

A428 Black Cat to Caxton Gibbet improvements

TR010044

Volume 6

6.3 Environmental Statement

Appendix 15.2: Assessment Matrix

Planning Act 2008

Regulation 5(2)(a)

Infrastructure Planning (Applications: Prescribed Forms and
Procedure) Regulations 2009

26 February 2021

Infrastructure Planning

Planning Act 2008

**The Infrastructure Planning
(Applications: Prescribed Forms and
Procedure) Regulations 2009**

**A428 Black Cat to Caxton Gibbet
improvements
Development Consent Order 202[]**

Appendix 15.2: Assessment Matrix

Regulation Reference:	Regulation 5(2)(a)
Planning Inspectorate Scheme Reference	TR010044
Application Document Reference	TR010044/APP/6.3
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Appendix 15.2: Assessment matrix

ID	Application Reference	Planning Authority	Applicant for 'other development' and brief description Referred to as 'the development' in the assessment column	Assessment of Cumulative Effect with the Scheme	Proposed mitigation applicable to the Scheme including any apportionment	Residual cumulative effect
ID003	16/01507/OUT	Huntingdonshire	Potton Road Housing: Residential development of site for up to 79 dwellings and associated open space with all matters reserved except access to be from Potton Road.	<p>The development is located adjacent to the Order Limits and 15m west of the Wintringham development (ID004). The construction programme of the development is unknown, and it is unlikely that there would be any overlap between the construction of the Scheme and the development.</p> <p>Landscape and visual</p> <p>The closest element of the Scheme to the development is the de-trunking of the existing A428 which is unlikely to be visible to the nearby residential receptors (visual receptors R32 and R55 on Figure 7.11 of the Environmental Statement [TR010044/APP/6.2]) and is predicted to result in a slight adverse effect during construction and a neutral effect during year 1 and year 15 respectively.</p> <p>The Landscape and Visual Impact Assessment of the development (Ref 1) predicts no adverse visual or landscape effects and predicts a slight beneficial effect on surrounding receptors upon maturation of the planting at the development boundary.</p> <p>Noise and vibration</p> <p>Neither the Scheme nor the development have predicted any significant adverse noise effects at the receptors in the vicinity of the development.</p> <p>Biodiversity</p> <p>Neither the Scheme nor the development have predicted any significant adverse residual effects on biodiversity, and it is considered unlikely that when combined the reported effects would result in significant cumulative effects.</p> <p>Subsequently, no significant adverse cumulative effects are expected to occur.</p>	<p>No additional mitigation has been identified above the measures as outlined within the First Iteration EMP [TR010044/APP/6.8].</p>	<p>No significant cumulative effects are expected to occur.</p>
ID004	17/02308/OUT	Huntingdonshire	<p>Wintringham: Hybrid planning application comprising:</p> <p>1) Application for outline planning permission for development of a mixed use urban extension to include: residential development of up to 2,800 dwellings (C3), up to 63,500 sqm of employment development (B1-B8), District Centre including shops, services, community and health uses (A1-A5, D1 & D2), Local Centre (A1-A5), Temporary Primary School, Two Permanent Primary Schools, open space, play areas, recreation facilities and landscaping, strategic access improvements</p>	<p>The development boundary overlaps the Order Limits of the Scheme as an area of land within the development boundary would be used as the Scheme's main construction compound. Upon completion of the Scheme, the area would be returned to the developer. Construction of the development began in 2019 and is split in to 3 phases: phase 1 (2019-2026), phase 2 (2023-2028) and phase 3 (2025-2031). Construction of the Scheme would overlap with phases 1 and 2 of the development which will occupy the northern two-thirds of the development boundary.</p> <p>Landscape and visual</p> <p>There are several receptors which are within the Zone of Influence (Zol) for cumulative visual effects located along the western and northern boundary of the development. These include:</p> <ol style="list-style-type: none"> Residents of properties to the east of Howitts Gardens (visual receptors R55 to R59 on Figure 7.11 of the Environmental Statement [TR010044/APP/6.2]). 	<p>No additional mitigation has been identified above the measures as outlined within the First Iteration EMP [TR010044/APP/6.8].</p>	<p>Temporary moderate adverse cumulative landscape effect on the local landscape.</p> <p>This is due to the worst-case scenario consisting of overlap of construction activities between: the Wintringham development, Loves Farm and the Scheme. However, if the overlap of construction occurred only between the Scheme and the development, and there was no overlap with Loves Farm, this would result in a cumulative landscape effect of slight adverse.</p> <p>Temporary moderate adverse cumulative construction noise effect at Greyholme, Cambridge Road (receptor R25 on Figure 11.1 of the Environmental Statement</p>

