11.2.6 In the case of the four churches, only their spires or towers are visible from the Site, and none have direct visibility of the Site from ground level. Given their distance from the Site and the limited visibility, no understanding or appreciation of the significance of these churches is possible from the Site. Views of the Site are evident from Hale Windmill, however.

11.2.7 A full table of the listed buildings within 5km of the Site can be found in Appendix 11.1.

11.2.8 Although there will be no physical impacts on any of these designated assets, there is a potential that its construction and operation may alter their setting, and thus impact upon their significance. Many of these are likely to be unaffected by the scheme, with the Site not forming part of their setting. An initial Site visit has determined that many have no intervisibility with the Site, nor any historical associations between the asset and the Site, and that the Site doesn't not otherwise contribute to the significance of the asset.

11.2.9 As result of the initial scoping exercise, potential impacts have been identified on the Grade II Listed Hale Windmill, which will be subject to a detailed assessment. The remainder of the designated assets are currently considered to be unaffected by the proposals. As the design of the scheme evolves and is finalised, this initial scoping will be tested against a Zone of Theoretical Visibility (ZTV) for the scheme along with visits to individual assets potentially impacted and detailed settings assessments undertaken in line with current Historic England guidance and best practice.

Undesignated Heritage Assets

11.2.10 A number of archaeological investigations have been undertaken in the vicinity of the Site, principally associated with improvements to the A417 which runs a short distance to the north of the Site. As a result of this, and other records held in the Cambridgeshire Historic Environment Record (HER), it is considered that there is a moderate to high potential for archaeological remains of Bronze Age date within the Site and a high potential for Iron Age and Romano-British remains.

11.2.11 A geophysical survey of the Site, undertaken in advance of an earlier development proposal on the Site identified numerous anomalies within the Site, many of which are likely to be archaeological in origin (Magnitude Surveys 2022). The form and distribution of these suggests that they are likely to be predominantly Iron Age or Romano-British in date. These anomalies have yet to be investigated through trial trenching.

11.2.12 Following an initial map regression exercise, the existing hedgerows located on the northwestern, southeastern Site boundary, and the northeast-southwest orientated boundary separating the central eastern and central western fields have been identified as potential historic hedgerows in accordance with the 1997 Hedgerows Regulations (as amended). If the masterplan is unable to retain these features, then mitigation to off-set the loss of the hedgerows could be required.

11.2.13 There are a number of undesignated historic buildings within the vicinity of the Site. An initial scoping exercise has identified that one of these, Manor House Farm in Boxworth, could be considered a non-designated heritage asset, and could potentially be impacted by the Proposed Development.

11.3 Approach

The National, Local, and Regional Planning Policy Context

11.3.1 Policies that will be considered within the Built Heritage and Archaeology Chapter include:

- National Planning Policy Framework (NPPF) (2024);

- Planning Practice Guidance (PPG) (2019);
- Good Practice Advice (GPA) 1: The Historic Environment in Local Plans (2015);
- GPA 2: Managing Significance in Decision-Taking in the Historic Environment (2015);
- GPA3: The Setting of Heritage Assets (2017);
- National Heritage Act 1983 (2014);
- Planning (Listed Buildings and Conservation Areas) Act 1990;
- The South Cambridgeshire Local Plan (2018) (in particular policies S/2, HQ/1, and NH/14); and
- Listed Buildings – Works to or affecting the setting SPD (2009).

11.3.2 The relevant legislation in this case extends from section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting. The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137. The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

11.4 Assessment Methodology

11.4.1 The ES chapter will contain a description of the national and local heritage planning policy context and the methods used in the assessment. It will describe the baseline historic environment currently existing at the Site and in its immediate vicinity; provide a statement of the significance of the heritage assets identified above; assess the magnitude of change (impact) of the proposed development upon the significance of such heritage assets and the resulting environmental effect; identify mitigation measures required to prevent, reduce or off-set any significant adverse environmental effects; and report on residual effects (those that might remain after mitigation has been implemented).

11.4.2 Against the baseline, the assessment will:

- Assess development impacts and hence the significance of environmental effects arising from the proposals, including the effects of construction both upon the physical fabric of assets within the Site and the significant of heritage assets outside the Site through alteration of their settings. ;
- Assess the effects of the operational phase of the project upon the setting of designated assets and non-designated assets within 1km of the Site and within the Zone of Theoretical Visibility ZTV, or beyond 1km of the Site and within the ZTV in the case of heritage assets with designed views towards the Site;
- Provide recommendations for mitigation that would avoid, reduce or offset adverse effects;
- the cumulative operational effects of the project and other committed developments within the vicinity of the Site; and
- Quantify any residual effects (those that might remain after mitigation).

11.4.3 The assessment of the likely effects on historic environment will be structured as follows:

- identification of heritage assets that may be affected by the project;
- provision of a description of the significance of those assets carried through to assessment including the contribution made by their setting;
- identification of the likely effects of the project on heritage assets; and
- assessment of significance of effects, taking into account measures proposed to avoid, reduce or remedy adverse effects.

11.4.4 In line with current best practice, the assessment of significance of effects will comprise a matrix-based approach, with the significance of effect determined through a consideration of the magnitude of the impact upon an historic asset against its sensitivity, supported by expositional text.

11.4.5 Embedded mitigation may be devised to avoid any significant impacts associated with the construction and operation of the project. Where prevention of impacts through design is not reasonably practicable, further mitigation measures will be identified.

11.4.6 The ES Chapter will be supported by a number of technical appendices, comprising:

- An Archaeological Desk-Based Assessment;
- A Built Heritage Assessment;
- A report on a Geophysical Survey; and
- A report on a Trial Trenching exercise.

11.4.7 It is anticipated that the Proposed Development (during construction and operation) will not result in significant effects on the designated or built heritage assets. However, this will be fully explored in the ES chapter.

11.4.8 The construction phase of the Proposed Development will impact negatively upon any archaeological remains within the Site itself. Where these impacts cannot be mitigated through design changes, a programme of archaeological excavation and publication work will be undertaken to offset the impact.

11.5 Likely Significant Effects

11.5.1 Based on the Proposed Development, no likely significant effects on archaeological or built heritage assets are anticipated. Any effects are likely to be less than significant in EIA terms, and will need to be assessed as part of a balancing exercise at determination.

11.6 Impacts Scoped Out of the Assessment

11.6.1 No impacts have been definitively scoped out of assessment at this stage – once the parameters for the Proposed Development are finalised all assets identified above will be reassessed and scoped in or out as appropriate.

11.7 Likely Mitigation

11.7.1 Mitigation measures will most likely be achieved through the design process and may involve measures to avoid locational impacts or visual impacts. It is anticipated that should the Proposed Development be assented, there will be a requirement for a programme of

archaeological excavation and publication to offset the impact upon buried archaeological remains within the Site.

11.8 Cumulative Effects

11.8.1 In line with best practice, an assessment the cumulative effects of the Proposed Development along with an agreed set of proposed and consented nearby projects upon the historic environment will be undertaken using the methodologies outlined above.

11.9 Summary

11.9.1 Table 11.1 summarises the likely construction, operational and cumulative effects of the Proposed Development.

Table 11.1: Topic Scope

Receptor	Effects	Scoped In
Designated archaeological assets	None identified at present but will be reassessed when the parameters have been developed.	✓
Designated built heritage assets	Possible less than significant effects upon Hale Windmill. Impacts on built heritage assets will be reassessed when the parameters have been developed.	✓
Undesignated built heritage assets	Possible less than significant effects upon Manor House Farm, Boxworth. Impacts on built heritage assets will be reassessed when the parameters have been developed.	✓
Undesignated archaeological assets	Impacts on archaeological remains within the Site.	✓

12 Socio-Economics

12.1 Introduction

12.1.1 An assessment will be undertaken of the likely significant effects of the Proposed Development on the environment with respect to socio-economics.

