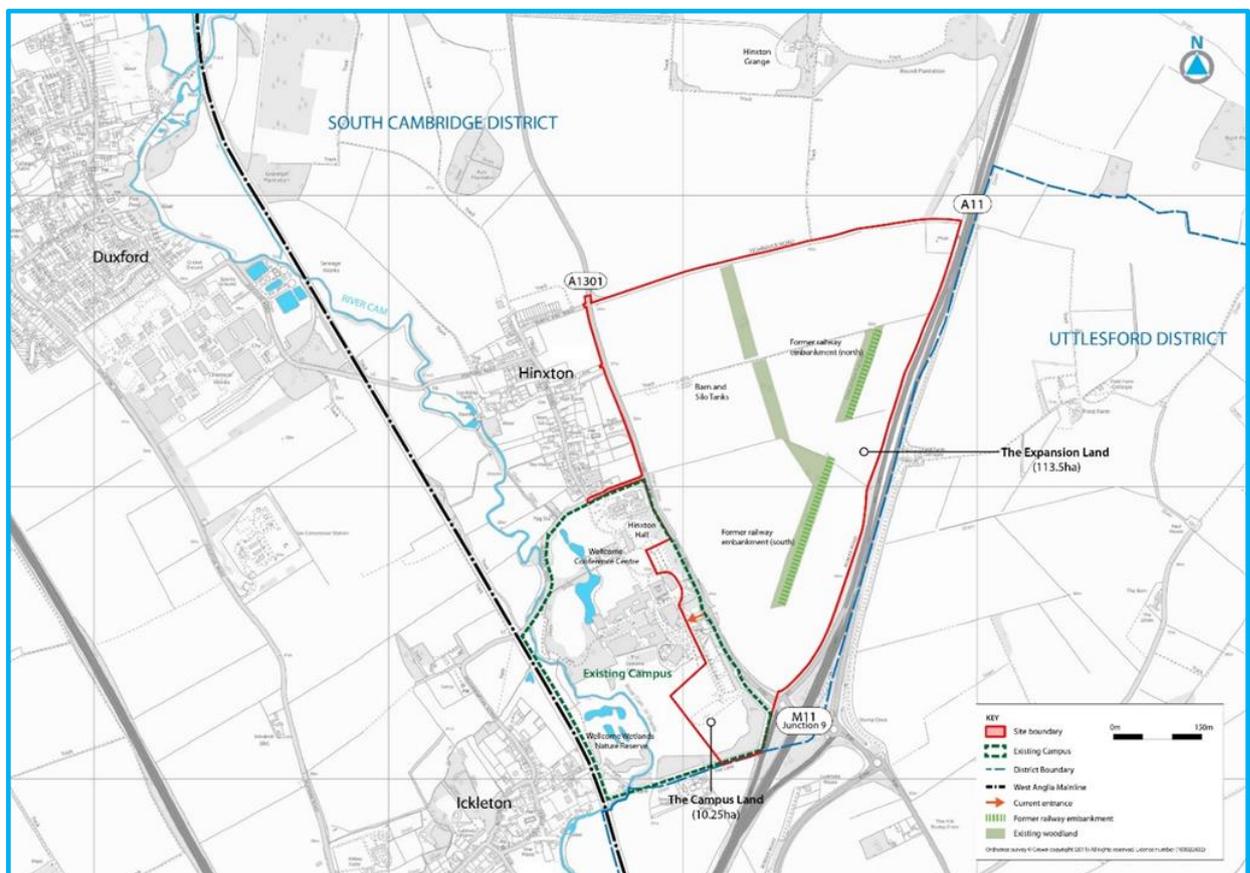
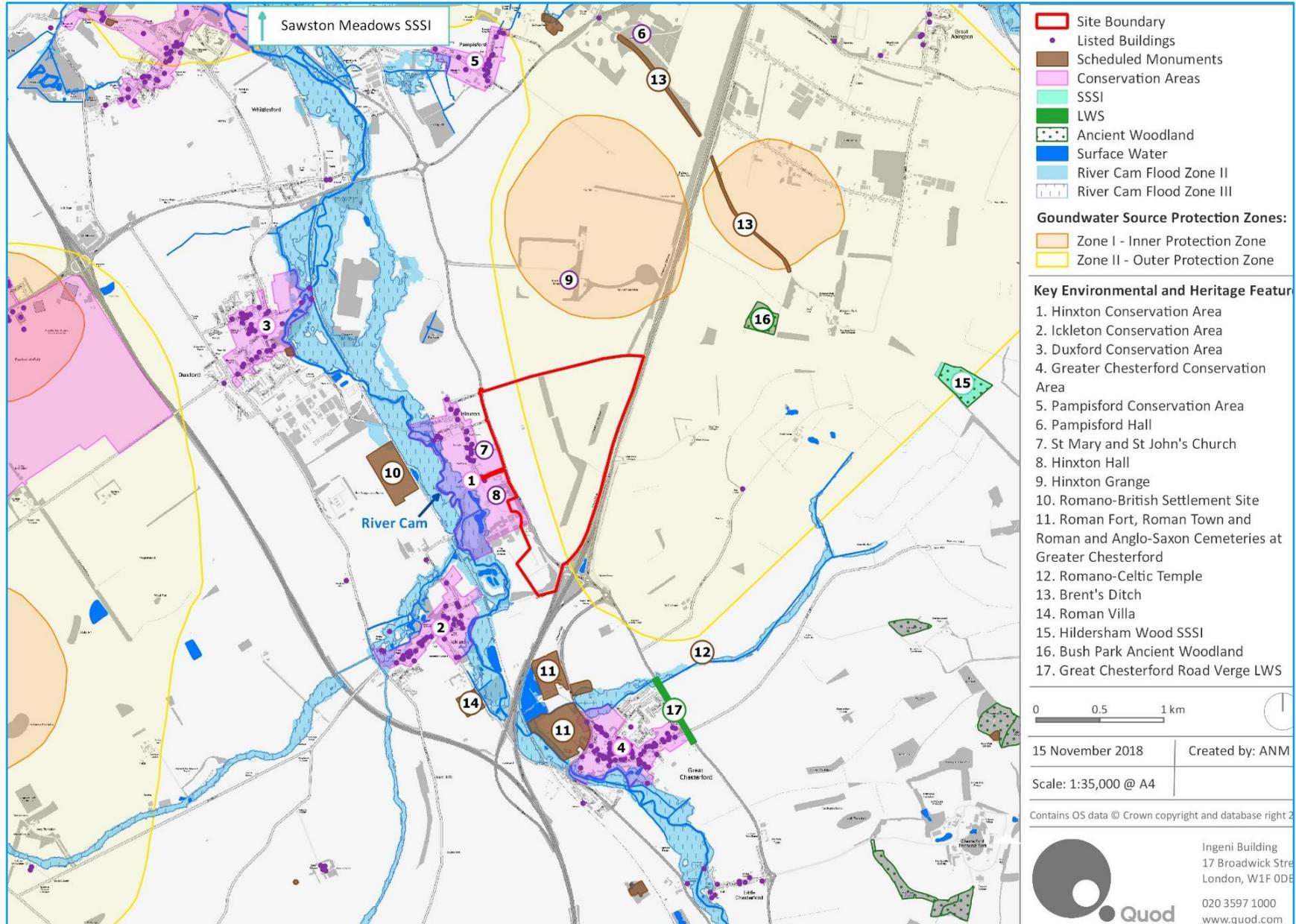


Figure 3.3: Environmental Context



4 Design Evolution and Alternatives

4.1 In line with the EIA Regulations, the ES provides an outline of the alternatives to the Proposed Development studied by the Applicant and an explanation of the main reasons for the choice of the final scheme, taking account of environmental effects. The following section reviews those alternatives to the Proposed Development that have been considered by the Applicant, including:

- the 'Do Nothing' scenario;
- redevelopment of the Existing Campus;
- land to the north of Hinxtton; and
- alternative designs.

Do-Nothing Scenario

4.2 The 'Do-Nothing' scenario refers to the option of leaving the Site in its current state. If the Site was not developed, the expansion of the Existing Campus would not take place.

4.3 Without expansion of the Existing Campus, the Expansion Land would remain in arable crop production and the Campus Land would also remain in its present use. The loss of best and most versatile agricultural land, transport effects, air quality and noise impacts, increased pressure on water resources and utility infrastructure, adverse visual and landscape impacts and minor heritage impacts would not occur.

4.4 Without further development or expansion, the Existing Campus would be unable to offer commercial science and data floorspace which could accommodate businesses including specialist and general pharmaceutical and data companies with an interest in bio-data and/or genomics. The beneficial economic and employment effects associated with the opportunity to deliver new commercial space would not be realised. The beneficial effects associated with the provision of new homes which are affordable and well-located for campus-linked workers, together with new green infrastructure (i.e. landscape planting) would also not be realised.