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			<p>including new access points from Cambridge Road & A428, associated ground works and infrastructure. All matters reserved with the exception of means of access: and</p> <p>2) Application for full planning permission for the construction of new roads, hard & soft landscaping, creation of SUDS and all associated infrastructure and engineering works including creation of haul routes.</p>	<p>b. Businesses to the east of Cromwell Road (visual receptor C19 on Figure 7.11 of the Environmental Statement [TR010044/APP/6.2]).</p> <p>c. Residents of the gypsy and traveler site to the south of Cambridge Road (receptor R60 on Figure 7.11 of the Environmental Statement [TR010044/APP/6.2]).</p> <p>d. Greyholme, Tithe Farm, a Grade II listed building adjacent to the Cambridge Road/ A428 roundabout (receptor R61 on Figure 7.11 of the Environmental Statement [TR010044/APP/6.2]).</p> <p>The development's Landscape and Visual Impact Assessment (Ref 2) reports no significant visual effects for any of the above receptors as a result of this development and, therefore, no cumulative visual effects are expected to occur as a result of the development and the Scheme combined.</p> <p>The development is predicted to have a residual minor adverse effect on the local landscape, which will reduce to negligible once the development is complete and the planting has matured.</p> <p>A large adverse effect on LLCA 08: Settled Clayland Valley is predicted as a result of the Scheme. LLCA 08 has a medium value. If combined with landscape effect of the development, due to the short-term nature of the effect caused by the development, this would result in a cumulative landscape effect of slight adverse.</p> <p>The development and the adjacent Loves Farm development (ID007) would have the potential for the landscape effects of construction activities to combine and increase their influence on the landscape character. The development's Landscape and Visual Impact Assessment (Ref 2) predicts this would result in a temporary cumulative effect of moderate adverse on the local landscape.</p> <p>Due to the possible overlap in construction activity between the Scheme, the development and the Loves Farm development, a cumulative effect of moderate adverse is predicted to occur on the local landscape. This conclusion is based on the unlikely worst-case scenario of construction overlap of all three projects.</p> <p>Noise and vibration</p> <p>The development's Noise and Vibration Assessment (Ref 3) states that exceedances of the Significant Observed Adverse Effect Level (SOAEL) could occur at properties located within 30m of construction activity, and exceedances of Lowest Observed Adverse Effect Level (LOAEL) could occur at properties within 100m of construction activity. There are three receptors within 100m of the development which are also within the Zone of Influence (ZoI) for the Scheme:</p>		<p>[TR010044/APP/6.2]). However, this effect would only occur in the unlikely worst-case scenario that construction of the Scheme and the Wintringham development were to coincide in the vicinity of the receptor.</p>

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				<p>a. Properties on Howitts Gardens, medium value (receptor R24 on Figure 11.1 of the Environmental Statement [TR010044/APP/6.2]).</p> <p>b. Greyholme, Cambridge Road, medium value, St Neots (receptor R25 on Figure 11.1 of the Environmental Statement [TR010044/APP/6.2]).</p> <p>c. Properties at Stone Hill, St Neots, high value (receptor R26 on Figure 11.1 of the Environmental Statement [TR010044/APP/6.2]).</p> <p>Receptor R24: Howitts Gardens is located close to the phase 3 section of the development, which will not begin until after completion of the Scheme. Subsequently, no cumulative construction noise effects will occur at this receptor.</p> <p>Receptor R25: Greyholme, is located approximately 55m from the Scheme and 85m from the development. It is expected to experience significant noise effects during construction of the Scheme. In a worst-case scenario where construction of the development and the Scheme take place in the vicinity of the receptor simultaneously, a cumulative noise effect of moderate adverse could occur.</p> <p>Receptor R26: Stone Hill is located approximately 30m from the development and 600m from the Scheme. It is not predicted to experience any significant effects as a result of the Scheme. Due to the distance to the receptor from the Scheme, it is unlikely that cumulative construction noise effects would occur at this location.</p> <p>None of the receptors above are predicted to experience significant operational noise effects as a result of the Scheme. However, the Grade II Listed building Tithe Farm (Cambridge Road, St. Neots, PE19 6SW), a receptor where significant construction noise effects were not predicted, is predicted to experience significant operational noise effects as a result of the Scheme. Despite this, as the construction of the development in the vicinity of Tithe Farm has already commenced (and will be complete prior to operation of the Scheme commencing), and no operational noise effects are expected to occur as a result of the development, no cumulative noise effects on Tithe Farm are expected to occur.</p> <p>Biodiversity Neither the Scheme nor the development have predicted any significant adverse residual effects on biodiversity, and it is considered unlikely that when combined, the reported effects would result in significant cumulative effects.</p>		