12.1.2 Socio-economics is proposed to be scoped in to the ES due to the potential for likely significant effects resulting from the construction and operational stages of the Proposed Development on sensitive receptors including the local population, workforce and the economy (businesses and economic output).

12.1.3 The chapter will be prepared by Stantec's Development Economics Team who have an established track record in the preparation of both Socio-Economic and Population and Human Health ES chapters. In particular, the assessment will be overseen by Debbie Mayes, an Associate Director within the Team, who holds a BA (Hons) in Geography and MA in Town Planning and has over 20-years of professional experience in the field of socio-economic research in both the public and private sector specialising in social and economic impact assessment.

12.2 Baseline Conditions

12.2.1 The socio-economic effects of the Proposed Development have the potential to be felt across different spatial areas depending on the receptor.

12.2.2 A Local Study Area (LSA) is utilised to represent the Site and immediate surrounding area. Using professional judgement, the LSA has been defined as comprising of two electoral wards: Caxton and Papworth and Swavesey. A Wider Study Area (WSA) defined as comprising of South Cambridgeshire District Council (SCDC) and Cambridge City Council (CCC) areas which collectively represent Greater Cambridge, is considered to represent the appropriate impact area for economic effects as it is representative of the functional economic market area.

12.2.3 For the purposes of scoping, a brief overview of the socio-economic conditions for the LSA and WSA are provided. Characteristics of the LSA and WSA are compared to the average for Cambridgeshire (county level), the East of England (regional level) and England (national level). A more detailed baseline will be presented in the Socio-Economic ES chapter.

Resident Population

12.2.4 The WSA has a total residential population of 313,500 people, of which 10,300 people (3%) live within the LSA[122]. The WSA has a younger age profile in comparison to the county, regional and national averages, with a higher proportion of working age residents (aged 16 to 64 years) and conversely, a smaller proportion of people aged 65+ years, as illustrated in Table 12.1.

12.2.5 The nearest concentration of residential populations to the Proposed Development is in the village of Boxworth, approximately 400m to the south west of the Site and the village of Conington, approximately 800m to the north west of the Site.

[122] Office for National Statistics (ONS), Mid-Year Population Estimates 2022

Table 12.1: Population Age Profile by Broad Age Group

Age Group	LSA	WSA	Cambridge-shire	East of England	England
0 to 15	20%	17%	18%	19%	19%
16 to 64	63%	67%	63%	61%	63%
65+	17%	16%	19%	20%	19%
All ages	100%	100%	100%	100%	100%
Total Population	10,300	313,500	690,100	6,401,400	57,112,500

Source: ONS, 2022 MYPE. Figures may not sum to 100% due to rounding.

Resident Economic Activity

12.2.6 Economic activity rates (including full-time students) in the LSA and WSA are comparable to the county average but higher than the regional and national averages. 68% and 62% of those aged 16+ years in the LSA and WSA respectively are economically active, compared to Cambridgeshire (63%), East of England (62%) and England (61%)[123].

12.2.7 Unemployment rates in the LSA and WSA (2.0% and 2.5% respectively) are comparable to the county average (2.4%) but lower than the regional (3.0%) and national (3.5%) averages[2].

Resident Qualification Levels

12.2.8 Residents in the LSA and WSA on average have higher qualification levels than residents Cambridgeshire, the East of England and England, as shown in Table 12.2. 46% of LSA residents and 52% of WSA residents aged 16 and over have a Level 4 qualification or above (including a degree, higher degree, NVQ level 4 to 5, BTEC higher level, HNC, HND, RSA Higher Diploma or professional qualification), compared to the county average of 40%, the regional average of 32% and the national average of 34%[124].

[123] Office for National Statistics (ONS), 2021 Census, Table TS066

[124] Office for National Statistics (ONS), 2021 Census, Table TS067

Table 12.2: Highest Level of Qualification (Residents aged 16 and over)

Age Group	LSA	WSA	Cambridge-shire	East of England	England
No qualifications	10%	11%	15%	18%	18%
Level 1 and entry level qualifications	8%	6%	9%	11%	10%
Level 2 qualifications	13%	9%	12%	14%	13%
Apprenticeship	4%	4%	5%	6%	5%
Level 3 qualifications	16%	16%	17%	17%	17%
Level 4 qualifications or above	46%	52%	40%	32%	34%
Other qualifications	2%	2%	3%	3%	3%
Total	100%	100%	100%	100%	100%

Source: ONS, 2021 Census. Figures may not sum to 100% due to rounding

Employment

12.2.9 The Proposed Development will be located opposite to Buckingway Business Park and adjacent to Cambridge Services. There are no employment uses on the Site currently.

12.2.10 The WSA supports employment for 209,940 people, of which 2.3% is located in the LSA. The 'professional, scientific and technical' sector accounts for the highest proportion of employment in the WSA (22%), compared to 10% in the LSA, 15% across Cambridgeshire, 9% across the East of England and 10% for England.

12.2.11 In contrast, the manufacturing sector accounts for the highest proportion of employment in the LSA (19%) compared to just 5% in the WSA, 9% in Cambridgeshire, 7% in the East of England and 7% in England.

12.2.12 The transport and storage sector (within which the Proposed Development would fall) also accounts for a higher proportion in the LSA (7%) in comparison to the WSA (2%), Cambridgeshire (4%), East of England (6%) and England (5%).

Commuting Profile

12.2.13 61% of people who work in the WSA (excluding those who work from home), also live in the WSA. The remaining 39% of the WSA's workforce live outside of the WSA including Huntingdonshire (7%), West Suffolk (7%), East Cambridgeshire (7%) and North Hertfordshire (2%)[125] .

12.2.14 The baseline conditions comprise the following identified receptors.

[125] *ONS, 2021 Census, Table ODWP01EW*

Receptors

- Jobs and employment;
- Economic output (measured in Gross Value Added (GVA)); and
- Skills and the labour market.

12.3 Approach

The National, Local, and Regional Planning Policy Context

Relevant Policy document

- National Planning Policy Framework (December 2024);
- South Cambridgeshire Local Plan (adopted September 2018); and
- Greater Cambridge Local Plan – Regulation 18 Preferred Options (January 2023).

12.4 Assessment Methodology

12.4.1 The assessment will consider the likely significant effects of the Proposed Development during the construction and operational phases.

12.4.2 Assessments will be made using quantitative and qualitative methods as summarised in Table 12.3.

Table 12.3: Methodology for Socio-Economic Effects

Effect	Proposed Methodology
Jobs and Employment	The number of direct jobs generated during the construction phase will be calculated using the Construction Industry Training Board (CITB), Labour Forecasting Tool (LFT)[126]. The number of direct jobs generated during the operational phase will be calculated having regard to job/floorspace densities published in the Employment Density Guide[127]. Additionality factors (leakage, displacement and multipliers) will be applied to the number of direct construction and operational jobs, to calculate net additional employment to the WSA. Additionality will be applied following guidance in the 'Green Book'[128].
Economic Output	Economic output from the net additional jobs created by the Proposed Development will be calculated by applying average GVA per worker per annum published by Oxford Economics[129].
Skills and the Labour Market	Indicative occupation/role profiles for the Proposed Development's employment uses will be outlined using information provided by the Applicant and/or through reference to other schemes providing similar uses. A qualitative assessment will then be made for the potential of the Proposed Development to support a higher-skilled workforce.

