




# NORTH WEST **cambridge**


Section 73 Application  
Environmental Information Report  
September 2013



# North West Cambridge Section 73 Application Environmental Information Report

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# 1 Introduction

## 1.1 Environmental Information Report

This Environmental Information Report has been prepared to accompany the North West Section 73 Application made on behalf of our client (The University of Cambridge) in relation to the outline consent for North West Cambridge scheme (11/1114/OUT and S/1886/11).

Section 73 of the Town and Country Planning Act 1990 allows applications to be made for permission to develop without complying with condition(s) previously imposed on a planning permission. As part of this Section 73 application, we are seeking to vary two planning conditions associated with the outline consent; these are *Condition 6 - Environmental Statement* and *Condition 69 - Drawing Numbers*. All other conditions previously provided to the outline consent shall remain unaltered. Conditions that have been formally discharged and or submitted will not require resubmission as they are not influenced by the changes associated with this Section 73 Application.

## 1.2 North West Cambridge Outline Consent

The wider North West Cambridge site was granted outline permission in February 2013 for:

*Up to 3,000 dwellings; Up to 2,000 student bedspaces; 100,000 sq.m. employment floorspace, of which: up to 40,000 sq.m. Commercial floorspace (Class B1(b) and sui generis research uses) and at least 60,000 sq.m. academic floorspace (Class D1); up to 5,300 sq.m. gross retail floorspace (Use Classes A1 to A5) (of which the supermarket is 2,000 sq.m. net floorspace); Senior Living, up to 6,500sq.m. (Class C2); Community Centre; Indoor Sports Provision; Police; Primary Health Care; Primary School; Nurseries (Class D1); Hotel (130 rooms); Energy Centre; and associated infrastructure including roads (including adaptations to Madingley Rd and Huntingdon Rd), pedestrian, cycle and vehicle routes, parking, drainage, open spaces and earthworks.*

The planning application was based on a series of parameter plans which were subject to an Environmental Impact Assessment, and documented in the Environmental Statement (2011). An updated Environmental Statement (2012) was submitted in March 2012 and a revised Construction Environment Management Plan and Geological Site Management Plan in June 2012, which responded to the request for further information.

### 1.3 Proposed changes

In summary the Proposed Section 73 Application seeks to vary the following condition in the outline consent:

Condition 69: Drawing Numbers –revised Parameter Plans will be submitted as part of the Section 73 Application, to address amendments to the heights in the local centre and revised positioning of the Community Centre through detailed design.

The Proposed Development involves updates to the following parameter plans:

- NWC/OPA/PAR/03/A (Open Land and Landscape Areas Parameter Plan: Zone B) Date stamped 3rd April 2012.
- NWC/OPA/PAR/04/A (Land Use (Built Development and Ancillary Space) Parameter Plan: Zone B) Date stamped 3rd April 2012.
- NWC/OPA/PAR/05/A (Development Building Zones Parameter Plan: Zone B) Date stamped 3rd April 2012
- NWC/OPA/PAR/06/A (Building Heights Parameter Plan: Zone B) Date stamped 3rd April 2012
- NWC/OPA/PAR/07/A (Topography Parameter Plan: Zone B) Date stamped 3rd April 2012.

The changes to the Parameter Plans are proposed to respond to the development within the Local Centre in Phase 1. The proposed changes to the approved parameter plans are set out below.

#### *NWC/OPA/PAR/03/A Open Land and Landscape Areas Parameter Plan: Zone B*

Design development for the community centre for North West Cambridge requires that the community centre building extends into a small area of primary open land immediately to the south of Lot 7. Therefore it is proposed to amend the parameter plan to reflect this. The extension of this building also requires a building height parameter that will be updated on the heights and zone parameter plans as described above.

#### *NWC/OPA/PAR/04/A (Land Use (Built Development and Ancillary Space) Parameter Plan: Zone B) Date stamped 3rd April 2012.*

Design development for the community centre for North West Cambridge requires that the community centre building extends into a small area of primary open land immediately to the south of Lot 7. Therefore it is proposed to amend the parameter plan to reflect this.

#### *NWC/OPA/PAR/05/A Building Zones Parameter Plan: Zone*

It is proposed that Zone K will need to extend westwards to take account of an increase in height of 2m to accommodate a proposed residential building immediately to the west of Zone K that otherwise crossed the zone boundary. Zone K is also increased to allow for the community centre.