Redevelopment of the Existing Campus Alternative

4.5 The complete redevelopment of the Existing Campus would involve replacing the existing buildings with larger buildings, with greater density. This was discounted by the Applicant as the Existing Campus could only accommodate a very limited number of new buildings and therefore it would be unable to provide the floorspace necessary to deliver a successful campus expansion. It was also discounted on sustainability grounds (as it would involve the demolition and rebuilding of relatively new buildings), the loss of valued green space and working and logistic reasons surrounding the lengthy re-housing of companies whilst redevelopment of the Campus took place. There were also concerns about the likely impacts on the setting of the Grade II* listed Hinxtton Hall, the Conservation Area and other heritage assets.

Land to the north of Hinxtton

4.6 Land to the north of Hinxtton, part of Lordship Lane Farm, is owned by the Applicant and was considered as a possible alternative site for the project. This option was discounted as development of land north of Hinxtton would not provide an efficient Campus layout with the Proposed Development split by the intervening village of Hinxtton.

Alternative Designs

4.7 The Proposed Development has been designed through an iterative process that has responded to public consultation, environmental surveys and input. The main design alternatives considered as part of this process included:

- Alternatives for crossings over the A1301, including a land bridge, subway and at-grade crossing;
- Alternative development principles, specifically related to height and scale;
- Alternative maximum building heights (amended in response to landscape and visual studies);
- Alternative treatment of the A1301 to ensure that its role as a local connector was not compromised; and
- Alternative housing provision.

5 Description of the Proposed Development

5.1 The Proposed Development consists of new facilities to extend the current Wellcome Genome Campus together with new homes. Land uses would be comprised primarily of flexible employment uses, including research and development, office and workspace, residential dwellings and supporting community uses and social infrastructure, including a nursery conference facility and associated hotel, and retail uses. The outline planning application is defined by a series of plans called ‘Parameter Plans’, which set certain parameters for the Proposed Development, including areas and heights of built development, landscape, access and proposed improvements to the A1301.

5.2 The Outline Planning Permission, with all matters reserved, is sought for the following:

‘A phased, mixed use development comprised of up to 150,000 square metres of Gross External Area (GEA) of flexible employment uses including research and development, office and workspace and associated uses falling within Use Classes B1 (office, laboratories, light industry), B2 (general industrial) and B8 (Storage) uses; up to 1,500 residential dwellings (Use Class C3); supporting community uses and social infrastructure including a nursery (Use Classes D1); conference facility (Use Class D1) and associated hotel (Use Class C1); retail uses including shops (Use Class A1), restaurants and cafes (Use Class A3) and bars (Use Class A4); leisure uses (Use Class D2); landscape and public realm, including areas for sustainable urban drainage and biodiversity enhancements; energy centre and utilities; site access (vehicular, cyclist and pedestrian), car and cycle parking and highways improvements; early landscape and enabling works; and associated works.’

5.3 A drawing which combines the Parameter Plans is provided at the end of this NTS.

5.4 A Development Specification also forms part of the outline planning application which provides a description of the Proposed Development together with Development Principles which set the criteria for future detailed designs and ensure that mitigation measures form part of the Proposed Development, where necessary. The Development Principles would inform preparation of Development Area Briefs, Design Guides and Reserved Matters applications.

5.5 The floor area for each proposed land use is shown in Table 5.1.

Table 5.1: Proposed Land Uses and Amount of Development

Land Use Type	Amount of Floorspace / Development Gross External Area (GEA) square metres (sqm)
Research and Translation (employment) space (Use Classes B1, B2 and B8)	150,000sqm
Residential (Use Class C3)	1,500 dwellings
Supporting uses:	31,100sqm, including up to:
Retail (Use Classes A1, A2, A3, A4)	3,500sqm
Hotel (Use Class C1)	5,000sqm
Non-residential institutions, and community and leisure, including nursery, conference facility and education (Use Class D1/D2)	22,600sqm
Energy centre and utilities	5,000sqm

- 5.6 Within the Site, three areas have been identified for built development: Development Areas 1, 2 and 3, as shown in Figure 5.1. Figure 5.1 provides a composite of the parameter plans. Development Areas 1 and 3 are located on the Expansion Land and Development Area 2 is within the Existing Campus.
- 5.7 The parameter plans define the extent of the Development Areas and maximum building heights. The detailed design of buildings, landscaping etc. would be approved following Reserved Matters applications. Figure 5.2 provides the illustrative masterplan.
- 5.8 The location of proposed uses would be as follows:
- **Development Area 1:** Predominantly Research and Translation uses which would mostly be associated with the expanded Campus. Development Area 1 may also include residential, conference and hotel, retail, leisure and social infrastructure facilities and play space;
 - **Development Area 2:** Land uses shall predominantly comprise Research and Translation uses, but may also include retail, conference and hotel, leisure and social infrastructure facilities, and play space; and
 - **Development Area 3:** Predominantly residential use. Land may also include retail, leisure and social infrastructure uses.
- 5.9 The types of housing that would be provided by the Proposed Development is set out in the Housing Strategy submitted with the Application, and is considered a reasonably likely mix in terms of the type and size of units that could come forward within these parameters. The actual housing mix will be determined based on take up as the scheme is delivered, but would include a range of apartments and houses (studio to 4-bedroom). The indicative housing mix has been used to identify likely reasonable significant environmental effects (for example socio-economics and transport). The Applicant has committed to ensuring that the housing within the Proposed Development is provided for people working at the Campus. This would be achieved through a legal agreement, and secured in conjunction with the grant of any planning permission pursuant to the Application. Retail uses would not be permitted to be larger than 500sqm and would primarily service the needs of the working and living population of the Proposed Development.
- 5.10 The outline planning application defines maximum height parameters within the Development Areas. One of the April 2019 Amendments has removed the maximum height parameter of 20 metres from the Submitted Scheme. The Proposed Development has now two maximum building height parameters:
- **Buildings of up to 11m:** This applies to all development within Development Areas 2 and 3 and the south eastern edges of Development Area 2;
 - **Buildings of up to 16m:** This applies to the majority of Development Area 1 with the exception of the north western edge (closest to Hinxtton Village) and south western edge (closest to the A1301).
- 5.11 The principal vehicular access point entrance to the Expansion Land would be from the existing three arm-roundabout on the A1301. Two further vehicular access points are proposed:
- One between the Existing Campus roundabout and the A11/M11 Junction; and
 - One opposite the existing A1301/New Road Junction to the east of Hinxtton village.

- 5.12 The Proposed Development includes improvements to the A1301, the A505/A1301 roundabout (adjacent to McDonalds roundabout), A11/A1301 junction and Junction 10 of the M11. These would be designed in detail and delivered in agreement with SCDC and the relevant highway authorities.
- 5.13 PP5: Highways Improvement Parameter Plan defines the principles of the improvements which would be made to the A1301. These involve changing the character of the road through reducing traffic speeds from 50 mph to 30 mph, new pedestrian crossing points (including a signalised crossing), and new shared-use footways/cycleways on either side of the A1301.
- 5.14 A Site-wide Travel Plan is submitted with the planning application which includes a number of commitments to improve accessibility of the Site, including an extension of the existing Campus bus service, additional buses at a wider range of times and an increase in frequency of the shuttle bus service between Whittlesford Parkway and the Campus.
- 5.15 Parameter Plan 3: Green Infrastructure Parameter Plan identifies the natural and semi-natural space, retained arable land, retained and enhanced vegetation, green corridors and other features of landscaping. The Proposed Development would provide areas for informal recreation, leisure use, strategic landscaping, agriculture, surface water drainage features, biodiversity enhancements and pedestrian and cycle routes. An earthwork bund is proposed in the eastern part of the Expansion Land to reduce noise from the A11 within the Site.
- 5.16 The energy strategy for the Proposed Development would be flexible to allow the scheme to respond to advances in technology and changes in demand that will occur between now and construction of the Proposed Development. It is likely that a site-wide district heating network would be installed at the Site.
- 5.17 The drainage strategy for the Proposed Development would use sustainable drainage methods including a combination of soakaways, swales and ponds which collect and store storm water run-off and allow it to infiltrate (drain) into the ground below.

Summary of Amendments to the Submitted Scheme

- 5.18 The Parameter Plans which formed the basis of the Submitted Scheme have been updated to reflect the Amendments and to ensure consistency across the plans. A replacement to Appendix 5.1 of the December 2018 ES is appended to this ES Addendum. A description of the Amendments is provided below which should be read in conjunction with Figure 5.1.
- Amendment 1 (A1): Reduction in maximum height to 11 metres (m) for an area within Development Area 1, closest to the village of Hinxton.
 - Amendment 2 (A2): Removal of the maximum 20m height zone within Development Area 1. Buildings within Development Area 1 will now either have an 11m or 16m maximum height limit imposed.
 - Amendment 3 (A3): Adjustment to the A1301 Highway Works Parameter Plan (PP5), including changes to the illustrative highway design (the removal of the median strip and resultant reduction in road width) and the extension of the limit of deviation on the eastern side, as requested by CCC Highways;
 - Amendment 4 (A4): The setback from the A1301 to Development Area 1 has been reduced to 7m from the edge of the carriageway, as requested by CCC Highways. The Submitted Scheme had included a 7m set back from the A1301 verge and not the carriageway. This Amendment also results in the footprint of the 11m height parameter area by 0.16ha in this location.