12.4.3 There are no published assessment guidance and/or technical significance criteria to assess socio-economic effects. Accordingly, the evaluation of effects will be undertaken based on

[126] CITB, Labour Forecasting Tool [https://www.citb.co.uk/about-citb/construction-industry-research-reports/labour-forecasting-tool/]

[127] Homes & Communities Agency ('HCA'), November 2015, Employment Densities Guide, 3rd Edition

[128] HM Treasury, 2022, The Green Book: Central Government Guidance on Appraisal and Evaluation

[129] Oxford Economics, UK Local Area Forecasts, January 2025 [under licence]

professional experience and judgement, having regard to the sensitivity of the receptor and the magnitude of impact from the existing baseline position. Table 12.4 describes the socio-economic significance criteria.

Table 12.4: Significance Criteria

Significance	Criteria
Major Beneficial/Adverse (significant)	The Proposed Development would cause a large change to the existing baseline position (+2.5%) and the receptor has little ability to absorb change without fundamentally altering its present character, possibly due to limited capacity, or is of significant importance to the WSA.
Moderate Beneficial/Adverse (significant)	The Proposed Development would cause a moderate change to the existing baseline position (between +1% and +2.4%) and the receptor has moderate capacity to absorb change without significantly altering its present character or is of some importance to the WSA.
Minor Beneficial/Adverse (not significant)	The Proposed Development would cause a minor change to the existing baseline position (between +0.1% and +0.9%) and the receptor is tolerant of change without detriment to its character or is of low or no importance to the WSA.
Negligible (not significant)	The Proposed Development would cause no discernible change to the existing baseline position (providing less than 0.1% change).

12.4.4 Socio-economic effects classified as moderate or major beneficial/adverse will be considered as significant and, where effects are established as significant adverse, appropriate mitigation measures will be identified to inform the assessment of residual effects.

Geographical Scope

12.4.5 As stated in Section 12.2, the WSA is proposed to be used as the impact study area for all of the identified socio-economic effects.

12.5 Likely Significant Effects

Construction Phase

12.5.1 The construction phase will support construction employment. As the construction workforce is transient and will move from one construction job to another, these are not expected to be new jobs, rather safeguarded jobs. However, the beneficial effect of the Proposed Development on construction employment in the WSA has the potential to be significant.

12.5.2 As economic output during the construction phase is derived from the number of construction workers, there is also the potential for likely significant beneficial effects during the construction phase on economic output.

Operational Phase

12.5.3 Once complete and operational, the Proposed Development will provide high quality storage and distribution floorspace. As such, there is the potential for likely significant beneficial effects on employment, economic output, and skills during the operational phase.

12.6 Impacts Scoped Out of the Assessment

Construction Phase

12.6.1 The construction phase will support employment across various construction disciplines, from ground workers to construction management, supporting a wide range of occupation and skill levels. However, as stated in Section 12.4, these are not anticipated to be new jobs and therefore likely significant effects on skills and the labour market during the construction phase are not anticipated because the Proposed Development will not specifically create any new opportunities for skill development beyond those that may be offered by the contractors themselves. Effects on skills and the labour market during the construction phase are anticipated to be not significant and therefore are proposed to be scoped out of construction phase assessment.

12.6.2 There is a significant construction workforce in the WSA currently (equivalent to 7,250 workers). It is anticipated that the construction workforce would primarily be drawn from the local labour market, thereby placing no additional demand (or effect) on the local housing market or social infrastructure, or effects would be so small as to be insignificant. For this reason, construction phase effects on housing and community infrastructure (education, healthcare services, play and open space) have been scoped out of the assessment.

Operational Phase

12.6.3 An active travel network of foot/cycle paths is incorporated within the Proposed Development to encourage active travel through the Site. However, the Proposed Development will not create a new residential population (as no residential uses are proposed) and therefore social effects, including the impact on social infrastructure, for example, housing, education, open space and play space and primary healthcare, are not considered relevant. Furthermore, the preliminary baseline conditions presented in this chapter have identified that the occupation and qualification profile of the WSA's resident population is varied, thereby providing an opportunity to reduce the outflow of the resident workforce and increase employment opportunities in the WSA. As such, it is anticipated that the operational workforce would primarily be drawn from the local labour market, thereby placing no additional demand (or effect) on the local housing market or social infrastructure, or effects would be so small as to be insignificant. For this reason, operational phase effects on housing and community infrastructure (education, healthcare services, play and open space) have been scoped out of the assessment.

12.7 Likely Mitigation

12.7.1 No significant adverse effects are anticipated and therefore no mitigation is envisaged.

12.8 Cumulative Effects

12.8.1 There is the potential for the Proposed Development to have likely significant cumulative effects on employment, economic output and skills in combination with the identified committed developments. Consideration will be given to this in the assessment using information for the committed developments that is available within the material submitted alongside for the respective planning application for each development.

12.9 Summary

12.9.1 Table 12.5 summarises the likely construction, operational and cumulative effects of the Proposed Development.

Table 12.5: Socio-Economic Scope

		Scoped In	
Receptor	**Effects**	**Construction**	**Operation**
Jobs and Employment	Job and employment opportunities for residents of the WSA	✓	✓
Economic Output	Creation of economic output contributing to the WSA's economy	✓	✓
Skills	Potential to support a higher-skilled workforce	X	✓
Social Infrastructure	Impacts to social infrastructure (e.g. housing, education, open space and play space and primary healthcare)	X	X

13 Climate Change

13.1 Introduction

13.1.1 This Chapter of the EIA Scoping Report has been prepared by Stantec and sets out the likely significant effects on Climate as a result of the Proposed Development which will be reported in the ES.

13.1.2 Regulation 4(2)(c) of the EIA Regulations requires significant effects on climate to be considered, as appropriate, within the EIA process. In addition, Schedule 4 to the EIA Regulations requires likely significant effects resulting from "the impact of the project on climate…and the vulnerability of the project to climate change" to be addressed within an ES.

13.1.3 The climate change assessment is comprised of two elements which are both presented within this scoping chapter:

- The impact of the Proposed Development on climate change ('Greenhouse Gas Emissions Assessment') (GHG); and
- The impact of climate change on the Proposed Development ('Climate Change Risk Assessment') (CCRA).

13.2 Baseline Conditions

Baseline Sources

13.2.1 The following data sources were reviewed to establish the baseline conditions for the Site:

- Met Office historic climate data (Met Office, undated) – to identify the historic trends of relevant climate factors for the geographic area of the Proposed Development;
- Google Maps (2025) – to identify the GHG baseline of the Site; and
- Environment Agency (EA) Flood Map for Planning (2025) – to identify the Site's flood risk.

Baseline Description

GHG Baseline

13.2.2 Current GHG emission sources relate to the agricultural use of arable grassland within the Site. It is expected that existing farming practices may provide a source of GHG emissions due to equipment use, soil disturbance, pesticides and/or livestock grazing.

13.2.3 The northeastern field consists of scrubbed open space with sparse tree cover and the A14 construction compound with associated car parking. These provide a source of GHG emissions from energy and transport uses.

13.2.4 Hedgerows and trees on and within the Site boundary may provide a limited amount of carbon sequestration.

CCRA Baseline

13.2.5 Historic climate averages during the period 1991 – 2020 for the closest climate station to the Site (Cambridge, Niab), obtained from the Met Office website (Met Office, undated), indicate the following:

- Average annual maximum temperature was 14.88°C;
- Warmest month on average was July (mean maximum temperatures of 23.08°C);
- Coldest month on average was February (mean minimum temperature of 1.78°C);
- Average total annual rainfall was 559.37mm;
- Wettest month on average was October (average monthly rainfall of 58.71mm); and
- Driest month on average was March (average monthly rainfall of 32.78mm).

13.2.6 The Site and surrounding area are expected to experience warmer, drier summers and milder, wetter winters. Extreme weather events such as heatwaves and heavy rainfall are also expected to increase in frequency and intensity in the coming decades (Met Office, 2022).

