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Dear Sir / Madam,

**RE: North West Cambridge Masterplan Environmental Statement Addendum – Ref: 25/03746/OUT and 25/03753/OUT**

This Environmental Statement (ES) Addendum has been prepared by Trium Environmental Consulting LLP ('Trium') on behalf of the University of Cambridge (the 'Applicant') to support of a series of changes to the scheme submitted for approval pursuant to the September 2025 Outline Planning Application ('September 2025 OPA'). A number of amendments ('the Proposed Amendments') have been made to the scheme in response to discussions with Greater Cambridge Shared Planning Service (GCSPS) officers, who manage planning services on behalf of South Cambridgeshire District Council (SCDC) and Cambridge City Council (CCC)

This document outlines the Proposed Amendments and reviews them in the context of each environmental topic assessed within the ES submitted with the September 2025 OPA (the 'September 2025 ES') to determine whether the Proposed Amendments have a material effect on the EIA work and conclusions undertaken to date.

## Planning Background

In September 2025, the Applicant submitted an OPA (Planning Application Reference: 25/03746/OUT and 25/03753/OUT) to the SCDC / CCC for the following works (the 'Proposed Development'):

*"Outline planning application (all matters reserved except for means of access to the public highway) for a phased mixed use development, including demolition of existing buildings and structures, such development comprising:*

- *Living Uses, comprising residential floorspace (Class C3/C4, up to 3,800 dwellings), student accommodation (Sui Generis), Co-living (Sui Generis) and Senior Living (Class C2);*
- *Flexible Employment Floorspace (Class E(g) / Sui Generis research uses);*
- *Academic Floorspace (Class F1); and*
- *Floorspace for supporting retail, nursery, health and indoor sports and recreation uses (Class E (a) – E (f)).*
- *Public open space, public realm, sports facilities, amenity space, outdoor play, allotments and hard and soft landscaping works alongside supporting facilities;*
- *Car and cycle parking, formation of new pedestrian, cyclist and vehicular accesses and means of access and circulation routes within the site;*
- *Highway works;*
- *Site clearance, preparation and enabling works;*
- *Supporting infrastructure, plant, drainage, utility, earthworks and engineering works."*

The September 2025 OPA is currently pending determination.

Since the submission of the September 2025 OPA, discussions have been held with the GCSPS planning and design officers. Following review of the GCSPS comments on the proposals and discussions with planning and design officers, alterations to the Proposed Development have been made and are now being submitted for



approval. The full list of the alterations relevant to the ES is set out within the 'Proposed Amendments' section below.

## Environmental Background

The September 2025 OPA is supported by the September 2025 ES, which considered the following topics, following a scoping process with the GCSPS:

- Socio-Economics (ES Volume 1, Chapter 6);
- Traffic and Movement (ES Volume 1, Chapter 7);
- Air Quality (ES Volume 1, Chapter 8);
- Noise and Vibration (ES Volume 1, Chapter 9);
- Built Heritage (ES Volume 1, Chapter 10);
- Ecology and Biodiversity (ES Volume 1, Chapter 11);
- Land Take and Soils (Agriculture) (ES Volume 1, Chapter 12);
- Ground Conditions and Land Contamination (ES Volume 1, Chapter 13);
- Water Resource, Flood Risk and Drainage (ES Volume 1, Chapter 14);
- Climate Change (ES Volume 1, Chapter 15); and
- Landscape and Visual Impact Assessment (ES Volume 2).