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ID005	S/2903/14/OL	South Cambridgeshire	<p>Cambourne: Development of up to 2,350 residential units including affordable housing; retail, use classes A1-A5 (up to 1.04 ha); offices/light industry, use class B1 (up to 6.25ha); community and leisure facilities, use class D1 and D2 (up to 0.92 ha); Two primary schools and one secondary school (up to 11 ha), use class D1; three vehicular access points including the extension and modification of Sheepfold Lane, a four arm roundabout provided on A1198/Caxton Bypass and an access point off the A1198, south of the Caxton Gibbet to serve the proposed employment uses; a network of segregated pedestrian and cycle routes; sustainable drainage system and other infrastructure; together with associated earth works, parking, open space, including equipped play, playing fields and landscaping.</p>	<p>The development is located at the eastern extent of the Scheme and is adjacent to the Order Limits. Construction of the development will last for 12 years from 2021 with approximately 150 – 220 houses being constructed each year.</p> <p>Landscape and visual</p> <p>The development's Landscape and Visual Impact Assessment (Ref 4) predicts a moderate adverse effect on the local landscape. This is predicted to occur as a result of the development during the construction phase, reducing to a minor adverse effect upon completion.</p> <p>A moderate adverse effect on LLCA 14: Western Claylands is predicted to occur as a result of the Scheme during the construction phase, due to the extensive construction activity around Caxton Gibbet junction.</p> <p>Due to the possible overlap in construction phases of the development and the Scheme and the medium value of LLCA 14, this would result in a cumulative landscape effect of moderate adverse.</p> <p>The Scheme is predicted to cause a moderate adverse visual impact on residents of Swansley Farm during construction, a moderate adverse at year 1 and slight adverse at year 15 (receptor R104 on Figure 7.11 of the Environmental Statement [TR010044/APP/6.2]).</p> <p>Swansley Farm is located in the centre of the development and the development's landscape and visual impact assessment states that a major adverse visual effect is expected to occur during construction, reducing to a moderate adverse effect at year 1 and year 15. Due to the location of Swansley Farm, it is likely that the visual impact of the Scheme would reduce as the development progresses, as the view to the Scheme would be screened by intervening properties.</p> <p>Swansley Farm is a receptor of medium value and the effect would be temporary but long-term. Consequently, considering a worst-case scenario where Swansley farm is affected simultaneously by the Scheme and the development, this would result in a cumulative visual effect of moderate adverse.</p> <p>The Scheme is predicting a large adverse at 1 - 4 Common Farm Cottages reducing to a moderate adverse effect at year 1 and a slight adverse effect at year 15 (receptor R108 on Figure 7.11 of the Environmental Statement [TR010044/APP/6.2]).</p> <p>The development's landscape and visual impact assessment does not specifically mention 1-4 Common Farm as a receptor but states that minor to moderate adverse effects would be expected to occur during construction at the residential properties to the north of the A428. As the Scheme would be on an embankment at this location it is unlikely that any cumulative effects between the Scheme and the development would occur at this receptor during operation of the Scheme, as the development would be screened from the view. Subsequently, the worst-case scenario would be an overlap in construction of the both the Scheme and the development. Due to the high value of the receptor and</p>	<p>No additional mitigation has been identified above the measures as outlined within the First Iteration EMP [TR010044/APP/6.8].</p>	<p>Temporary moderate adverse cumulative landscape effect on the local landscape.</p> <p>This is due to the possible overlap of construction activities between the Scheme and the Cambourne development.</p> <p>Moderate adverse cumulative visual effect on residents of Swansley Farm (receptor R104 on Figure 7.11 of the Environmental Statement [TR010044/APP/6.2]) due to the visual effects caused by the Scheme and the Cambourne development. This would reduce to a slight adverse cumulative visual effect by year 15.</p> <p>Temporary moderate adverse cumulative visual effect on 1 - 4 Common Farm Cottages (receptor R108 on Figure 7.11 of the Environmental Statement [TR010044/APP/6.2]) due to the visual effects caused by the Scheme and the Cambourne development during construction. Reducing to a neutral cumulative effect by year 1 of the Scheme.</p> <p>Temporary slight adverse cumulative visual effect on residents of Oak Tree Cottage (receptor R105 on Figure 7.11 of the Environmental Statement [TR010044/APP/6.2]) due to the visual effects caused by the Scheme and the Cambourne development. Reducing to a neutral effect by year 1 of the Scheme.</p> <p>Temporary slight adverse noise effect at Swansley Farm (receptor R43 on Figure 11.1 of the Environmental Statement [TR010044/APP/6.2]) in the unlikely worst-case scenario where construction of the Caxton Gibbet junction would overlap with the phases of the Cambourne development closest to Swansley Farm.</p>