13.2.7 The EA's flood map shows the Site is entirely within Flood Zone 1 and therefore at a low probability of fluvial flooding. In terms of surface water flooding, 2% of the Site lies in a 1 in 30-year event, 5% lies in a 1 in 100-year event and 20% lies in a 1 in 1000-year event.

Receptors

GHG

13.2.8 GHG emissions have a global effect rather than directly affecting specific local receptors to which levels of sensitivity can be assigned. The global climate will therefore be treated as a single receptor. Given the global scale and severe consequences of climate change and limited recoverability, the receptor sensitivity is considered to be high.

CCRA

13.2.9 The following receptors will be assessed as part of the CCRA:

- Future users of the Site;
- Infrastructure including buildings and roads; and
- Ecology, landscape and planting.

13.3 Approach

The National, Local, and Regional Planning Policy Context

Relevant Policy document

13.3.1 The following legislation and policy will inform the assessment of effects within the EIA:

- International Agreements: the Paris Agreement (2015) and United Nations Climate Change Conference – COP26 Glasgow (2021), COP27 Sharm el Sheikh (2022), COP28 United Arab Emirates (2023), COP29 Baku (2024);
- Climate Change Legislation: Climate Change Act (2008) and 2050 Target Amendment Order 2019, Carbon Budget Orders (2009, 2011, 2016 and 2021), the Carbon Budget Delivery Plan (2023), Town and County Planning (Environmental Impact Assessment) Regulations (2017), the Climate Change Committee's (CCC) Climate Change Risk

Assessment 2021 (CCRA3) (2021); the Third National Adaptation Programme (NAP3) and the Fourth Strategy for Climate Adaptation Reporting (HM Government, 2023);

- Planning Policy: National Planning Policy Framework (NPPF, 2025), Planning Practice Guidance (PPG, 2019) CCC Climate Change Strategy 2021-2026, CCC Carbon Management plan 2021 – 2026 and Greater Cambridge Sustainable Design and Construction Supplementary Planning Document (SPD) (2020); and

- Policy Papers: the 25 Year Environment Plan (2018), Clean Growth Strategy (2017), Ten Point Plan for an Industrial Revolution (2020), Powering our Net Zero Future (2020), Powering up Britain (2023), The Road to Zero (2018), Transport Decarbonisation Plan (2021), Net Zero Strategy (2021),Review of Net Zero (2023) and Carbon Budget Delivery Plan (2023).

13.4 Assessment Methodology

GHG Emissions Assessment

13.4.1 The assessment approach draws upon IEMA guidance and professional judgement as a competent professional (IEMA, 2022). IEMA guidance identifies that all GHG emissions contribute to a negative environmental impact and contribute to climate change, thus might be considered significant. It therefore suggests the impact of a development on climate should be based on its potential to emit GHGs.

13.4.2 The methodology will adopt emission boundaries (i.e. defining the scope of emissions) that align with the Greenhouse Gas Protocol (WBCSD and WRI 2019) and Publicly Available Standard (PAS) 2080: Carbon Management in Infrastructure (BSI, 2023), which are split into three broad scopes:

- Scope 1: all direct GHG emissions;

- Scope 2: indirect GHG emissions from the generation of purchased electricity, heat or stream; and

- Scope 3: other indirect emissions, such as the extraction and production of purchased materials and fuels, electricity-related activities not covered in Scope 2, outsourced activities, waste disposal etc.

13.4.3 Where project information is available, the assessment will quantify GHG emissions arising from the Proposed Development. Where necessary, reasonable assumptions may need to be made to complete the assessment. These will be set out within the ES along with any other limitations or uncertainty associated with the assessment. The GHG emissions will be calculated by multiplying activity data by the relevant carbon factor. The equation is as follows:

Activity data x carbon emissions factor = carbon emissions

Baseline Emissions

13.4.4 A high-level review of the existing land use and associated activities will be undertaken to identify the baseline GHG emission on the Site. Local and national baseline GHG emissions will be identified through a review of the UK Carbon Budget Orders and Local authority GHG inventory Data (DESNZ, 2024).

Determining Significance

13.4.5 There is an absence of significance criteria or defined threshold for determining the significance of effects resulting from GHG emissions in EIA. Significance of effect is therefore determined using professional judgement as a 'competent professional', and consideration of the following elements:

- Appraisal of the Proposed Development's emissions in the context of national, regional and local emissions;
- IEMA EIA Guide to Assessing Greenhouse Gas Emissions and Evaluating their Significance (IEMA, 2022); and
- How the Proposed Development has embedded design features to reduce GHG emissions and identified opportunities for further mitigation in the Proposed Development's design and delivery.

13.4.6 The UK has set a legally binding GHG reduction target for 2050 which, according to the Climate Change Committee (CCC), is compatible with the magnitude and rate of GHG emission reductions required in the UK to meet the goals of the Paris Agreement. Given this, IEMA guidance states that:

> *"the crux of significance therefore is not whether a project emits GHG emissions, nor even the magnitude of GHG emissions alone, but whether it contributes to reducing GHG emissions relative to a comparable baseline consistent with a trajectory towards net zero." (IEMA, 2022)*

13.4.7 The assessment will apply the following significance criteria in Table 13.1 that is set out in the IEMA (2022) guidance.

Table 13.1: GHG Significance Criteria (IEMA, 2022)

Significance	Measure of Impact
Major Adverse	the project's GHG impacts are not mitigated or are only compliant with do-minimum standards set through regulation, and do not provide further reductions required by existing local and national policy for projects of this type. A project with major adverse effects is locking in emissions and does not make a meaningful contribution to the UK's trajectory towards net zero.
Moderate Adverse	the project's GHG impacts are partially mitigated and may partially meet the applicable existing and emerging policy requirements but would not fully contribute to decarbonisation in line with local and national policy goals for projects of this type. A project with moderate adverse effects falls short of fully contributing to the UK's trajectory towards net zero.
Minor Adverse	the project's GHG impacts would be fully consistent with applicable existing and emerging policy requirements and good practice design standards for projects of this type. A project with minor adverse effects is fully in line with measures necessary to achieve the UK's trajectory towards net zero.
Negligible	the project's GHG impacts would be reduced through measures that go well beyond existing and emerging policy and design standards for projects of this type, such that radical decarbonisation or net zero is achieved well before 2050. A project with negligible effects provides GHG performance that is well 'ahead of the curve' for the trajectory towards net zero and has minimal residual emissions
Beneficial	the project's net GHG impacts are below zero and it causes a reduction in atmospheric GHG concentration, whether directly or

Significance	Measure of Impact
	indirectly, compared to the without-project baseline. A project with beneficial effects substantially exceeds net zero requirements with a positive climate impact.

13.4.8 Effects that are described as 'minor' or 'negligible' are determined to be 'Not Significant' and effects that are described as 'moderate' of 'major' are determined to be 'Significant.

Climate Change Risk Assessment

Baseline

13.4.9 The CCRA will use the UK Climate Change Projections 2018 (UKCP18) provided by the UK Met Office for the 25km grid cell within which the Site is located. This is the main source of information for future baselines including 2050, 2075 and 2099. The UKCP18 uses observations of weather and climate combined with climate models to create a range of climate projections for different emissions scenarios.

13.4.10 RCP 8.5 represents the highest emissions scenario, and this is considered the most appropriate scenario for assessing the impact of climate change on the Proposed Development, to provide a suitable conservative approach. A review of the following data will be undertaken:

- Average Summer Precipitation (% change)
- Average Winter Precipitation (% change)
- Average Annual Precipitation (% change)
- Maximum Average Summer Temperature;
- Minimum Average Winter Temperature; and
- Annual Mean Temperature.