- Amendment 5 (A5): Inclusion of a new access route for informal pedestrian and cycles from Tichbault Road to Development Area 3.
- Amendment 6 (A6): Revision to the semi-natural open space to allow outdoor sports in two defined areas to the Parameter Plan 3: Green Infrastructure Plan.

5.19 The Development Specification has also been updated in response to consultation responses during the determination process and to reflect the Amendments. The Development Principles have been re-structured to reflect the parameter plans they relate to. A replacement Development Specification is included at Appendix 5.1.

5.20 A Design and Access Statement (DAS) Addendum has been produced to reflect the proposed amendments, along with some clarifications in relation to existing buildings within the Campus. The additional information set out in the DAS Addendum includes:

- The existing building heights quoted in the submitted DAS were incorrect. The Addendum therefore corrects the quoted existing heights of Campus buildings;
- References to the changes to the Parameter Plans (as outlined above) have been updated;
- The illustrative landscape strategy has been updated with the updated biodiversity calculations. This confirms that the Proposed Development can deliver a net gain in biodiversity.

5.21 The April 2019 Replacement Parameter Plans are appended to this Non-Technical Summary.

Figure 5-1 Plan showing the April 2019 Amendments to the Submitted Scheme



6 Construction

- 6.1 Details of the construction programme and methods are not available at this stage of the project and these would come forward as part of the detailed design stage and once contractors have been appointed. The ES does however provide some assumptions about the construction phase of the project and the likely works involved.
- 6.2 The programme for constructing the Proposed Development is not defined by the planning application as it would depend on market conditions, although for EIA purposes it has been assumed that construction works would commence in 2020 and would be completed in 2031. The EIA assumes that construction would take place continuously over the whole programme, but at different levels of intensity.
- 6.3 Construction of the Proposed Development would not involve demolition as existing buildings within the Site would be retained. Earthworks would be needed to create suitable levels for the new buildings and associated uses. Where possible, materials from excavation and groundworks would be reused on-site. Initial calculations show that it would be possible to achieve a cut and fill balance which means there would be no need to import or export significant volumes of topsoil or subsoil during construction. The proposed earthwork bund in the eastern part of the Expansion Land would be constructed using material from the Site.
- 6.4 A Construction Environmental Management Plan (CEMP) would be implemented prior to construction works starting on-Site and would be adhered to during all construction works. An Outline CEMP is appended to the ES. The Outline CEMP sets out the management procedures and measures that would be employed by contractors to avoid, minimise or mitigate effects on the environment and disruption to the local community during construction. The CEMP would include a Construction Method Statement and would ensure that the local community and other parties are kept informed of work stages.
- 6.5 A Construction Traffic Management Plan (CTMP) would be prepared to minimise traffic related issues associated with the construction works and agreed with SCDC and Cambridgeshire County Council. The CTMP would ensure lorries are not routed through local villages such as Ickleton, Hinxton or Duxford and would seek to minimise disruption to local residents through careful planning of works.

7 Agricultural Land Quality and Soils

- 7.1 An assessment of effects on agriculture and soil has involved a desk-based study of available geology and soil information, soil sampling and analysis and review of farming use of the Site and surroundings.
- 7.2 A detailed soil survey was undertaken in December 2017 to determine the quality and grade of the agricultural land within the Expansion Land. National planning policy defines 'best and most versatile' agricultural land as land which is either excellent (ALC Grade 1), very good (Grade 2) or good (Grade 3a) agricultural quality. Moderate, poor and very poor-quality land comprises ALC Subgrade 3b, Grade 4 and 5 respectively. Best and most versatile land is afforded a degree of protection within planning policy.
- 7.3 Figure 4 shows the agricultural land quality of soils across the Site established through a desk study and soil sampling. This shows that 54.4ha, or 42.6% of the Site comprises best and most versatile agricultural land.
- 7.4 The Expansion Land is currently used for agricultural production of cereal crops and potatoes by a single tenant farmer.
- 7.5 The Proposed Development has been designed to maintain as much best and most versatile land within the Site as possible in arable production. Approximately 31.3ha of the total area of best and most versatile agricultural land would be required permanently for the Proposed Development, whilst 23ha would be retained in agricultural use.
- 7.6 There is no mitigation for the permanent loss of best and most versatile agricultural land, as there would be a permanent change in use. The residual effect of construction of the Proposed Development associated with the loss of approximately 31.3ha of BMV agricultural land is assessed as being major adverse. The effect of the loss of approximately 45.4ha of lower grade agricultural land (i.e. grade 3b) would be minor adverse.
- 7.7 Soil excavated during construction would be carefully handled and managed in line with best practice methods for soil handling. These measures would be defined in a Soil Resource Plan (SRP) which would form part of any detailed Construction Environmental Management Plan for future works.
- 7.8 A single agricultural tenant currently farms the Expansion Land and there would be a permanent loss in the land available to farm on the Site which would be a minor to moderate adverse effect. However, approximately 27ha would be retained for arable production on mainly very good (Grade 2) and good (Subgrade 3a) quality land in the north-west part of the Site. This land would be available to the existing farm tenant, with the expectation that farming in this part of the Site would continue as it does now.
- 7.9 There would be no further significant effects on agricultural land quality or soil from the Completed Development.

8 Cultural Heritage (updated April 2019)

- 8.1 An assessment of the effects of the Proposed Development has been prepared in two parts. Part A deals with built heritage (e.g. listed buildings and conservation areas) and Part B deals with buried archaeological remains.
- 8.2 Baseline heritage studies involved site walkovers, desk-based studies and a review of historic records information. For archaeology, the assessment also involved a geophysical survey and field evaluation (i.e. excavation) at the Expansion Land. The scope of the geophysical survey and field evaluation (trial trenching) were agreed with the Archaeological Advisor at Cambridge County Council. Historic England and SCD's Conservation Officer were also contacted on the proposals and assessment approach.

Part A: Built Heritage

- 8.3 There are no scheduled monuments, registered parks and gardens or registered battlefields within the Site. The northern part of the Campus Land falls within the Hinxton Conservation Area and a number of listed buildings are in proximity to the Site. The ground and curtilage of Grade II* star listed Hinxton lies within the Site. Within a 3km study area from the Site there are other highly graded heritage assets including the Church of St Mary and St John (grade II*), The Old Manor House (grade II*) and The Oak House (grade II*) all in Hinxton, and the Parish Church of St Mary Magdalene (grade I) and Mowbrays, both in Ickleton (grade II*).
- 8.4 The Conservation Area contains the closest listed buildings to the Site, including Hinxton Hall (grade II* listed) and associated buildings (including Eastern Lodge, North Lodge, stables, coach house and game larder), and Parish Church of St Mary and St John the Evangelist (grade II*). None of these features would be directly (i.e. physically) affected by the Proposed Development
- 8.5 There are two scheduled monuments within 1km from the Site and Pampisford Hall (grade II*) Registered Historic Park and Garden is approximately 2.7km from the Site.
- 8.6 Construction works would result in a temporary change to an appreciation of the rural character of the setting of the listed buildings closest to the Site, resulting in a temporary, medium term (approximately 10 years), indirect minor adverse effect to the significance of the historic environment whilst the work is being undertaken.
- 8.7 The effect resulting from the Proposed Development, would be indirect as effects on the setting of some heritage assets, rather than a physical impact.
- 8.8 The majority of trees within the Campus Land would be retained, although some would be selectively thinned. This would not adversely affect the setting of Hinxton Hall or any of the associated listed buildings within the Existing Campus. As most of the trees would be retained in this part of the Site, the setting of the East Lodge and other buildings associated with Hinxton Hall would be unaffected. Details of any landscaping and thinning within the curtilage of Hinxton Hall would be developed in consultation with SCD. An area currently used for car parking would be removed and replaced with landscaping which would enhance the appearance of the grounds in the Campus Land.
- 8.9 The Proposed Development would result in a minor adverse effect on the setting of Hinxton Hall, but this would not be significant in EIA terms. The Proposed Development would have both adverse and beneficial effects on the historic built environment, most notably through the indirect effects on Hinxton Hall, Hinxton

Conservation Area and Church of St Mary and St John the Evangelist which would all result in a minor adverse effect on their setting.