## The Proposed Amendments

Since the submission of the September 2025 OPA, a number of design changes are proposed (the Proposed Amendments), which comprise the following:

- Changes to the Green Infrastructure Play and Open Space Parameter Plan (PP2-10002):
  - Increase in the depth of the open space to the north of the site (to the north of Plot A of the Illustrative Masterplan) and reclassification to 'strategic landscape buffer';
  - Adjustment of 'green links' to the east of Brook Leys to align with submitted Landscape Strategy;
  - Amendment of description of green space in the Parameter Plan key to align with mitigation identified within the submitted Landscape and Visual Impact Assessment (LVIA);
  - Inclusion of existing shared garden to be retained to the south of Lot S2;
  - Inclusion of indicative location of landscaped bunds on Brook Leys along the western boundary of the site, to secure their delivery as a noise mitigation measure;
- Changes to Access and Movement Parameter Plan (PP3-10003):
  - Amendment to indicate that the Ridgeway is a continuous segregated cycle way;
  - Inclusion of missing existing links;
- Changes to Land Use Parameter Plan (PP4-10004):
  - Northern development zone reduced to (Plot A of the Illustrative Masterplan) to accommodate increase in strategic landscaping provision;
  - Development zone (Plot B2 of the Illustrative Masterplan) set back from Huntingdon Road;
- Changes to Proposed Maximum Heights Parameter Plan (PP6-10006):
  - Inclusion of more ground level Above Ordnance Datum (AOD) references such that each zone has a clearly defined base level;
  - Amendment to the key to clarify that maximum building height AOD includes roof, rooftop plants, parapet and lift overruns;
  - Set back of massing within the northern zone (Plot A of the Illustrative Masterplan) to accommodate increase in strategic landscaping provision;



- Reduction in height of buildings located along northern boundary of Conduit Head Conservation Area;
- Development zone (Plot B2 of the Illustrative Masterplan) set back from Huntingdon Road;
- Amendments to the detailed access plan for the proposed junction along Huntingdon Road;
- Amendments and additions to the Design Code to address comments from the GCSPS Landscape Officer, Design Officer, Conservation Officer, Sustainability Officer Active Travel Team.

The planning application description of development, the overall quantum of development and the planning application red line boundary remain unchanged.

The Biodiversity Net Gain (BNG) Assessment has been updated to address comments received from GCSPS ecology officers. The updated BNG Assessment presents a score of +15.72% in habitat units; representing a slight change from +18.70% previously presented. The BNG score for both linear and watercourse units remain as previously presented in the September 2025 OPA. The change to the BNG score does not materially impact the conclusions of the September 2025 ES, and therefore is not considered further.

An update to **ES Volume 1, Chapter 4: The Proposed Development** has been submitted, which includes the revised Parameter Plans as described above.

### **Approach to this ES Addendum**

There have been no updates to national, regional or local planning policy and supplementary planning guidance since the submission of the September 2025 ES which would impact the assessment methodology used within the September 2025 ES.

No changes to the basis of the enabling, demolition and construction assessments as presented within the September 2025 ES are anticipated by the Applicant at this stage of the planning process e.g. duration of works, sequencing of works, demolition and construction methodology or estimates of demolition and construction related material volumes, waste quantities or road traffic and traffic routing set out in the September 2025 ES (**ES Volume 1, Chapter 5: Enabling, Demolition and Construction**). Therefore, this ES Addendum only considers the operational effects of the Proposed Development.

The scope of the September 2025 ES remains valid; there has not been any change to the surrounding environmental context or the EIA Regulations that would require a different EIA scope to that defined for the September 2025 ES. A review of the Proposed Amendments was considered in the context of topics scoped out of the September 2025 ES. The Proposed Amendments do not alter the approach to scope these topics out of the EIA, and as such, it is appropriate that these topics remain 'scoped out'.

The criteria used to determine the scale of effect and whether effects are considered significant or not as set out in the September 2025 remain valid. No additional EIA industry guidance on determining the scale and significance of effects has been published since preparation of the September 2025 ES.

The methodology for effect interactions and cumulative effects with other developments as set out in the September 2025 ES remains valid. No additional EIA industry guidance on the methodology for assessing these types of effects has been published since the preparation of the September 2025 ES.

A review of planning applications submitted since the September 2025 ES has been undertaken to identify potential new cumulative schemes located within a radius of 1km of the site for inclusion within this ES Addendum.