Scope of Assessment

13.4.11 The CCRA section of the ES chapter will follow IEMA guidance (EIA Guidance on Climate Change Resilience and Adaptation, 2020). IEMA (2020) states that the vulnerability and resilience of the Proposed Development to climate change is identified by undertaking a risk assessment that includes identifying potential climate change risks to a project, assessing these risks, and formulating mitigation actions to reduce the impact of the identified risk.

Defining Significance

13.4.12 There is no nationally adopted method for assessing and determining significance of climate change impacts within EIA. The assessment approach will therefore draw upon guidance from IEMA and professional judgement as a competent professional (IEMA, 2020). This includes the consideration of whether the effect is temporary or permanent.

13.4.13 Effects that are described as 'minor' or 'negligible' are determined to be 'Not Significant', and effects that are described as 'moderate' or 'major' are determined to be 'Significant'.

Geographical Scope

13.4.14 The climate study area comprises the land, infrastructure and activities that occur within the Site boundary and extends to include activities that occur beyond the Site boundary, such as the transport of construction materials. It is not possible at this stage to define the exact location for some sources of GHG emissions that will occur outside of the Site boundary, such as materials production.

13.4.15 The CCRA will use the UK Climate Change Projections 2018 (UKCP18) provided by the UK Met Office for the 25km grid cell within which the Site is located.

Temporal Scope

13.4.16 The Proposed Development is anticipated to be operational by 2029. The assessment assumes a 60-year design life of all buildings and infrastructure associated with the Proposed Development, although it is likely that they will continue to be operational beyond this timeframe.

13.4.17 UKCP18 provides climate change projections up to 2100 in the UK. Therefore, this assessment will assume projections for 2100 as the most far-reaching projection and is considered to be appropriate for the design life of the Proposed Development.

13.5 Likely Significant Effects

Construction

GHG

13.5.1 The IEMA guidance (IEMA, 2022) recommends that the significance of a projects GHG emissions should be based on the net impact across the Proposed Developments lifetime. Significance may be beneficial, adverse, or negligible as detailed in Table 13.1.

13.5.2 During construction GHG emissions would be generated from the following activities which have the potential to cause significant effects:

- Scope 1: enabling activities, land clearance and construction processes such as emissions resulting from the combustion of fuels in the applicant's owned/controlled vehicles, plants or equipment used for construction of the Proposed Development;
- Scope 2: emissions associated with electricity needed for plant and welfare facilities; and
- Scope 3: embodied carbon from purchased materials required to construct the Proposed Development, waste disposal and supply of water.

Operation

GHG

13.5.3 During operation GHG emissions would be generated from the following activities which have the potential to cause significant effects:

- Scope 1: Transport to and from the Proposed Development and use of the car parking by staff and HGVs, as well as end (vehicle) users of the new roundabout along Boxworth Road. Carbon sequestration from proposed boundary planting and green infrastructure.

- Scope 2: emissions associated with purchased electricity from the national grid during operation of the Proposed Development, for example for lighting and energy for employment uses.

- Scope 3: emissions that are predominantly outside the applicant's control, for example, processing waste and supply of water.

CCRA

13.5.4 During operation, the Proposed Development may be vulnerable to climate risks such as flooding and increasing temperatures. Future users, such as staff and those using the amenity facilities, of the Proposed Development are considered to be the main receptor to these risks, some of which will be more susceptible to climate change than others depending on a range of factors such as age and existing poor health. Proposed infrastructure, such as the warehouses, offices, roundabout and car park are also considered to be key receptors to climate risks and will be explored in the ES.

13.6 Impacts Scoped Out of the Assessment

Decommissioning

13.6.1 It is anticipated that the construction and operation of the Proposed Development will have the greatest potential to emit GHGs compared to the end-of-life stage, particularly when considering the trend of national decarbonisation over time and the legislative requirement for the UK to meet carbon neutral targets by 2050 (Climate Change Act, 2008). The Proposed Development is anticipated to have a long design life, therefore there is not enough certainty about the likelihood, type or scale of activities that could emit GHG emissions at the time of decommissioning. Emissions associated with the end-of-life stage of the Proposed Development are therefore scoped out of the assessment.

Downstream GHG Emissions

13.6.2 The diverse potential end uses associated with the storage, distribution and employment aspects of the Proposed Development make it challenging to accurately quantify downstream emissions. For example, any requirement to purchase components or materials for the general storage and distribution use space is unknown at this stage and therefore emissions associated with the product, or the manufacture of those materials is uncertain.

13.6.3 For this reason, there is not the same certainty of downstream GHG emissions as featured in the case of R (on the application of Finch of behalf of the Weald Action Group)(Appellant) v Surrey County Council and others (Respondents) 2024 for storage, distribution and employment development, which the Court found would be inherent to an oil extraction scheme. The Court ruled that downstream, indirect effects of a project are relevant to EIAs but required a degree of certainty of downstream activities to enable a meaningful estimation of GHG quantities. Consequently, it is acknowledged that there will be downstream Scope 3 emissions relating to the operation of the Proposed Development, but it is not feasible or practical to conduct a meaningful quantitative assessment of these emissions due to the lack of information known, for the reason explained above, and so downstream GHG emissions are proposed to be scoped out of further assessment within the ES.

CCRA Construction Effects

13.6.4 It is anticipated that the risk of climate hazards will be managed through standard construction and health and safety practices, such as securing material/equipment and not undertaking works during periods of extreme rainfall or high winds. In addition, construction of the Proposed Development is anticipated to be completed by 2029. As a result, the conditions during construction are anticipated to be similar to the existing baseline and no significant

effects are anticipated. The risk of climate hazards during construction is proposed to be scoped out of the ES as the majority of impacts are expected during operation of the Proposed Development.

13.7 Likely Mitigation

13.7.1 It is anticipated that construction vehicles will be managed through a CEMP, which will be secured by an appropriately worded planning condition. An Outline CEMP will be submitted with the outline planning application.

13.7.2 Buildings will be designed in accordance with up-to-date Building Regulations which will comprise a range of mitigation measures through the energy hierarchy. These will be determined at the detailed design stage.

13.7.3 Operational transport mitigation measures and incentives are anticipated to be outlined in a Framework Travel Plan which will be submitted with the outline planning application.

13.7.4 The Proposed Development will incorporate measures to embed climate resilience into their design, such as SuDS attenuation areas, biodiversity net gain, and building design in accordance with the most up to date Building Regulations.

13.8 Cumulative Effects

13.8.1 IEMA Guidance (2022) identifies that all global cumulative GHG sources are relevant to the effect on climate change. For this reason, the IEMA Guidance recommends that effects of GHG emissions from specific cumulative projects should not be individually assessed, as there is no basis for selecting particular cumulative projects that have GHG emissions over others. By its nature, the contextualisation of GHG emissions to the national carbon targets incorporates cumulative contributions of other GHG sources which make up that context. Therefore, a separate cumulative assessment will not be undertaken for the GHG assessment.

13.8.2 There is potential for in-combination climate change effects to exacerbate other environmental effects identified in other topic chapters without mitigation and this will be assessed in the ES chapter.

13.8.3 In regard to climate adaptation, there are no cumulative climate vulnerability and resilience effects between the Proposed Development and other approved developments in the area, as the identified impacts and mitigation are specific to the Proposed Development. However, an assumption can be made that identified cumulative schemes will embed climate resilience into their schemes through measures such as SuDS and landscaping.