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				<p>the temporary nature of the effect, this would result in a cumulative effect of moderate adverse.</p> <p>The development's landscape and visual impact assessment does not list Oak Tree Cottage/ New Bungalow (receptor R105 on Figure 7.11 of the Environmental Statement [TR010044/APP/6.2]) as a residential property, and it is not marked on the accompanying figures. However, based on the distance of the receptor to the development (approximately 26m), and the viewpoints/ receptors in the vicinity of the receptor, it has been assumed that the worst-case visual effect of the development on this receptor would be moderate adverse.</p> <p>The Scheme is predicted to result in a visual effect of moderate adverse significance on residents of Oak Tree Cottage (R104) during construction, reducing to a slight adverse effect in year 1 and a neutral effect in year 15.</p> <p>Given the medium value sensitivity of the receptor (R104) and the temporary nature of the effect, this would result in a cumulative visual effect of slight adverse.</p> <p>Noise and vibration</p> <p>The development is predicted to result in a moderate adverse noise effect at Swansley Farm (receptor R43 on Figure 11.1 of the Environmental Statement [TR010044/APP/6.2]) during the construction of phase 3 and a minor adverse effect during phases 2, 5 and 6.</p> <p>The Scheme is predicted to result in a significant noise effect during construction. Subsequently, in the unlikely worst-case scenario where construction of the Caxton Gibbet junction would overlap with the phases of the development closest to Swansley Farm; due to the medium value of the receptor and the temporary nature of the effect, this would result in a cumulative noise effect of slight adverse.</p> <p>No significant operational cumulative noise effects are expected to occur between the development and the Scheme.</p>		
ID007	1300388OUT And 0101550OUT	Huntingdonshire	<p>Loves Farm: Phased outline application for the development of up to 1,020 dwellings, up to 7.6ha of mixed uses including a nursery/crèche (Use Class D1), public house (Use Class A4), hotel (Use Class C1), care accommodation (Use Class C2) and employment uses (Use Class B1), a primary school (Use Class D1), formation of new access junctions onto Cambridge Road, connections with Loves Farm, on-site roads and pedestrian / cycle routes and other related infrastructure.</p>	<p>The development is located adjacent to the Wintringham development (ID004) and is approximately 100m north-west of the Scheme. Tithe Farm, a grade II listed building, is located between the Scheme and the development. Construction of the development is expected to last for 9 years, with approximately 200 houses a year being built at the peak of construction. The exact schedule of the construction of the development is not known, so for the purposes of this assessment, a worst-case scenario of overlap of the peak of construction for both the Scheme and the development in the vicinity of the development has been assumed.</p> <p>Landscape and visual</p> <p>The Landscape and Visual Assessment (Ref 5) of the development recognises that: "<i>development would take place incrementally across the application site and therefore the impact would be spread over a</i></p>	<p>No additional mitigation has been identified above the measures as outlined within the First Iteration EMP [TR010044/APP/6.8].</p>	<p>Moderate adverse cumulative visual effect on the residents of Tithe Farm (receptor R66 on Figure 7.11 of the Environmental Statement [TR010044/APP/6.2]) due to the visual effects caused by the Scheme and the Loves Farm development. This would reduce to a slight adverse cumulative visual effect by year 15.</p>