The Proposed Amendments have been considered against each of the technical topics addressed by the previous EIA below.

### **EIA Considerations of the Proposed Amendments**

Following a review of the Proposed Amendments in the context of the technical assessments of the September 2025 ES (set out below), it has been determined that the basis of the assessments completed for the following technical topics will not be subject to change as a result of the Proposed Amendments and therefore the conclusions remain valid:

- Socio-Economics;



- Traffic and Movement;
- Air Quality;
- Noise and Vibration;
- Ecology and Biodiversity;
- Land Take and Soils;
- Ground Conditions and Land Contamination;
- Water Resources, Flood Risk and Drainage; and
- Climate Change.

The assessments completed for the following technical topics have the *potential* to be impacted by the Proposed Amendments, and therefore have been considered further in the sections below:

- Built Heritage;
- Landscape and Visual Impact Assessment.

### ***Built Heritage***

The Proposed Amendments include the set back of the proposed built form within the northern development zone (Plot A of the Illustrative Masterplan), an increase in depth of open space to provide a strategic landscape buffer along Huntingdon Road, as well as a reduction in maximum parameter heights in the area immediately north of the Conduit Head Conservation Area. These changes respond to the testing of the indicative layout against the originally assessed maximum height parameters and represent a refinement of the outline development envelope. All other changes of the Proposed Amendments do not impact the basis of the built heritage assessment, and are therefore not considered further.

Regarding the amendments within the northern development zone (Plot A of the Illustrative Masterplan), The Lodge at Girton College (Grade II) and Girton College (Grade II\*), located to the north-east of the site, are the closest built heritage receptors to the changes in massing within the north of the site. However, these receptors are physically separated from the site by Huntingdon Road, and Girton College (Grade II\*) in particular is well screened by its extensive mature landscape setting. The set back of massing along Huntingdon Road (Plot B2 of the Illustrative Masterplan) would further limit the scale and prominence of the Proposed Development when experienced in relation to these receptors. All other built heritage receptors assessed within **ES Volume 1, Chapter 10: Built Heritage** are a sufficient distance from the Proposed Amendments, such that they would not be perceptible, and therefore the conclusions remain valid and unchanged.

In respect to the Conduit Head Conservation Area, its special interest is primarily derived from its enclosed, wooded character, historic plot pattern, and the intimate quality of its internal spaces, rather than from long distance or outward views. The Proposed Amendments include the reduction of the maximum height parameters along approximately 50% of the site boundary immediately north of the Conservation Area, from 4 storeys (46 m AOD) to 2 storeys (33.5 m AOD), with the remaining extent beyond stepping down from 4 storeys to 3 storeys (38.5 m AOD). These reduced parameters align with the previously approved heights of the 2013 Outline Planning Permission (OPP) in this location.

The outline nature of the planning application necessarily presents the maximum potential massing in simplified form. At Reserved Matters stage, further refinement in building articulation, stepping, façade treatment, and enhanced landscaping will provide additional opportunities to reduce the apparent scale and visual presence of the Proposed Development in heritage views.

Overall, the nature of the Proposed Amendments, including the reduced parameter heights, increased separation distances, mature boundary planting, and intervening topography, ensures that the magnitude of impact on built heritage receptors would be unchanged or reduced when compared with the worst-case scenario assessed in the September 2025 ES. Accordingly, the conclusions of the September 2025 ES built heritage assessment (as presented in **ES Volume 1, Chapter 10: Built Heritage**) remain valid and unchanged.



The Proposed Amendments represent a clear betterment over the previously assessed outline parameters, although they do not give rise to any new or different likely significant effects in relation to built heritage during either the construction or operational phases.