13.9 Summary

13.9.1 Table 13.2 summarises the likely construction, operational and cumulative effects of the Proposed Development.

Table 13.2: Climate Scope

Receptor	Effects	Scoped In
Global Climate	Scope 1,2 and 3 GHG emissions arising from the construction phase of the development in relation to combustion of fossil fuels, electricity for plant and welfare facilities and embodied carbon from purchased materials.	✓
Global Climate	Scope 1,2 and 3 GHG emissions from operational phase of the development from traffic, use of electricity and carbon sequestration	✓
Future users of the Site, infrastructure and ecology.	Potential significant effects are anticipated during the operation of the Proposed Development, which may be vulnerable to climate risks such as flooding and increasing temperatures.	✓
Global Climate	Emissions associated with the end of life stage are scoped out of the assessment due to the long design life of the Proposed Development.	x
Global Climate	Operational downstream emissions	x
Construction workers and infrastructure.	Due to the short length of the construction period and that the risk of climate hazards will be managed through standard construction and health and safety practices, the risk of climate hazards during construction will be scoped out of the ES.	X

14 Cumulative Effects and Consultation

14.1 Cumulative Effects

14.1.1 The ES will consider the potential for likely significant effects on the environment resulting from committed developments in the area. PPG identifies that:

> '*…There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a Proposed Development...*'

14.1.2 Table 14.1 sets out the committed schemes which have been identified for the assessment of likely significant cumulative effects on the environment. It is considered appropriate to include only major schemes within the immediate surrounding area, with any developments further afield unlikely to have significant cumulative effects given the distance and separation from the Proposed Development. As of May 2025, the developments listed in Table 14.1 have been identified as having the potential for cumulative effects. This list will be updated at the time of submission of the ES and is subject to agreement with SCDC.

Table 14.1: Cumulative Schemes

Scheme Name and Reference Number	Description	Planning Status	Direction and approximate distance from the Site
25/01655/SCOP Grafham To Cambridge	EIA Scoping Opinion request pursuant to Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for the Grafham to Cambridge Pipeline Scheme.	EIA Scoping – Awaiting Decision	Located within the Site*
21/02173/FUL Land To The North-East Of Childerley Farm Childerley Estate Childerley CB23 8BA	Installation of a renewable energy led generating station comprising of ground-mounted solar arrays, associated electricity generation infrastructure and other ancillary infrastructure comprising of storage containers, access tracks, fencing, gates and CCTV together with the creation of a woodland, landscaping and biodiversity enhancements	Granted April 2022	Approximately 2 km south of the Site.

* The Applicant and the developer of the Grafham to Cambridge Scheme are in contact and both are aware of the requirements of each scheme.

14.2 Consultation

14.2.1 All relevant statutory and other consultees will be consulted through the EIA process in line with Part 1: 2(1) of the EIA Regulations, which states:

"the consultation bodies" means—

(a) any body which the relevant planning authority is required to consult, or would, if an application for planning permission for the development in question were before them, be required to consult by virtue of article 18 (consultations before the grant of permission) of the Order or of any direction under that article;

*(b) the Marine Management Organisation(**e**), in any case where the proposed development would affect, or would be likely to affect, any of the following areas—*

(i) waters in or adjacent to England up to the seaward limits of the territorial sea;

*(ii) an exclusive economic zone(**f**), except any part of an exclusive economic zone in relation to which the Scottish Ministers have functions;*

*(iii) a Renewable Energy Zone(**g**), except any part of a Renewable Energy Zone in relation to which the Scottish Ministers have functions;*

*(iv) an area designated under section 1(7) of the Continental Shelf Act 1964(**h**), except any part of that area which is within a part of an exclusive economic zone or a Renewable Energy Zone in relation to which the Scottish Ministers have functions; and*

(c) the following bodies if not referred to in paragraph (a) or (b)—

(i) any principal council for the area where the land is situated, if not the relevant planning authority;

(ii) Natural England;

(iii) the Environment Agency;

(iv) other bodies designated by statutory provision as having specific environmental responsibilities and which the relevant planning authority or the Secretary of State, as the case may be, considers are likely to have an interest in the application;

14.2.2 Public consultation is being undertaken during the preparation of the planning application. The feedback received through the consultation will be summarised in the ES and written up in full in the Statement of Community Involvement submitted in support of the planning application.

15 Environmental Statement Structure

15.1 Structure

15.1.1 The ES will contain three main volumes as set out in Table 15.1 below.

Table 15.1: Environmental Statement Structure

Volume 1: ES Main Text and Figures		
Chapter No.	**Chapter Title**	**Description**
1	Introduction	Introduction to the ES, EIA requirements, details of project team, ES organisation and availability.
2	EIA Methodology	Methods used to prepare each chapter, description of ES structure and content, generic significance criteria, scoping and consultation.
3	Site and Development Description	Site description and details of the Proposed Development.
4	Alternatives and Design Evolution	Outline of the main alternatives considered by the Applicant.
5	Construction Methodology and Phasing	Details of anticipated programme for development and construction methodology.
6	Transport and Access	Assessment of effects of the Proposed Development on transport and access.
7	Noise and Vibration	Assessment of effects of the Proposed Development on noise and vibration.
8	Landscape and Visual Effects	Assessment of effects of the Proposed Development on the landscape and views at the Site.
9	Ecology	Assessment of the effects of the Proposed Development on ecology.
10	Air Quality	Assessment of effects of the Proposed Development on air quality.
11	Agricultural Land and Soils	Assessment of the effects of the Proposed Development on agricultural land and soils.
12	Flood Risk and Drainage	Assessments of effects of the Proposed Development relating to flood risk and drainage.
13	Historic Environment	Assessment of effects of the Proposed Development on built heritage and archaeology.
14	Socio-Economics	Assessments of effects of the Proposed Development relating to socio-economics.
15	Summary and Residual Effects	Summary of the residual and interactive effects of the Proposed Development.
Volume 2		
Technical Appendices		Technical data and reports to support the chapters in Volume 1.
Standalone Document		
Non-Technical Summary		Summary of the ES in non-technical language.

15.2 Introduction

15.2.1 This chapter will provide background to the EIA, describe the structure of the ES and identify the project team.

15.3 EIA Methodology

15.3.1 This chapter will set out the methodology used in the EIA, state the assumptions applicable to all disciplines, summarise the EIA Scoping process undertaken and summarise the public consultation process. Bespoke methodologies, limitations and assumptions will be contained in the technical chapters of the ES where required.

15.4 Assessment of Effect Significance

15.4.1 The significance of any likely environmental effects at the construction and operational phase will be determined by the interaction of the identified potential impacts from the Proposed Development and their magnitude, and the sensitivity of any identified receptors.

15.4.2 Generic criteria to be used in carrying out this process are detailed below. Some technical chapters will use discipline-specific criteria with their own terms for effect duration, magnitude, sensitivity and significance. This will be explained in the relevant chapter.

Impact Magnitude

15.4.3 The methodology for determining the scale or magnitude of an impact is set out below in Table 15.2.

Table 15.2: Methodology for Assessing Magnitude

Magnitude of Impact	Impact Criteria
Major	Total loss or major/substantial alteration to key elements/features of the baseline (pre-development) conditions such that the post development character/composition/attributes will be fundamentally changed.
Moderate	Loss or alteration to one or more key elements/features of the baseline conditions such that post development character/composition/attributes of the baseline will be materially changed.
Minor	A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible/detectable but not material. The underlying character/composition/attributes of the baseline condition will be similar to the pre-development circumstances/situation.
Negligible	Very little change from baseline conditions. Change barely distinguishable, approximating to a 'no change' situation.

Sensitivity

15.4.4 The sensitivity of a receptor is based on the relative importance of the receptor using the scale set out below in Table 15.3.

Table 15.3: Methodology for Determining Sensitivity

Sensitivity	Receptor Sensitivity Criteria
High	The receptor/resource has little ability to absorb change without fundamentally altering its present character, or is of international or national importance.
Moderate	The receptor/resource has moderate capacity to absorb change without significantly altering its present character, or is of high importance.
Low	The receptor/resource is tolerant of change without variance to its character, is of low or local importance.