#### *NWC/OPA/PAR/06/A Building Heights Parameter Plan*

There are 5 areas where it proposed that the AOD heights are increased, by between 2 and 4 metres to accommodate buildings that due to design development and technical requirements are required to be taller than originally envisaged during the development of the outline parameter plans.

In addition, due to the detailed design of the Community Centre (Lot 7), its location now extends into the Primary open land set out in the open land and landscape areas parameter plan (NWC/OPA/PAR/3). The building heights parameter plan therefore includes a new discrete area of development with a maximum building height of 38.5m.

Due to technical requirements the energy centre flue size is required to be larger than previously anticipated. It is therefore proposed that the height for the energy centre flue on the parameter plan is increased by 2m, with an increased dimension of 5.0 x 5.8m, which reflects a square chimney rather than a circular chimney.

*NWC/OPA/PAR/07/A (Topography Parameter Plan: Zone B) Date stamped 3rd April 2012.*

Design development for the community centre for North West Cambridge requires that the community centre building extends into a small area of primary open land immediately to the south of Lot 7. Therefore it is proposed to amend this parameter plan to reflect an extended development area around Lot 7 to include the Community Centre building in its entirety.

There are no changes to the overall quantum of development through additional floorspace or number of units therefore the overall density of development approved through the outline consent remains unaltered. Detailed justifications for each of the changes to the existing parameter plans are provided within the accompanying Design Statement. A full landscape & visual impact assessment also accompanies this Section 73 application.

#### **Amendments to Conditions**

- 1.4 Our proposed amendment to the outline condition 69 is therefore as follows, with emphasis in bold where changes have been made to the existing condition wording. As a result of the revised Landscape Visual Impact Assessment, submitted as part of this Section 73 Application, no changes are proposed to the mitigation measures set out in Chapter 2 (table 2.1) of the Environmental Statement, dated March 2012. Therefore, the wording of this condition is not proposed to be amended.

#### Condition 69 Drawing Numbers

- 1.5 The development shall be carried out in accordance with the following approved plans:
- NWC/OPA/APP/01A (Application Site Boundary South Cambridgeshire District Council) Date stamped 21st September 2011)
  - NWC/OPA/APP/01B (Application Site Boundary Cambridge City Council) Date stamped 21st September 2011)
  - NWC/OPA/APP/02/A (Demolition Plan) Date Stamped 3rd April 2012
  - NWC/OPA/APP/03/A (Huntingdon Road Junction West) Date stamped 3rd April 2012
  - NWC/OPA/APP/04/A (Huntingdon Road Junction East) Date stamped 3rd April 2012
  - NWC/OPA/APP/05/A (Madingley Road Junction West) Date stamped 3rd April 2012
  - NWC/OPA/APP/06/A (Madingley Road Junction East) Date stamped 3rd April 2012
  - NWC/OPA/PAR/01/B (Zone Parameter Plan) Date stamped September 2013
  - NWC/OPA/PAR/02/A (Access Parameter Plan: Zone B) Date stamped September 2013
  - **NWC/OPA/PAR/03/B (Open Land and Landscape Areas Parameter Plan: Zone B) Date stamped September 2013**
  - **NWC/OPA/PAR/04/B (Land Use (Built Development and Ancillary Space) Parameter Plan: Zone B) Date stamped September 2013**
  - **NWC/OPA/PAR/05/A (Development Building Zones Parameter Plan: Zone B) Date stamped 3rd April 2012**
  - **NWC/OPA/PAR/06/B (Building Heights Parameter Plan: Zone B) Date stamped 3rd April 2012**
  - **NWC/OPA/PAR/07/B (Topography Parameter Plan: Zone B) Date stamped September 2013**
  - NWC/OPA/PAR/08 (Parameter Plan: Huntingdon Road Highway and Utility Works) Date stamped 21st September 2011
  - NWC/OPA/PAR/09 (Parameter Plan: Madingley Road Highway and Utility Works) Date stamped 21st September 2011



Reason for change: To include revised Parameter Plans responding to height changes and the revised location of the community centre within Lot 7.

## 2 Possible Effects on the Environment

### 2.1 Assessment Methodology

Consideration has been given to whether the form of the development proposed in the Section 73 Application and the revised completion date of Phase 1, would lead to any new or different significant environmental effects that were not previously assessed at the outline stage.