Part B: Archaeology

- 8.10 The Campus Land and surrounding area has been subject to previous archaeological investigation as part of previous planning applications. These investigations identified a nationally important Palaeolithic site to the west of the Campus Land (not within the Site) as well as finds and features of local and regional interest dating from the Neolithic through to the Saxon period. It is considered that the archaeological potential of the Campus Land has been thoroughly investigated as a result of previous developments at the Existing Campus. The archaeological potential of the Campus Land has been investigated by means of a programme of archaeological evaluation, excavation and recording. Due to the level of disturbance in this area from development associated with the Existing Campus, surviving archaeological remains in this part of the Site are considered to be of negligible sensitivity. The effect of the Proposed Development upon archaeological remains in this part of the Site would therefore be negligible.
- 8.11 Geophysical survey and a review of aerial photographs and other data have identified several potential archaeological features within the Expansion Land. Trial trenching was carried out on the Expansion Land to inform the EIA.
- 8.12 The Proposed Development has the potential to affect archaeological resources in the Expansion Land during construction. Impacts upon archaeological resources are likely to result from activities such as re-profiling of ground levels, landscaping, removal of hardstanding, construction and other excavation works. The following impacts have been identified:
- low magnitude impact on Great Chesterford to Newmarket Railway (negligible);
 - medium magnitude impact upon a braided segment of the Icknield Way (moderate adverse); and
 - high magnitude impact on possible field boundaries or headland earthworks (minor – moderate adverse).
- 8.13 A programme of mitigation is will be put in place including further archaeological excavation in areas of archaeological interest that have been identified following the field evaluation results. Other measures that will form part of the mitigation strategy will include displaying archaeological remains and public presentation of the results of archaeological fieldwork. With mitigation in place, archaeological remains disturbed by the Proposed Development would be fully investigated and recorded and as such the residual impact would be negligible.
- 8.14 All archaeological impacts would occur during the construction of the Proposed Development. These would be fully mitigated by the construction mitigation outlined above. There would be no effects from the completed Proposed Development.

Figure 8.2: Eastern Elevation of Hinxton Hall



9 Biodiversity (updated April 2019)

- 9.1 A biodiversity assessment has been undertaken, which considers potential effects on designated sites as well as habitats and species using the Site. The assessment was undertaken with reference to the Chartered Institute of Ecological and Environmental Management (CIEEM) Guidelines for Ecological Impact Assessment.
- 9.2 Data for the assessment has been collated from a combination of desk studies and surveys which have been undertaken in 2017 and 2018.
- 9.3 The Site is comprised of the Campus Land made up of hardstanding, tall ruderal, semi-natural woodland and scrub and an area of farmland comprising large arable fields, hedgerows, semi-natural broadleaved woodland, scrub and a broad-leaved plantation, the Expansion Land. The habitats on the Site have been found to support a main badger sett, a barn owl roost, breeding birds, wintering birds and low bat foraging and commuting activity. No bat roosts, reptiles or great crested newts were identified within the Site.
- 9.4 There are five non-statutory designated sites (four Country Wildlife Sites (CWS) and one Local Wildlife Site (LWS) located within 2km of the Site. The closest nationally designated site is the Hildersham Wood Site of Special Scientific Interest (SSSI) located 2.3 km east of the Site. The closest Country Wildlife Sites are the River Cam (90m west of the Campus Land) and the A11 Chesterford Special Roadside Verge (0.1km east of the Site). Wellcome created a Wetlands Nature Reserve adjacent to the River Cam to the south west of the Existing Campus in 2005, which is close to the western Site boundary and comprises ponds surrounded by grassland. The Wellcome Wetlands Nature Reserve is accessible to employees of the Existing Campus and local residents and is subject to a Management Plan.
- 9.5 Management actions that would ensure avoidance, mitigation and compensation for ecological effects would form part of the detailed Construction Environmental Management Plan. Construction of the Proposed Development would result in the loss of small areas of habitat such as sections of hedgerow, poor quality arable margin and the broadleaved plantation which would be an adverse effect. However, the Proposed Development would provide new habitats and green corridors, improvement of existing ones and overall better green infrastructure which would improve connections to the wider landscape and would result in beneficial effects.
- 9.6 Effects on international and national wildlife designated sites are not considered likely due to the distance from the Site and absence of other potential impact pathways (e.g. pollution). There is likely to be an increase in visitor pressure at the Wellcome Wetlands Nature Reserve, although this would be minor adverse and is therefore not considered to be significant at Site Level.
- 9.7 In addition to an assessment of impacts on individual species and habitats, the ES includes calculations to establish whether the Proposed Development would improve biodiversity (which have been updated by the April 2019 ES Addendum). These calculations show an expected overall improvement (or 'net gain') in biodiversity as the Proposed Development would deliver widespread habitat creation on currently low-value arable land for the benefit of a variety of species.
- 9.8 Although some short-term adverse effects have been identified, the Proposed Development would result in an overall net gain in biodiversity and beneficial effects for a number of important ecological features. Some of these improvements would take time to mature, but the completed Proposed Development would result in a beneficial effect of local level significance.

- 9.9 Construction and future detailed designs would be required to ensure that lighting is sensitivity designed to minimise effects on the foraging and commuting bats. Bat and bird boxes would increase the overall nesting and roosting potential of the Site and the seeding and management of calcareous grassland would provide opportunities to increase the diversity of rarer plant and invertebrate species within the Site. Green and brown roof systems would be installed, where feasible. If they are installed, this would provide opportunities for invertebrates and in turn improve foraging for birds and bats.
- 9.10 Safeguarding measures have been put in place as part of the Development Principles to protect badgers and barn owl roost from construction and operational impacts, including a commitment to install a 20 to 50 m badger safeguarding area surrounding active badger setts during construction. Sensitive timing of works would protect nesting birds during construction (typically between March and October) and overall habitats for breeding and wintering birds would be improved within retained arable habitats in the east of the Site. The Applicant has also committed to a Landscape and Ecological Management Plan.

10 Landscape and Visual (updated April 2019)

- 10.1 The landscape and visual impact assessment considered the impact the Proposed Development would have upon the character of the landscape and the people who view that landscape. The assessment has been informed by current good practice guidance prepared by the Landscape Institute and IEMA. Accurate visual representations have been prepared in accordance with the Landscape Institute's Guidance, to indicate the location, massing and visibility of the Proposed Development parameters and the illustrative masterplan buildings and provide visual interpretations as to how the Proposed Development may appear in the landscape from representative viewpoints.
- 10.2 Landscape effects are assessed for the construction period, at the first year of completion (i.e. 2031), referred to as Year 0, and at Year 15 after completion of the Proposed Development (i.e. 2046). This is to ensure the worst case is assessed, as well as an indication of how effects may change over time. Figure 10.1 shows parameter massing and planting proposals on completion (Year 0), Figure 10.2 shows parameter massing and planting proposals 15 years after completion. Both figures show a viewpoint from the A1301 public right of way to St Mary and St John Church.

Figure 10.1: Photomontage of Proposed Development and planting on completion (Year 0) from Public Right of Way adjacent to S Mary and St John Church



Photomontage showing Parameter Massing and planting proposals on completion (Year 0)



up to 11m height



11 - 10m height

Figure 10.2e Viewpoint 2: A1301 public right of way to St Mary and St John Church

OS reference:	546746 E 245213 N	Camera:	Nikon D80
AOD:	37.5 m	Lens:	AF-S Nikkor 35mm f/1.8G
Direction of view:	85°	Focal Length:	52mm
Horizontal field of view:	50° (planar projection)	Camera height:	1.5m AGL
Paper size:	420 x 297 mm (A3)	Date and time:	07/02/2018 14:50
Recommended viewing distance at A3:	45cm		

Figure 10.2 Photomontage of Proposed Development and planting at Year 15 from Public Right of Way adjacent to St Mary and St John's Church



Photomontage showing Parameter Massing and planting proposals 15 years after completion



up to 11m height



11 - 16m height

Figure 10.2g Viewpoint 2: A1301 public right of way to St Mary and St John Church

OS reference: 540748 E 245213 N
 AOD: 37.5 m
 Direction of view: 65°
 Horizontal field of view: 60° (planar projection)
 Paper size: 420 x 297 mm (A3)
 Recommended viewing distance at A3: 45cm

Camera: Nikon D60
 Lens: AF-S Nikkor 35mm f/1.8G
 Focal Length: 52mm
 Camera height: 1.5m AGL
 Date and time: 07/02/2019 14:50

- 10.3 Almost all of the Site falls within landscape character area 3a Pampisford-Hinxton-Great Chesterford Lowland Village Chalklands. There are some landscape features within the Application boundary. Most notable are the mature trees around Hinxton Hall and along the west side of the A1301. The Expansion Land is a large arable field with less interest in terms of landscape features. Nevertheless, there is a disused railway cutting supporting some woodland up to about 8m in height; three areas of young woodland (approximately 12 years old) up to about 6m in height; and some intermittent hedgerows, some with hedgerow trees. There are no trees subject to Tree Preservation Orders (TPOs) within the Site, although trees in the Hinxton Conservation Areas are protected by Conservation Area status.
- 10.4 There are no statutory landscape designations (National Parks or AONBs) or local landscape quality designations within the Site or study area. There are some heritage designations which are discussed in Section 8: Cultural Heritage.
- 10.5 The key views into the Site area from the roads/footpaths that immediately border the Site (e.g. the A1301 and the permissive path along the northern boundary of the Expansion Land). There are also some longer distance views from the elevated chalk hills, particularly to the west of the Cam Valley, for example from Coploe Hill. Views from the local villages tend to be largely obscured by buildings and vegetation, although there are some views from the eastern outskirts of Hinxton, and glimpses from the northern edge of Great Chesterford and Butcher's Hill in Ickleton.