Significance

15.4.5 Effect significance will be calculated using the matrix in Table 15.4. This illustrates the interaction between impact magnitude and receptor sensitivity.

Table 15.4: Effect Significance Matrix

Impact Magnitude	Receptor Sensitivity		
	High	Moderate	Low
Major	Major Adverse/Beneficial	Major - Moderate Adverse/Beneficial	Moderate - Minor Adverse/Beneficial
Moderate	Major - Moderate Adverse/Beneficial	Moderate – Minor Adverse/Beneficial	Minor Adverse/Beneficial
Minor	Moderate - Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor Adverse/Beneficial - Negligible
Negligible	Negligible	Negligible	Negligible

Nature of Effect

15.4.6 The nature of the effects can be adverse or beneficial.

15.4.7 The criteria set out in Tables 15.2, 15.3 and 15.4 consider the scale of change from the impact and the tolerance to change of the receptor and thus, are equally applicable to the consideration of either adverse or beneficial effects.

15.4.8 Effects will also be identified as to whether they are direct or indirect in nature:

- Direct – an effect without intervening factors (e.g. the removal of trees to allow for the construction of new buildings)
- Indirect – an effect not directly caused by the development (e.g. changes to the pattern of traffic movements across the road network as a result of a new road being constructed).

Duration of Effect

15.4.9 The duration of an effect can be measured as short, medium and long term, as defined in Table 15.5.

Table 15.5: Duration of Effect

Duration	Explanation
Short Term	An effect lasting between 0 and 5 years.
Medium Term	An effect lasting between 5 and 10 years.
Long Term	An effect lasting more than 10 years.

15.4.10 Effects will be identified as to whether they are permanent or temporary in nature:

- Temporary – an effect lasting only for a limited period of time (e.g. piling during construction),
- Permanent – an effect lasting or intended to last or remain unchanged indefinitely (e.g. land reclamation from the sea).

Reversibility of Effect

15.4.11 Effects will be identified as to whether they are reversible or irreversible in nature:

- Reversible – an effect that is capable of being reversed so that the previous state is restored (e.g. the removal of solar panels to revert to grazing pasture),
- Irreversible – an effect that is not capable of being undone or altered (e.g. gravel extraction).

15.5 Site and Proposed Development Description

15.5.1 This chapter will describe the setting of the Site and the existing conditions on the Site, as well as explaining the Proposed Development and setting out the development parameters. The parameter plans will be included as figures to the chapter.

15.6 Alternatives

15.6.1 This chapter would describe the evolution of the Proposed Development based on environmental constraints.

15.7 Construction Methodology and Phasing

15.7.1 This chapter will outline the anticipated demolition and construction programme, phasing and methodology and explain the assumptions made. This chapter will form the basis of the construction phase assumptions documented in each of the technical chapters of the ES.

15.7.2 As stated in Chapter 3, decommissioning effects will not be explicitly referred to during the ES, as these are considered to be akin to construction effects and therefore, the assessment of construction effects within the ES would represent the likely environmental effects that would occur as a result of decommissioning of the proposed development.

15.7.3 Given the scale of the Proposed Development and depending on the anticipated construction programme, some disciplines in the ES will include an interim assessment.

15.8 Technical Assessments

15.8.1 Each chapter will follow the headings set out in Table 15.6 to ensure the final document is transparent, consistent and accessible.

Table 15.6: Technical Chapter Format and Content

Sub-Heading	Content
Introduction	This section will introduce the assessment discipline and the purpose for which it is being undertaken.
Planning Policy Context	This section will include a summary of national, regional and local policies of relevance to the environmental discipline and assessment. Where applicable, relevant legislation will also be summarised.
Assessment Methodology	This section will provide an explanation of methods used in undertaking the technical study with reference to published standards, guidelines and best practice. The application of significance criteria will also be discussed. It will also outline any difficulties encountered in compiling the required information.
Baseline Conditions	This will include a description of the environment as it is currently and as it is expected to change given the project were not to proceed (i.e. 'do-nothing' scenario). The method used to obtain baseline information will be clearly identified. Baseline data will be collected in such a way that the importance of the particular subject area to be affected can be placed in its context and surroundings so that the effects of the proposed changes can be predicted. Baseline conditions will be based on the current baseline, and not the pre-development baseline. An assessment of the future baseline will be based on the consented development being in place.
Potential Significant Impacts	Describes the potential significant impacts that may occur as a result of the Proposed Development at the construction and operation phases.
Primary and Tertiary Mitigation	A summary of best practice or legally required measures or design aspects included within the design and delivery of the Proposed Development that will mitigate environmental effects, these measures have therefore been inherently assessed within the assessment of the Proposed Development
Likely Significant Effects	This section will identify the likely significant effects on the environment resulting from the construction and operational phases of development.
Secondary Mitigation Measures	Adverse effects will be considered for mitigation and specific mitigation measures put forward, where practicable. Mitigation measures considered may include modification of the project, compensation and the provision of alternative solutions (including alternative technology) as well as pollution control, where appropriate. The extent of the mitigation measures and how these will be effective will be discussed. Where the effectiveness is uncertain or depends upon assumptions about operating procedures, data will be introduced to justify the acceptance of these assumptions. Clear details of when and how the mitigation measures will be carried out will be given. When certainty of impact magnitude and/or effectiveness of mitigation over time exists, monitoring programmes will be proposed to enable subsequent adjustment of mitigation measures, as necessary. The opportunity for enhancement measures will also be considered, where appropriate. Information will be included on the mechanism by which the mitigation will be secured (e.g. by planning condition) with outline arrangements for monitoring and responsibilities for doing so, where necessary.
Residual Effects	The residual effects, i.e. the effects of the Proposed Development assuming implementation of proposed mitigation, will be determined. The residual effects represent the overall likely significant effect of the Proposed Development on the environment having taken account of practicable/available mitigation measures.
Cumulative Effects	The cumulative effects of the Proposed Development and the identified committed developments will be assessed.
Summary	A summary of the assessment and conclusions will be provided at the end of each technical chapter.

15.9 Summary and Residual Effects

15.9.1 The residual effects of the Proposed Development will be summarised in one table at the end of the ES setting out the overall beneficial and adverse effects of the Proposed Development.

15.9.2 Interactive effects (the interaction of effects relating to different technical disciplines on one receptor or group of receptors) will be assessed and summarised here, with the exception of those interactive effects that would affect ecological receptors; assessment of these will be undertaken within the ecology chapter. Given the location of the Site, transboundary effects are not considered likely.

15.9.3 In accordance with Regulation 15 (2) of the EIA Regulations, this report is accompanied by:

- A plan sufficient to identify the land;
- A brief description of the nature and purpose of the development, including its location and technical capacity;
- An explanation of the likely significant effects of the development on the environment; and
- Such other information or representations as the person making the request may wish to provide or make.