These changes are being sought as a result of discrete changes to the heights and open space parameter plans within the outline consent as set out in Chapter 1. No changes are being sought in relation to the overall quantum of development through additional floorspace or numbers of units. Therefore the overall density of the scheme is not proposed to change. Due to the scale and nature of the changes proposed, the only Environmental Statement Chapter to be resubmitted as part of the Section 73 Application is the Landscape Visual Impact Assessment. This was confirmed through the EIA Screening letter submitted to the Local Planning Authorities; to which a response was received on 13<sup>th</sup> September 2013.

Since the Environmental Statement was approved as part of the outline consent, the programme for construction on the site has been delayed. In the Environmental Statement in the outline consent, assessment years of 2014 (for the completion of Phase 1) and 2026 (for the completion of Phase 2/full build out) were assessed. Whilst the 2026 assessment year has not changed, the completion of Phase 1 is now forecast to be 2017. This section seeks to consider whether this revised assumption for Phase 1 completion would alter the effects of any other chapters within the Environmental Statement.

In order to be able to determine whether the proposed revisions, in terms of parameter plans and phasing, will alter the conclusions of the North West Cambridge Environmental Statement (AECOM, 2011 and Addendum 2012) the following process has been undertaken:

- The predicted effects and conclusions of each specialist chapter in the original ES have been reviewed by AECOM's environmental team;
- The proposed revisions to parameter plans have been reviewed against the original assumptions used to predict effects in the original ES.
- This approach has allowed each of the specialists to predict any likely different significant effects arising from the scheme as changed.

### 2.2 Soils and Geology

Effects on soil conditions are predominantly related to the overall footprint of the development and the introduction of sensitive uses such as open play space. There are no amendments proposed to built development space, with the exception of the discrete area for the Community Centre building in Lot 7, which is outside of the SSSI boundary and buffer zone.

The proposed changes in relation to plans and the assumption for phase 1 completion are not considered to be different and no new sensitive uses are introduced from the consented scheme and therefore the assessment of effects previously assessed in the North West Cambridge Environmental Statement (March 2012) are considered to remain valid for the scheme as changed.

### 2.3 Hydrology, Drainage and Flood Risk

The effects relating to hydrology, drainage and flood risk assessed in the North West Cambridge Environmental Statement were primarily related to flood risk and drainage. The proposed changes to the parameter plans are not considered to be different from the consented scheme and therefore the assessment of effects previously assessed in the North West Cambridge Environmental Statement (March 2012) are considered to remain valid for the scheme as changed.

### 2.4 Transport

The access parameter plan has not been amended as part of this Section 73 application and therefore the assumptions assessed in the North West Cambridge Environmental Statement (March 2012) are considered to remain valid for the scheme as changed.

The Environmental Assessment assumed a Phase 1 completion of 2014. The revised Phase 1 Completion is forecast as being delayed by three years - from 2014 to 2017.

In Addition, the Environmental Assessment assumptions made for 2014 in relation to transport effects remain valid for 2017 as:

- i) there are no changes to the Development Phase 1 flow generations;
- ii) the assessment used the then-current TEMPRO 5.4 traffic growth database to factor the 2006 flows to 2014. These TEMPRO growth factors were subsequently revised - the contemporary TEMPRO 6.2 shows similar growth factors:

	AM Peak	PM Peak
TEMPRO 5.4 2006 – 2014 (used in the ES)	1.128	1.1306
TEMPRO 6.2 2006 – 2017	1.127	1.1310

As such it is concluded that, as the 2014 flows derived using the TEMPRO 5.4 database would be similar to those obtained using the now-current TEMPRO 2017 database, all conclusions drawn regarding transport effects within the North West Cambridge Environmental Statement (March 2012) therefore remain valid, and unaltered.

## 2.5 Air Quality

Air Quality effects are associated with vehicle emissions both during construction and operation and the effect of construction activities (e.g dust generating activities). The proposed changes to the parameter plans and the assumption for phase 1 completion are not anticipated to alter the number of vehicle movements and no changes to the construction activities are anticipated. Therefore the assessment of effects previously assessed in the North West Cambridge Environmental Statement (March 2012) are considered to remain valid for the scheme as changed.

## 2.6 Landscape and Visual

The proposed changes to heights has altered the parameters within Phase 1 and consequently the appearance of the development with the potential to result in different effects arising on the townscape and visual resource compared with those assessed in the Landscape Visual Impact Assessment (LVIA) 2012. In order to understand whether the proposed changes will result in a difference in effect, the original LVIA has been reviewed and in particular the representative viewpoint block montages combined with the 3D building model.