- 10.6 The key visual receptors who could be affected by the Proposed Development are: the local communities around the Site such as Hinxton, Ickleton, Duxford, Pampisford and Great Chesterford; employees and visitors at the Existing Campus; people using public rights of way including the Icknield Way Trail and local footpaths; people travelling on roads adjacent to the Site, such as the A1301 and A11; and people travelling on roads to the west of the Site, on Coploe Road and Ickleton Road. Eighteen publicly accessible viewpoints have been selected, in agreement with SCDC, to represent and assess the visual effects of the Proposed Development.
- 10.7 Computer modelling was used as a tool to aid the design of the layout of the Proposed Development: Zones of Theoretical Visibility (ZTVs) were created for different design options and building heights, and wireframes of the parameter blocks and illustrative building layouts were generated for views from key locations around the Site to ‘test’ the proposals from key viewpoints. This informed the positioning and area of development areas, maximum building heights, the green infrastructure proposals, early landscape planting strategy and mitigation principles which were then incorporated into the Parameter Plan and Development Principles.
- 10.8 Key design principles form part of the Proposed Development to avoid and reduce landscape and visual impacts are incorporated within PP3: Green Infrastructure Parameter Plan and the Development Specification.

Construction

- 10.9 During construction, there would be a significant adverse effect on 3a Pampisford-Hinxton-Great Chesterford Lowland Village Chalklands Landscape Character Area due to changes to physical and perceptual characteristics resulting from the construction operations and activity in and around the Site, including construction lighting after dark.
- 10.10 Although there would be changes to some landscape features during construction as a result of the need to remove and translocate some vegetation, care has been taken to retain high quality vegetation on Site, and as a result none of these changes would be significant.
- 10.11 The Site is relatively well screened in views (except from the areas immediately adjacent to the Site). As a result, all the significant effects on views during construction would occur to receptors within 150m of the site. These effects would be temporary but adverse due to the nature of construction activity. The receptors of these significant effects can be summarised as:
- Users of permissive path on northern boundary of the from where construction would be seen in close proximity to the path;
 - Users of 126/2 footpath by Hinxton Church from where construction would be partially filtered but visible in the direct line of view;
 - Employees and visitors to Existing Campus who would see construction activities, particularly associated with Development Areas 1 and 2, on entering and existing the Existing Campus; and
 - Motorists on the A1301 who would see the works to the A1301 (construction of new pedestrian crossing points, traffic calming, new surfacing treatments, planting of gaps in hedgerows/vegetation removal in other areas to open up views to Hinxton Hall and across the Common, construction of new cycle and pedestrian routes, addition of street furniture and lighting) as well as construction of buildings in the adjacent development areas.

Completed Development

- 10.12 The only significant effect on landscape character from the Proposed Development would be on Character Area 3a Pampisford-Hinxton-Great Chesterford Lowland Village Chalklands (moderate-major effect at Years 0 and 15). This effect would arise as a result of the change in the character of the Site from a large scale open arable field with little visual interest, to a developed site with new employment buildings, community facilities, residential buildings, public open space, farmland including new hedgerows, wooded areas, groups of trees and grassland. This effect would involve both adverse and beneficial changes to landscape character – the adverse components of the effect would result from the increase in built development and lighting while the beneficial components of the effect would result from the improved condition of landscape and retained features, additional landscape features and improved habitat diversity.
- 10.13 Although there would be some permanent loss of some of the landscape features on site, this is confined to the poorer quality vegetation (for example along the disused railway cutting), younger trees and sections of hedgerow. All mature, high and medium value trees identified by the Arboricultural Impact Assessment would be retained, and there would also be new planting and improved management of retained features. This ensures that the only effect on landscape features that has been assessed as significant is the long-term change to the hedgerow tree resource which would be moderate (significant) and beneficial (positive) due to increase in tree numbers on site post-Development. Other features would experience a combination of adverse and beneficial effects, none of which are deemed to be significant.
- 10.14 Effects are assumed to be during winter, being the worst-case situation, with minimal screening by vegetation and deciduous trees. In the summer, screening will be enhanced by trees in full leaf. The visual assessment has shown that the Site is relatively well screened in views (except from the areas immediately adjacent to the Site), and the early landscape planting would be successful in mitigating many visual effects in the early years of operation. As a result, significant effects on views in early years of completion of the Proposed Development would only occur within 150m of the Site. The significant visual effects in the early years of operation can be summarised as:
- Moderate-major (adverse) effect on users of permissive path on northern boundary as a result of seeing the completed development in close proximity behind young structural planting, which would intrude/ obscure views across the Cam Valley;
 - Moderate (adverse direction) of effect on Users of 126/2 footpath by Hinxton Church as a result of having additional planting along the A1301 in the backdrop to views (beneficial change), noting that this vegetation would also block existing views to the chalk hills (adverse change);
 - Moderate (neutral direction) of effect on employees and visitors to Existing Campus as a result of seeing new buildings, accesses and landscape at close proximity, which would be seen in the context of existing buildings, accesses and landscape on the Campus;
 - Moderate-major (neutral direction) of effect on motorists on the A1301 as a result of seeing new buildings and landscape in close proximity. The change would be a combination of adverse and beneficial changes – adverse due to the loss of views to the chalk hills to the east, and beneficial due to the improvements to roadside vegetation, opening of views to Hinxton Hall and the Common, and providing more visual interest along the route. Overall, the positives and negatives are likely to balance each other out in the early years of operation resulting in a neutral direction of change.
- 10.15 By Year 15, most of the effects would be the same – partly because the early planting would ensure that screening to the most sensitive views can be provided early on. There would be no changes to the significance of effects on the receptors, but there would be two differences in direction of effects. These are:

- the effect on employees and visitors to the Existing Campus is likely to be perceived as beneficial overall by Year 15 because the landscape would have matured; and
- the effect on motorists on the A1301 is likely to be perceived as beneficial overall by year 15 because the matured vegetation which forms part of the improved visual interest is likely to outweigh the loss of open views across the open arable field.

11 Light Pollution

- 11.1 New lighting installations as part of the Proposed Development area would make a noticeable change in the nightscape to both residential receptors and ecological receptors. The potential measurable obtrusive effects created by this lighting, namely light spill, skyglow and glare, have been assessed for both construction and operation. The potential receptors considered include properties having direct views of the Site or wildlife that has nearby habitat or may use the Site for foraging/commuting.
- 11.2 The lighting impact assessment analyses the lighting conditions of the existing environment and Proposed Development and assesses the significance of the effects in relation to sensitive receptors within the Site and in the local vicinity. The likely effects of lighting on residential and ecological receptors are reported in and conclusions on the likely effect is summarised. A baseline lighting survey was completed in January 2018 in order to record the existing lighting baseline conditions. Receptor locations were also identified through a site walkover.
- 11.3 The Expansion Land is considered to be predominately located within a relatively dark area with a very low brightness. This area only experiences subtle illumination from street lighting near the Stump Cross interchange between the M11 and the A1301. The Campus Land is subject to existing sources of artificial light contained in the existing car park, internal access roads, and from and around the Existing Campus buildings and street lighting from the A1301.
- 11.4 The assessment of effects is based on the assumption that lighting installations would be designed in line with the principles of the Outline Lighting Strategy which is appended to the ES. The Outline Lighting Strategy identifies the relevant guidance documents design parameters, defines appropriate lighting metrics (i.e. light levels, light uniformity) and 'dark sky' friendly lighting techniques and control measures, and discusses basic lighting typologies for different areas within the Proposed Development.
- 11.5 External lighting during the construction phase has the potential to give rise to adverse light pollution effects, but this would be limited to days with limited daylight hours in the winter months only. Construction phase would follow principles defined by an Outline Lighting Strategy and would include controls of lighting and careful design to minimise light pollution. This would result in negligible to minor adverse effects light spill, sky glow and light intrusion in the nightscape.
- 11.6 Completed design impacts would contain high degrees of in-built mitigation made through both the selection of new lighting and its planned arrangements within the Proposed Development. The completed design is considered to have a minor adverse to negligible effect on the nightscape, considering the design would respect good practice guidance documents and follow principles defined in the Outline Lighting Strategy.
- 11.7 A detailed lighting strategy, including specific details of the position and type of lighting units to be used for both the construction phase lighting and the detailed design lighting would be agreed later in the development consent process. Detailed lighting strategies would conform with the Outline Lighting Strategy and would be supported by detailed lighting calculations.