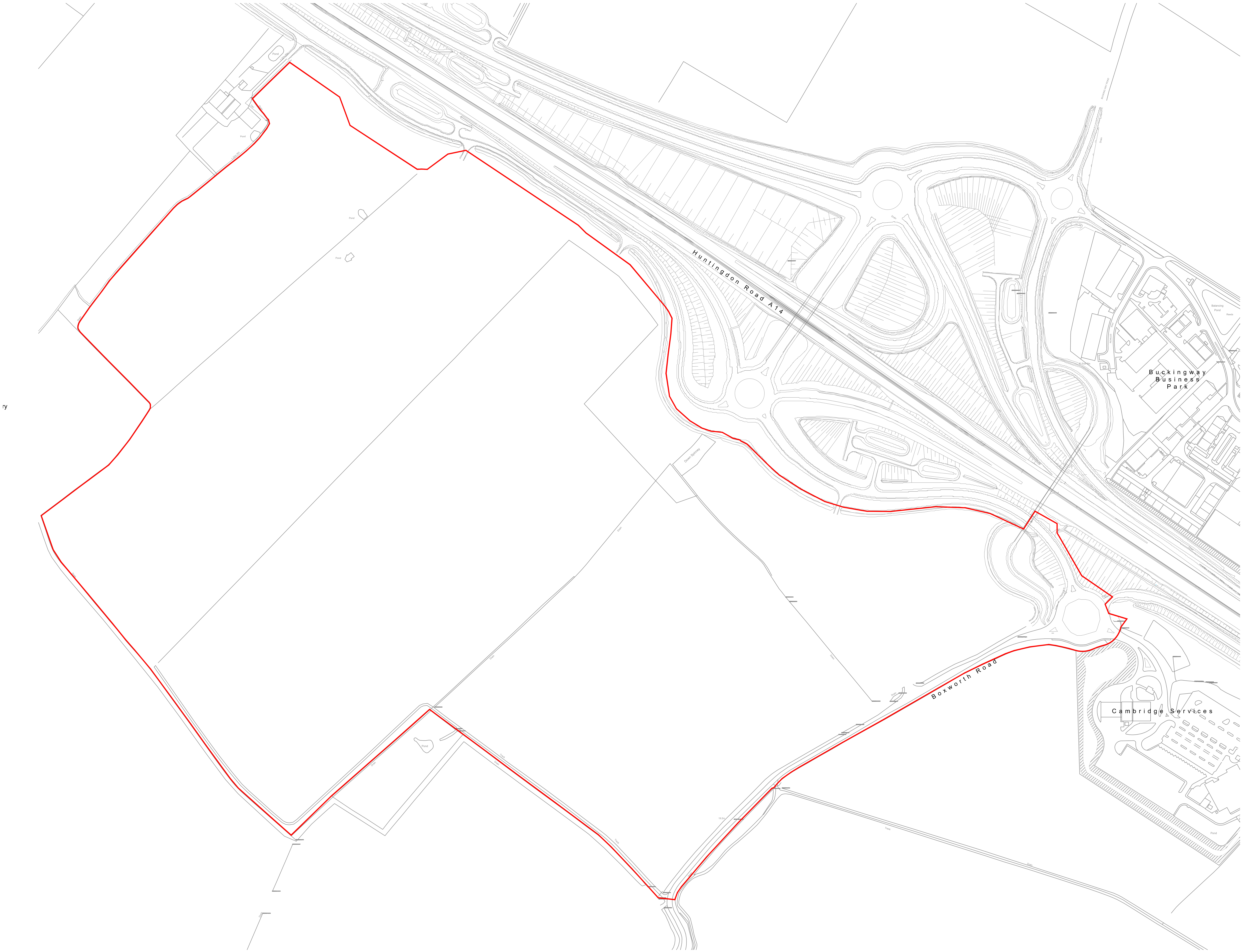
From receipt of this EIA Scoping Report, as per the EIA Regulations, SCDC should provide a Scoping Opinion within five weeks following consultation with the relevant consultation bodies. This EIA Scoping Report has been prepared by Stantec UK Limited on behalf of Newlands Developments. Any queries regarding the EIA Scoping Report should be directed towards the contact information below.

Environmental Planning Team
Stantec UK Limited
3rd Floor Arthur Stanley House
52 Tottenham Street
London, UK
W1T 4PW

Email: askstantec@stantec.com Tel: 020 7446 6888

FIGURE 2.1 SITE LOCATION PLAN

https://stantec-my.sharepoint.com/personal/thomas_brackenbury_stantec_com/Documents/Land at Brickyard Farm



UMC ARCHITECTS®

WWW.UMCARCHITECTS.COM
INFO@UMCARCHITECTS.COM
+44 (0)1636 554 854

General Notes

- This document is to be used for the stated purpose only and should not be used for any other.
- Dimensions are all in millimetres, unless stated otherwise.
- It is the recipients responsibility to print this document to the correct size & scale.
- All relevant drawings and specifications should be read in conjunction with this document.
- Scaling of this document is not recommended.

North

Document Scale(s)

50m SCALE 1:2500

Project Name

Cambridge Gateway, Boxworth

Employer	Project Address
Newlands Developments	**Cambridge Gateway, Boxworth**

RIBA Workstage	Suitability
1 - Preparation and Brief	**A1 - Authorised Stage 1**

Drawn	Checked	Created	Size
LM	**MS**	**02.06.2025**	**A1**

UMC Project Reference	Scale	LOD	LOI
19260	**1:250**	**4**	**5**

Document Title

Site Boundary

Document Reference

19260 - UMC - NWRK - ZZ - M2 - A - F0072

Revision Note

Revision Notes

Issue Date	Status	Current Revision
02.06.2025	**Feasibility**	**P001**

FIGURE 6.1 SITE CONTEXT PLAN

https://stantec-my.sharepoint.com/personal/thomas_brackenbury_stantec_com/Documents/Land at Brickyard Farm

The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
-	-	-	-

LEGEND

N

- Site Boundary
- Existing Woodlands, Copses and Tree Belts ^
- Existing Scrub ^
- Existing Water Courses and Features ^
- Contours/Spot Heights (Metres AOD) ^
- Public Rights of Way *
- National Trails # / Long Distance Walks ^
- Sustrans Cycle Route +
- Cycle Route ++
- Listed Buildings ~
- Conservation Area ~
- Scheduled Monument ~
- Special Protection Area, 7km Buffer #
- Ancient Woodland #
- Traditional Orchards #

Sources:
^ OS Mapping
# Natural England GIS Data Set
~ Historic England National Monument Record GIS Data Set
* Cambridgeshire County Council GIS Data Set
+ Sustrans National Cycle Network GIS Data
++ Department of Transport Cycle Network Model
^^ Department for Communities and Local Government GIS Data
<District Council> Local Plan Proposals Map Adopted

Data collated for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Stantec shall not be liable for the accuracy of data derived from external sources.

FIGURE 6.1

Project
Brickyard Farm,
Boxworth

Drawing Title
Site Context Plan

Date	Scale	Drawn by	Check by
15.05.2025	1:10,000 @A1 1:20,000 @A3	ML	XXX
Project No	Drawing No		Revision
333100372	LN-LP-01		-

0 100 200 400m

DRAFT

Stantec
Stantec UK Limited
7 Soho Square
London
W1D 3QB
T: 020 7446 6888
stantec.com\uk

FIGURE 6.2 TOPOGRAPHY

The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
-	-	-	-

LEGEND

N

Site Boundary

Existing Water Courses and Features ^

Contours/Spot Heights (Metres AOD) ^

Elevation (m AOD)

- 50 to 55
- 45 to 50
- 40 to 45
- 35 to 40
- 30 to 35
- 25 to 30
- 20 to 25
- 15 to 20
- 10 to 15
- 5 to 10
- 0 to 5

FIGURE 6.2

Project
Brickyard Farm,
Boxworth

Drawing Title
Topography Plan

Date	Scale	Drawn by	Check by
15.05.2025	1:10,000 @A1 1:20,000 @A3	ML	XXX
Project No	**Drawing No**		**Revision**
333100372	LN-LP-02		-

0 100 200 300 400 500m

DRAFT

Stantec UK Limited
7 Soho Square
London
W1D 3QB
T: 020 7446 6888

stantec.com\uk

FIGURE 6.3 LANDSCAPE CHARACTER PLAN

https://stantec-my.sharepoint.com/personal/thomas_brackenbury_stantec_com/Documents/Land at Brickyard Farm