The results of this assessment are presented in a revised Landscape Visual Impact Assessment, submitted as part of this Section 73 Application. This assessment now takes into account the revised phasing for Phase 1 of 2017.

## 2.7 Archaeology

Effects on archaeology are predominantly related to the overall footprint of the development, whilst impacts on cultural heritage are primarily related to the setting of the heritage buildings and structures. The changes to the parameter plans and the assumption for phase 1 completion does not alter the overall footprint of development, therefore the assessment of the effects previously assessed in the North West Cambridge Environmental Statement (March 2012) are considered to remain valid for the scheme as changed.

## 2.8 Ecology

Effects on Ecology are predominantly related to the overall footprint of the development. There is a small amendment to the open space parameter plan with the amended location of the community centre building. This is very minor change and does not affect any of the scheme's requirements for provision of open space within the site. Furthermore, the revised assumption for phase 1 completion does not alter the assessment from the outline consent. Therefore the assessment of the effects previously assessed in the North West Cambridge Environmental Statement (March 2012) are considered to remain valid for the scheme as changed.

## **2.9 Socio-economic**

Socio-economic effects were assessed for population and housing; social infrastructure and well being and economy and employment. The proposed changes in this Section 73 application do not alter the quantum or density of development. Furthermore, the amended phasing does not alter the quantum of density of development. The changes to the Parameter Plans will not materially change the scheme in socio-economic terms. Therefore the assessment of the effects previously assessed in the North West Cambridge Environmental Statement (March 2012) are considered to remain valid for the scheme as changed.

## **2.10 Noise**

Noise effects are associated with vehicle emissions both during construction and operation and the effect of construction activities (e.g dust generating activities). The proposed changes to the parameter plans and the assumption for phase 1 completion are not anticipated to alter the number of vehicle movements and no changes to the construction activities are anticipated. Therefore the assessment of effects previously assessed in the North West Cambridge Environmental Statement (March 2012) are considered to remain valid for the scheme as changed.

## **2.11 Utilities and Services**

Utilities and Services effects are associated with the effects on existing infrastructure during construction and operation activities. The proposed changes to the parameter plans and the assumption for phase 1 completion are not anticipated to alter the construction activities assumed in the Environmental Statement 2012. Therefore the assessment of effects previously assessed in the North West Cambridge Environmental Statement (March 2012) are considered to remain valid for the scheme as changed.

## **2.12 Agricultural Circumstances**

Effects on agricultural circumstances are predominantly related to the overall footprint of the development. The changes to the parameter plans and the assumption for phase 1 completion does not alter the overall footprint of development, therefore the assessment of the effects previously assessed in the North West Cambridge Environmental Statement (March 2012) are considered to remain valid for the scheme as changed.

## **2.13 Cumulative and Interactive effects**

There are four types of cumulative and interactive effects namely:

- Cumulative Effects of the Proposed Development with other committed developments
- Cumulative Effects arising from the Construction of the Proposed Development following first Occupation
- Interactive Effects where a measure proposed to avoid significant adverse effects gives rise to an effect elsewhere
- Interactive Effects of Activities/Operations associated with the Proposed Development which affects more than one environmental medium and interactive effects where an effect on an environmental medium has an effect on another environmental medium.

The changes to the parameter plans and the assumption for phase 1 completion does not alter the assessment of cumulative and interactive effects which were undertaken within the approved ES. Therefore the assessment of the effects previously assessed in the North West Cambridge Environmental Statement (March 2012) are considered to remain valid for the scheme as changed.

### 3 Summary and Conclusions

This report has evaluated the changes to the Parameter Plans proposed as part of this Section 73 Application. This report considers whether the environmental effects of the scheme as amended are different to that considered under the North West Cambridge Environmental Statement (ES).

Each of the topics considered in the North West Cambridge Environmental Statement have been reviewed in light of the proposed changes. With the exception of the Landscape Visual Impact Assessment, for all the remaining topics the proposed revisions to the parameter plans would have no environmental effects over and above those already identified in the North West Cambridge Environmental Statement. Therefore the assessment of the effects previously assessed in North West Cambridge Environmental Assessment is considered to remain valid for the amended scheme.

Furthermore, the revised assumption for phase 1 completion for the completion of Phase 1 to 2017 does not have an effect on the assessment of effects previously assessed through the approved Environmental Statement (2012).