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				<p><i>number of years, with the construction activities confined to discrete parts of the site”.</i></p> <p>The development’s Landscape and Visual Assessment (Ref 5) predicts a moderate adverse visual effect on residents of Tithe Farm (receptor R66 on Figure 7.11 of the Environmental Statement [TR010044/APP/6.2]) during the construction phase, a moderate adverse at year 1, and a minor adverse at year 15.</p> <p>The Scheme is predicting a large adverse visual effect on residents of Tithe Farm during construction, reducing to moderate adverse in year 1 and slight adverse at year 15. Consequently, in the worst-case scenario that construction of the Scheme were to overlap with construction of the development in the vicinity of Tithe Farm; due to the temporary nature of the effect and the high value of the receptor, this would result in a cumulative visual effect of moderate adverse.</p> <p>Landscape Effects</p> <p>The development’s Landscape and Visual Assessment (Ref 5) predicts no residual significant effects on the local landscape and as such, no cumulative landscape effects are expected to occur between the Scheme and the development. Noise and vibration</p> <p>No cumulative noise or vibration effects are expected to occur as a result of the Scheme and the development.</p> <p>Biodiversity</p> <p>Neither the Scheme nor the development have predicted any significant adverse residual effects on biodiversity, and it is considered unlikely that when combined the reported effects would result in significant cumulative effects.</p>		
ID011	S/2953/15/E2/ And S/3440/18/OL	South Cambridgeshire	<p>Bourn Airfield: Outline planning permission for a new mixed use village comprising residential development of approximately 3,500 dwellings; mixed uses comprising employment, retail, hotel, leisure, residential institutions; education and community facilities; open space including parks, ecological areas and woodlands; landscaping; engineering for foul and sustainable urban drainage systems; footpaths and cycle ways; public transport infrastructure; highways including a principal eastern access from the roundabout on St Neots Road and western access with</p>	<p>The development is located approximately 3000m from the Order Limits of the Scheme and is therefore outside of the Zol for all the assessments within the Environmental Statement [TR010044/APP/6.1]. Subsequently, noise and vibration, and biodiversity have not been considered in the assessment of this development.</p> <p>However, there is some overlap between the Zol for the landscape and visual impacts assessment of the Scheme (Figure 7.1 of the Environmental Statement [TR010044/APP/6.2]) and the Zol of the development. Despite this, the Landscape and Visual Impact Assessment (Ref 6) of the development reports no significant adverse effects on the surrounding landscape character areas and as such, no significant adverse cumulative effects are expected to occur.</p>	<p>No additional mitigation has been identified above the measures as outlined within the First Iteration EMP [TR010044/APP/6.8].</p>	<p>No significant cumulative effects are expected to occur.</p>

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			Broadway including first section of strategic public transport route; associated infrastructure; groundworks and demolition with all matters reserved except for the principal highway junctions from the St Neots Road roundabout and onto Broadway with some matters reserved except for access. This application is subject to an environmental impact assessment.			

6.1 References

- REF 1 Land to the West of Potton Road: Landscape and Visual Impact Assessment (2015). Huntingdonshire Planning Portal, Reference: 16/01507/OUT.
- REF 2 Wintringham Hybrid Planning Application: Landscape and Visual Effects (2017). Huntingdonshire Planning Portal, Reference: 17/02308/OUT.
- REF 3 Wintringham Hybrid Planning Application: Noise and Vibration (2017). Huntingdonshire Planning Portal, Reference: 17/02308/OUT.
- REF 4 Cambourne West: Landscape and Visual (2014). Greater Cambridgeshire Planning Portal, Reference: S/2903/14/OL
- REF 5 Loves Farm East Environmental Statement: Chapter 14 Landscape and Visual (2013). Huntingdonshire Planning Portal, Reference: 1300388OUT and 0101550OUT
- REF 6 Bourne Airfield, Landscape and Visual Impact (2018). Greater Cambridgeshire Planning Portal, Reference: S/2953/15/E2 and S/3440/18/OL.