12 Transport and Access (updated April 2019)

- 12.1 A Transport Assessment and Site-Wide Travel Plan accompany the ES and are included as appendices. The ES draws on the findings of the Transport Assessment that predicts and assesses the likely traffic effects from the Proposed Development using computer modelling which takes account of the future growth in traffic and committed developments. The assessment is of the likely environmental effects, in traffic and transportation terms, during both the construction and operational phases of the Proposed Development and during the weekday commuter morning (AM) and afternoon (PM) peak periods. The assessment is based on standard methodology published by the Institute of Environmental Assessment (now known as the Institute of Environmental Management and Assessment) (IEMA).
- 12.2 An assessment of baseline traffic conditions has been informed by traffic surveys on local roads, site visits, Campus employee travel to work surveys and a desk-based study of other data sources.
- 12.3 Sensitive receptors have been identified as pedestrians, cyclists and drivers along the local highway network. The assessment focuses upon the effects of severance (which is the perceived division that can occur within a community when it becomes separated by increases traffic on the road network), driver delay, pedestrian and cyclist amenity, accidents and safety for both the construction and operational phase.
- 12.4 The A1301 bisects the Site and the A11/M11 is located to the south and east with Tichbault Road, an unclassified private road with permissive rights to the north. Vehicular access to the Existing Campus is via a three-arm roundabout on the A1301. There is currently no vehicular access to the Expansion Land apart from agricultural access.
- 12.5 National Cycle Network Route 11 passes through Hinxton on a north-south alignment through the villages of Ickleton, Hinxton and Duxford. There is an off-road pedestrian / cycle path along the western side of the A1301 between North End Road and the junction to London Road (to the north of the A505 roundabout). A number of publicly operated bus routes are available within the vicinity of the Site as Wellcome operate a private bus service for Campus employees. Whittlesford Parkway railway station is approximately 3.7km north west of the Site and provides the primary access to the national rail network. Great Chesterford railway station is located slightly closer (approximately 2.8km south of the Site) although the service frequency means that this station is not as attractive as Whittlesford Parkway.
- 12.6 Baseline traffic surveys were carried out in 2018 and were used to inform the traffic modelling work. Accident data obtained from CCC for the last five years shows that there were 16 collisions along the A1301 corridor, which represents 9.2% of the overall 174 incidents in the study area. Only two involved cyclists (both 'slight' accidents) and none involved pedestrians.
- 12.7 The Applicant would implement a Construction Traffic Management Plan to help minimise disruption from construction traffic and ensure that vehicles are routed away from sensitive village locations.
- 12.8 The Proposed Development seeks to minimise car journeys by providing housing within the Campus for employees; improvements to pedestrian and cycle infrastructure, improved bus services, improved links to Whittlesford railway station and a Site-Wide Travel Plan.
- 12.9 The Applicant is seeking to change the character of the A1301 to allow the Proposed Development to be more accessible, open to the public and to facilitate safe movement between buildings and facilities that would be provided on both sides of the road. This would be achieved by:

- Changes to the Existing Campus roundabout and the addition of two new junctions;
- New shared-use footways / cycleways along sections of the A1301 including a link on the western side to the existing footway/cycleway that links to the A505;
- Pedestrian and cycle crossing points on the A1301;
- Improvements to the A1301 including landscaping, changes to surface materials and carriageway narrowing; and
- Speed reduction features, including a reduced speed limit from 50mph to 30mph;

12.10 Through the above measures, the A1301 would change in character which would affect driver behaviour to reduce vehicle speeds and allow safe crossing and connectivity between the existing and expanded campus. Crossing points are proposed on key desire lines serving to knit the Existing Campus and Expansion Land as well as settlements within the wider areas of the Proposed Development together.

12.11 Improvements are also proposed to the highway junctions which are off-Site. These include improvements to the A505 / A1301 'McDonalds' Roundabout and Junction 10 of the M11 which are designed to improve its capacity.

12.12 In peak periods, the total daily movements associated with construction workers and deliveries would be lower than that compared to completed Development. There would also be some disruption for road users from road works. For vehicular road users in the vicinity of the Site, primarily those using the A1301, A505 and A11 / M11, the effect would be temporary, minor adverse. For pedestrians and cyclists, the effect would also be minor adverse. Routing restrictions secured through the Construction Traffic Management Plan would ensure that construction traffic would have no residual effects on users of local roads, for example those through Ickleton, Duxford and Hinxton.

12.13 Traffic modelling has been undertaken across an extensive study area. This has shown that when considering the network as a whole, the Proposed Development, along with the measures stated above, would have an acceptable impact on the network.

12.14 A minor adverse effect is forecast on some routes on the assessed highway network, however this is considered to be a worst-case scenario and does not consider the positive benefits upon existing and future staff of the Site-Wide Travel Plan or the Sustainable Transport Strategy that has the potential to reduce car trips. The proposals for the A1301 corridor would have a positive effect on pedestrian amenity.

12.15 The proposed sustainable travel infrastructure benefits are considered to be major and along with the Site-Wide Travel Plan and Sustainable Transport Strategy, would minimise staff travel by private car.

13 Air Quality (updated April 2019)

- 13.1 An assessment of the effects of the Proposed Development has been carried out focusing on the potential impacts caused by changes in nitrogen dioxide (NO₂) and particulate matter (PM₁₀ and PM_{2.5}) concentrations and dust that would be generated by construction activities and traffic from the completed scheme. The assessment also considers the potential for odour effects from the Great Chesterford Sewage Treatment Works which is located south of the Campus Land.
- 13.2 Air quality monitoring data has been collected and reviewed to inform the assessment, including monitoring undertaken by SCDC, Highways England, and other published sources.
- 13.3 Baseline information reveals that annual average (mean) nitrogen dioxide concentration objectives have been consistently achieved at all the relevant monitoring locations in recent years. SCDC monitoring locations do not provide data on particulate matter.
- 13.4 Contractors working the Site would be required to adhere to the CEMP which would include measures to avoid and manage air quality effects during the construction period, particularly from dust and particulate matter which can arise from earthworks and construction. Traffic arising from the construction phase of the project would not have a significant effect on pollutant concentrations.
- 13.5 During construction, standard practice construction methods which form part of the CEMP would effectively manage dust emissions. These measures include a Dust Management Plan, logging complaints relating to dust, using screens and barriers around dust-causing activities and covering of stockpiles of potentially dusty materials. Emissions from construction plant and vehicles would be reduced through measures including: ensuring plant and vehicles are switched off when not in use, and the use of electricity or battery-powered equipment where practicable. With these measures in place, no significant air quality effects are expected to occur during the construction phase.
- 13.6 Sensitive receptor locations (such as residential properties) were selected to assess the air quality impacts. These include properties within the Existing Campus and surrounding residential areas. An air quality modelling study was undertaken to predict concentrations of pollutants at these locations based on annual average traffic data provided by the transport consultants. The air quality model predicted concentrations in the baseline year of 2018 (as this is the year that has a complete set of air quality monitoring data) as well as in 2031, the year it is expected that Development would be complete and occupied. In 2031, the air quality modelling has predicted the likely concentration of pollutants with and without the Proposed Development. Adjustments have been made to emission factors and background concentrations in the future-year model in order to account for uncertainty regarding future year emission projections.
- 13.7 In the baseline year of 2018, it is estimated that none of the modelled locations would experience average nitrogen dioxide or particulate concentrations above the national air quality objective levels. In 2031, no locations are predicted to have concentrations above the objective and the Proposed Development would only lead to very small changes in air quality which are considered to be negligible. The impact of road traffic from the Proposed Development would be negligible at all receptors when compared against the modelled future baseline.
- 13.8 Any capacity improvement works at Great Chesterford sewage treatment works to accommodate the Proposed Development are not considered to result in any significant odour effects. All future improvement works would need to comply with regulatory standards and be subject to a detailed odour assessment to ensure that the any potential odour nuisance is abated through design.