### ***Landscape and Visual Impact Assessment***

A Landscape and Visual Impact Assessment (LVIA) Addendum has been prepared and appended in **Annex A** of this report, which considers the Proposed Amendments and also presents updated Year 15 technical visualisations for Viewpoints 1, 2, 8A, 17, 30 and 31, to show the illustrative landscaping / mitigation, in response to comments received from the GCSPS Landscape Officer.

As detailed in **Annex A**, it was determined that the Proposed Amendments are only perceptible from Viewpoint 10, Viewpoint 31, Viewpoint 32, Viewpoint 33 and Viewpoint 33a. No change in the visibility of the Proposed Development has been identified at all other remaining viewpoints which were assessed within the September 2025 ES, therefore they have not been considered further, and the conclusions presented in relation to these viewpoints within the September 2025 ES remain valid and unchanged.

Overall, the LVIA Addendum concludes that the Proposed Amendments do not result in any new or different likely significant effects, and therefore the conclusions of the September 2025 ES LVIA (as presented within **ES Volume 2**) remain valid. Refer to **Annex A** for the detailed assessment and conclusions.

### ***Cumulative Effects Assessment***

No additional schemes which meet the criteria set out within the September 2025 ES have been identified. The likely cumulative effects of the Proposed Development have been considered and it is concluded that the Proposed Amendments will not alter the findings of the previously undertaken cumulative effects assessment within the September 2025 ES. It is considered that, given the minor nature of the proposed changes, there is no potential for material or significant changes to the previously defined cumulative effects or for the addition of any new cumulative effects.

### ***Effect Interactions***

No additional or different likely effects have been identified because of the Proposed Amendments. As such, no further consideration of effect interactions is required as part of this ES Addendum.

### ***Likely Significant Effects***

No additional or different likely effects have been identified because of the Proposed Amendments. Therefore the likely significant effects remain as presented in **ES Volume 1, Chapter 17: Likely Significant Effects** of the September 2025 ES.

### ***Environmental Management, Mitigation and Monitoring***

The Proposed Amendments do not generate any additional or different likely significant effects to those reported within the September 2025 ES. As such, all the mitigation and monitoring set out within **ES Volume 1, Chapter 18: Environmental Management, Mitigation and Monitoring Schedule** remains valid and applicable to the Proposed Development.

However, in response to comments received from the GCSPS Landscape Officer, reference to the long term monitoring of landscape impacts has been incorporated into **ES Volume 1, Chapter 18: Environmental Management, Mitigation and Monitoring Schedule**, and therefore an updated chapter has been submitted to address these comments.

### ***Non-Technical Summary***

A separate document is presented, referred to as the **Replacement Non-Technical Summary (NTS)**, which provides an update to the September 2025 NTS, and reflects the Proposed Amendments; presenting the revised parameter plans as well as the likely significant effects of the Proposed Development.

## **Conclusion**

The following chapters of the September 2025 ES have been updated based on the Proposed Amendments and replacement chapters have been submitted:



- ES Volume 1, Chapter 4: The Proposed Development; and
- ES Volume 1, Chapter 18: Environmental Management, Mitigation and Monitoring.

In addition, the NTS has also been updated and submitted to replace the September 2025 NTS.

Changes which have been made within the above replacement chapters, since the September 2025 ES and NTS, are shown in **blue** for ease of reference.

An addendum to the September 2025 ES LVIA (ES Volume 2) has also been submitted (**Annex A**), which considers the impacts of the Proposed Amendments.

The remaining chapters of the September 2025 ES remain unchanged as a result of the Proposed Amendments.

This document should be read in conjunction with the September 2025 ES, and unless otherwise indicated, the residual effects and conclusions of the September 2025 ES remain unchanged and this ES Addendum is supplementary to the September 2025 ES.

This ES Addendum, alongside the September 2025 ES, constitute the 'EIA information' to be considered by the GCSPS when determining the likely significant effects of the Amended Development (as per Regulation 9 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)).

Yours sincerely,

**Georgia Freeman**

Principal Consultant

For and on behalf of Trium Environmental Consulting LLP