14 Noise and Vibration (updated April 2019)

- 14.1 Noise and vibration resulting from construction activities has the potential to cause temporary disturbance to surrounding sensitive receptors. Once the Proposed Development is completed and in use, noise associated with new building plant, changes in road traffic and outdoor amenity spaces all have the potential to change the noise levels, which could affect sensitive receptors.
- 14.2 Noise surveys were carried out at a number of monitoring locations around the Site in order to establish baseline noise. Baseline noise surveys were carried out in and around the Site in January and August 2018. The predominant noise sources found in the area include road traffic noise from the A11 and A1301.
- 14.3 The most sensitive receptors to noise arising from the Proposed Development are residential properties located approximately 300 to 500m north, east, south and west of the Site.
- 14.4 Noise levels from construction activity associated with the Proposed Development have been assessed in accordance with British Standard methodology. The noise calculations assume an absolute worst case that all noise sources at the Site (e.g. construction plant and equipment) are operating simultaneously across the Site. The assessment concludes that noise levels at all sensitive receptors would be within acceptable noise limit criteria. The receptors to construction noise are primarily residential and as such they are considered as having a high sensitivity.
- 14.5 The worst-case noise effect during construction would be at the closest residential properties to the Site (Hinxtan Village, 70m west of the Site at its nearest point, and Field Farm Cottages, 70m east of the Site). However, noise calculations using show that these effects would be negligible. Best practice construction methods would be implemented as part of a detailed CEMP to control noise, such as limiting working hours, equipment selection, location and maintenance. The assessment was carried out assuming no mitigation, such as hoarding or fencing place was in place. Noise effects from construction traffic would all be less than 1dB which is the smallest noise change considered perceptible, so no further mitigation is proposed.
- 14.6 Effects from construction vibration are predicted to be negligible at all receptors (human and buildings).
- 14.7 Assuming noise emissions from fixed mechanical plant and equipment are kept 10dB below the background noise level, the effect on noise sensitive receptors would be negligible.
- 14.8 An earthwork bund would be constructed in the eastern part of the Site which would effectively reduce noise levels within the Proposed Development.
- 14.9 Traffic noise generated by the Proposed Development during operation at the year of opening would be negligible (i.e. 1dB or less) at all road links apart from the A1301 (South of Wellcome Campus Roundabout and North of New Road) where increases of 1.3 and 1.4dB are predicted. Minor adverse noise effects are therefore predicted at noise sensitive receptors along this route. However, for context, a change in road traffic noise of 1 dB is the smallest that is considered perceptible.

15 Water Resources

- 15.1 This assessment was completed to understand how the Proposed Development would influence flood risk, within the Site and beyond its boundary. A Flood Risk Assessment and Drainage Strategy have been prepared, which provide detailed information on how foul water (e.g. sewage) and surface water would be managed to ensure that water quality, flood risk and sewerage infrastructure capacity are not compromised. The assessment has been based on site visits and a desk-based review of published data.
- 15.1 The Site is located within Cambridge Water's catchment area which has been classified by the Environment Agency as an area of serious water stress due to its vulnerability to a changing climate and due to the planned growth in the region.
- 15.2 The nearest surface watercourse to the Site is the River Cam located approximately 95m west of the Campus Land. The Existing Campus drains from east to west towards the River Cam. In the northern part of the Campus there are a series of balancing lakes/ponds, where runoff is controlled/managed prior to discharging to the River Cam. The southern part of the Campus discharges directly into the River Cam. There is a drainage ditch on the Expansion Land.
- 15.3 A small area of the Campus Land is located within close proximity of Flood Zone 2 and 3 although the Site is entirely within Flood Zone 1, with a low risk of flooding.
- 15.4 The Great Chesterford Sewage Treatment Works operated by Anglian Water is located adjacent to the southern boundary of the Campus Land. Anglian Water have advised that the Sewage Treatment Works is operating near capacity, however discussions are ongoing with Anglian Water and they have confirmed that they would take the necessary steps to ensure that there is sufficient capacity to treat foul water from the Proposed Development.
- 15.5 The underlying geology is chalk which is classified as a principal aquifer which is used by Cambridge Water for drinking water supply. Part of the Expansion Land lies in the groundwater source protection zone (see Figure 2.3) which means that the drainage systems need to be carefully designed to protect the quality of this water.
- 15.6 The Outline CEMP submitted with the ES would ensure that measures to minimise and mitigate environmental contamination and pollution risks associated with water quality would be implemented during construction. Measures would be taken to protect construction workers and other human receptors from risks of excavations flooding and surface water flooding.
- 15.7 Construction activities that could potentially cause temporary minor adverse effects on water quality to the River Cam (and tributaries in the vicinity of the Site), through sediments and pollutants in surface water runoff. Mitigation measures would therefore be employed as part of the CEMP. With these standard control measures in place and effective implementation, the effects on groundwater quality and other waterbodies that could be affected are considered to be negligible.
- 15.8 The Expansion Land does not currently have a potable water or foul water demand. Therefore, there would be a new demand on the water supply and foul water network once connected to this infrastructure. Although there would be an increase in water demand and foul drainage, the statutory providers would be required to meet the demands of the Proposed Development and would implement upgrades as required in line with the progression of the Proposed Development. The Applicant would also put in place measures to limit potable water demand.

- 15.9 The surface water drainage strategy would mimic, as closely as possible, the existing Site. It is proposed that no surface water runoff from the Proposed Development would be discharged into the River Cam. Instead drainage systems would allow water to infiltrate into the ground. As such, effects on groundwater and surface water would be negligible.
- 15.10 The quality of groundwater would be protected by ensuring appropriate treatment measures are in place as part of the drainage strategy before water is allowed to infiltrate into the ground.
- 15.11 Given the Site's location in Flood Zone 1, the Proposed Development does not require further measures to reduce flood risk from the River Cam. The Flood Risk Assessment indicates that groundwater flooding has not been highlighted as a risk for the Site. Mitigation for groundwater flooding is therefore not considered to be required.

16 Climate Change

- 16.1 By the nature of new development, the construction and operation of new infrastructure results in greenhouse gas (GHG) emissions. The GHG assessment has been undertaken in accordance with the IEMA EIA Guide to Assessing GHG Emissions and Evaluating their Significance (2017). This guidance concludes that GHG emissions arising from any development is significant.
- 16.2 Achieving net zero carbon in the construction industry is still an emerging topic and technology innovation to enable this is still very much in development. As such, the GHG assessment sets out a range of measures that would be reviewed during the detailed development of the masterplan to limit GHG emissions arising from the Proposed Development over its lifetime, within the wider project constraints.
- 16.3 The GHG assessment considers the following sources of GHG emissions over the life span of the proposed buildings:
- Embodied carbon associated with construction;
 - Energy and water use from the proposed uses;
 - Carbon storage associated with the landscaping.
- 16.4 Assumptions have been made about the mix of building typologies and landscape habitat areas to estimate the potential GHG emissions profile associated with the Proposed Development.
- 16.5 Should no development occur over the 60-year study period, the annual sequestration rate and accumulation of soil organic carbon sinks would exceed the arable farming emissions i.e. the Site in its *current* form is estimated to remove more GHG emissions from the atmosphere than it contributes.
- 16.6 Three scenarios have been modelled to illustrate the range of GHG emissions reductions possible and the impact of different interventions: standard design and construction practices, best practice and pioneering practice.
- 16.7 The assessment shows that GHG emissions associated with the Completed Development would account for the majority of emissions. This is closely followed by maintenance, repair and replacement cycles for building components and systems. The proposed landscape and habitats within the Proposed Development would help to offset these emissions to some extent.
- 16.8 A series of design and management measures would be considered by the Applicant to reduce the operational carbon, although it is likely that even with these measures in place, there would still be a substantial residual sum of GHG emissions which is to be expected for a development of this scale.
- 16.9 As part of the assessment, the vulnerability of the Proposed Development to changes likely to be brought about by climate change has been considered. Climate change is likely to bring about hotter, drier summers; warmer, wetter winters; and increased frequency of extreme weather events, such as droughts, flash floods and strong winds.
- 16.10 Principles set out in the Development Specification and Parameter Plans support the reduction of GHG emissions, and are summarised as follows:
- **Energy centre and district heating:** the Proposed Development's commitment to providing low carbon heating;

- **Massing, layout and orientation of buildings**, which shall seek to optimise daylight and passive solar gain to reduce the building energy demands, whilst safeguarding against overheating;
- **Green Infrastructure**, which set out minimum areas of retained, enhanced and new green infrastructure as a means of offsetting GHG emissions arising from the Proposed Development and providing passive shading and cooling to the local microclimate to minimise energy required;
- **High efficiency water fixtures and fittings**, to reduce GHG emissions associated with potable water supply; and
- **Drought resistant and native plant species**, to reduce water demand for irrigation, thereby reducing GHG emissions associated with potable water supply.

17 Waste

- 17.1 The waste assessment has considered the environmental effects associated with solid waste generation and management during construction and operation. The assessment focuses on Municipal Solid Waste (MSW) which includes household and commercial waste, and construction waste, and discusses the opportunities and measures to minimise residual waste going to landfill during construction and once the Proposed Development is complete.
- 17.2 It has been estimated that the Proposed Development would generate a total approximately 53,000 tonnes of waste throughout the construction period. This waste volume would be generated if standard methods of design and construction are followed. At this stage, construction phasing is not defined, although it is assumed that each year, the amount of waste generated would vary. The baseline study revealed that existing waste treatment infrastructure in the region has spare capacity.
- 17.3 Construction work would be phased which would ensure the generation of waste material would be spread over several years, to reduce the pressure on existing waste infrastructure. The Applicant would also implement a Site Waste Management Plan as part of a CEMP which would help ensure construction waste is minimised and handled in an environmentally sustainable manner, and in line with industry best practice and relevant policies.
- 17.4 There is the potential need to move large volumes of soil and subsoil from within the Site during construction works in order to create suitable platforms for development. Calculations based on indicative ground levels show that it would be possible to achieve a balance of material within the Site by re-using the soil to provide landscaping design for the Proposed Development. This means it would not be necessary to import or export significant volumes of topsoil or subsoil for construction. Details of proposed ground levels and landscaping would be developed in consultation with engineers and landscape designers to achieve a material balance across the Site and avoid the need to import material for construction of the acoustic bund. Waste arisings from excavation would therefore have a negligible effect.
- 17.5 This construction waste generated would equate to approximately 4,900 tonnes of waste per year over an anticipated 11-year construction period, which represents only a 0.5% increase compared to waste arisings in the study area. The effect would therefore be negligible on waste infrastructure.
- 17.6 It has been estimated that around 1,700 tonnes of residual waste and 4,300 tonnes of recyclable waste would be generated per year from commercial and residential areas, once the Proposed Development is complete. An Outline Waste Management Strategy has been prepared for the Proposed Development. This strategy provides key principles of how waste would be managed within the Site and would be updated at subsequent design stages, to ensure that adequate waste storage provision and movement is provided for each element of the Proposed Development.
- 17.7 When compared to the projected amount of residual waste in the study area for 2026 and 2031, the Proposed Development generates relatively small amounts of waste. Comparison of the residual MSW waste arising of the Proposed Development to the future projected arising show that the Proposed Development would contribute up to a 1.5% increase of waste for recycling and recovery and 3.7% increase for waste for disposal. This represents a negligible effect.

18 Socio-Economics

- 18.1 The ES provides an assessment of the existing baseline and socio-economic effects of the Proposed Development, including those associated with the increased population and economic effects, including employment. The assessment has used published data sets to inform the baseline.
- 18.2 The Existing Campus currently employs approximately 2,500 staff.
- 18.3 It is estimated that the Proposed Development would generate an approximate monthly average of 1,050 full-time equivalent (FTE) construction jobs over the duration of the construction programme. The construction phase would also be expected to generate economic activity of benefit to suppliers in the construction industry.
- 18.4 The Proposed Development would provide up to 150,000m² of research and translation B1 employment floorspace, and 31,250m² supporting uses including retail, hotel, non-residential institutions, community and leisure uses. It is estimated that this space would accommodate an additional 4,330 jobs on site. The effect of the Proposed Development in relation to employment is assessed to be direct, permanent, major beneficial at the local, district and national levels.
- 18.5 In addition to direct employment effects, the Proposed Development would generate broader economic effects including additional employment (generated by multiplier effects), growth of the capabilities of the Existing Campus cluster, and benefits for the wider Cambridgeshire life sciences cluster. In sum, these are assessed to be direct, permanent, major beneficial effects at the local, district, and national scales.
- 18.6 The Development would deliver up to 1,500 new homes available to rent and buy for Campus linked workers. This is assessed to be a long-term, direct effect of major beneficial significance at the local level, moderate beneficial significance at the district level, and negligible at all other spatial scales.
- 18.7 The new employees and households on site would have an indirect effect on the local economy through additional spending. The spending impact of net new employees is estimated to be up to £31.1 million per annum. The effect on the local economy is assessed to be long-term, indirect effect of minor beneficial significance at the local level, and negligible significance at all other spatial scales.
- 18.8 The completed Development would be expected to have a resident population of approximately 3,021 people, including between 126-260 early years, 133-259 primary, and 97-99 secondary age children. The population would be expected to generate demand for community facilities including education, primary healthcare (GP services) and open space
- 18.9 The Development would provide a new nursery facility on site. The effect in terms of demand for Early Years provision is therefore considered to be a permanent, long-term, direct effect of minor beneficial significance at the local level, and negligible at all other spatial scales.
- 18.10 The Development includes capacity for the provision of a primary school on-Site, should the need arise, as determined through monitoring and review of the child yield arising from the development, and capacity locally. The effect of the Development in terms of demand for primary school provision following mitigation would be a long-term, indirect negligible effect at all spatial scales (should mitigation be contributions towards off-site provision) or a long-term, direct effect of moderate beneficial significance at the site and local scales, and negligible at all other spatial scales (should mitigation be a new primary school provided on-site).

- 18.11 The Development also includes capacity to provide technical education provision on site. This facility could provide a genomics and bio-data related curriculum, supportive of the work of the wider Campus – if required. Following mitigation, the effect of the Development in terms of demand for secondary school provision would be long-term, indirect and negligible at all spatial scales (should mitigation be contributions towards off-site provision), or a long-term, direct, beneficial effect of moderate beneficial significance at the site, local and district scales, and negligible at all other spatial scales (should mitigation be on-site provision of technical education facility).
- 18.12 The Development would allow the provision of significant open spaces on site, accessible to new residential and employee populations. The Green Infrastructure Parameter Plan (PP3) identifies areas of natural and semi-natural space totalling 16.3 ha. Amenity space would also be provided within the Development Areas. This level of open space would exceed the open space provision requirements set out by SCDC's Local Plan. The effect of the Development in terms of demand for open space is therefore considered to be a long-term, direct effect of major beneficial significance at the site and local level, and negligible at all other spatial scales.
- 18.13 Overall, the residual socio-economic effects of the Proposed Development are assessed to be negligible to major beneficial.

19 Cumulative Effects

Effect interactions

- 19.1 An assessment has been carried out to assess the potential for 'cumulative effects' based on the effects identified in the ES (i.e. those after mitigation). Effect interactions can arise where individual effects combine from the Proposed Development on particular sensitive receptors. Only residual effects classified as being of minor/moderate/major and of beneficial or adverse significance have been considered in relation to the potential for the combined effects of individual receptors.
- 19.2 For some environmental aspects, no interactions with other aspects can occur and as a result no combined cumulative effects could arise. Where there is considered to be no potential for impact interactions this is stated.

Construction

- 19.3 The assessment of effect interactions between individual residual effects on a receptor for the construction phase shows that the potential to interact largely relates to noise from the construction works. When these effects are combined, they could potentially create adverse (albeit temporary) combined nuisance effects on the identified receptor groups. The most sensitive receptors are considered to be the local communities of Hinxton, Ickleton and occupants and visitors to the Existing Campus. These effects would be temporary, medium term and localised within the proposed 11-year construction period as the type of activity and location on site changes through the construction programme. As a result, the potential in-combination effect is deemed not significant. Implementation of the CEMP would mitigate effects associated with the construction of the Proposed Development as far as practicable.

Completed Development

- 19.4 The Proposed Development is likely to incur an effect interaction which is beneficial on the local community. This is due to the local population experiencing a beneficial effect interaction associated the creation of new employment floorspace, local pedestrian and cycle improvements to public highways and provision of ecological areas within the Site. No further significant cumulative effects have been identified.

Cumulative Effects with Other Developments

- 19.5 A number of other development projects have been considered to establish if the Proposed Development is likely to give rise to significant environmental effects in combination with these projects. These include:
- 8 Greenacres, Duxford;
 - Cambridge City Football Club football stadium, Sawston;
 - Babraham Research Campus;
 - Cambridge Biomedical Campus, Cambridge City;
 - Sawston Trade Park;
 - Granta Park; and
 - West Cambridge.

19.6 The cumulative effects of these schemes coming forward in conjunction with the Proposed Development have been considered for each of the technical topic areas presented above. The results of the cumulative impact assessment identify that no significant cumulative effects are expected from Proposed Development combined with other development projects on the surrounding environment.

20 Summary of Likely Significant Effects

- 20.1 During the construction phase of the Proposed Development, the EIA has identified significant adverse effects for agricultural land quality and soil, biodiversity, landscape and visual and climate change effects. All other effects identified are considered to be not significant, following the adoption of mitigation.
- 20.2 Once the Proposed Development is fully complete and occupied, likely significant effects are mostly minor beneficial effects relating to new jobs, economic effects and the impact of the Proposed Development on the local economy (socio-economics). The only significant adverse effects are related to landscape and visual effects (at Tichbault Road – permissive footpath) during first 15 years of Completed Development phase.

21 ES Availability

- 21.1 The ES and all planning application documents are available for review at the planning offices of SCDC. Additional copies of the full ES can be provided on request (at a reasonable fee). Alternatively, an electronic version (USB Stick) is available for a fee of £15. The Non-Technical Summary can be obtained free of charge upon request in hard copy or electronic copy. All ES documents are available by calling Quod at 020 3597 1000 or emailing reception@quod.com and quoting reference Q080385.
- 21.2 Comments on the planning application can be made online during the applicable consultation period via <https://www.scambs.gov.uk/Environment/Planning>.
- 21.3 Alternatively, comments can be addressed to:

South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne, Cambridge
CB23 6EA