

**IN THE MATTER OF THE CAMBOURNE TO CAMBRIDGE TRANSPORT AND
WORKS ACT ORDER APPLICATION MADE BY CAMBRIDGESHIRE COUNTY
COUNCIL (AND GREATER CAMBRIDGESHIRE PARTNERSHIP)**

OBJ 213

CLARE HALL, UNIVERSITY OF CAMBRIDGE

NOTE TO INSPECTORS

1. Overview

1.1. At the pre-inquiry meeting on 24 June 2025, Clare Hall outlined its view that the adequacy of the environmental information provided by the Applicant should be identified as a main consideration for the inquiry. This note is intended to address the Inspectors' request to set out the specific areas in which Clare Hall considers the environmental information provided to date to be deficient and where further information is required to satisfy Rule 11 of the Transport and Works (Applications and Objection Procedure) (England and Wales) Rules 2006 ('Transport and Works Rules').

2. Further information on the likely significant effects of the proposed development on cultural heritage, namely Clare Hall Grade II* listed building

2.1. Further information is required in respect of the impacts of the scheme on Clare Hall as a Grade II* listed building.

2.2. As Clare Hall's Statement of Case explains, the Applicant has failed to undertake an adequate assessment of the significance of the Grade II* Listed Building to provide the essential starting point for an assessment of the potential impact.

2.3. In addition, the existing environmental information on Clare Hall contains at least two significant errors:

2.3.1. The Heritage Statement states the windows on the southern facades of Clare Hall contain "small windows with frosted glass with limited views south towards the scheme".¹ However, the windows on this facade do not contain frosted glass. The windows on this façade also include a long horizontal window in Clare Hall's main meeting room. As Clare Hall's Statement of Case explains, the college buildings were deliberately designed to provide views to the south and to allow daylight to enter. This error therefore illustrates the fundamental importance of a thorough and

¹ CD1-11.07.2 Technical Report 7, Appendix TR7.1 Heritage Statement, 6.2.6

reliable assessment of significance as the starting point to assessing impact.

2.3.2. The Heritage Statement states that the Clare Hall “would not be physically impacted by the works”.² However, the Scheme will require the removal of part of the fabric of the building, including the removal of original connecting paths and the placing of hedgerows along the boundary.³

2.4. A revised heritage assessment is therefore required based on an adequate assessment of significance.

3. Implications of proposed flood prevention works on the environment

3.1. The Applicant's Flood Risk Assessment ('FRA') proposes a 10m clear span bridge over the Bin Brook to mitigate the Scheme's impacts on flooding, with embankments up to a maximum height of 9.67mAOD.⁴ No information is provided in the FRA or the Environmental Statement ('ES') on the environmental impacts of a bridge of this scale, including the impacts it would have on the landscape. Furthermore, the Applicant's FRA does not identify or assess the implications of the further mitigation measures that would be required to offset the impacts of the proposed scheme. As explained in Clare Hall's Statement of Case, its own flood risk experts have identified the need for significant further measures, none of which are identified (and therefore assessed for their impacts) within the Applicant's FRA or ES.⁵

4. Adequacy of the noise assessment

4.1. The Applicant's ES acknowledges that the predicted noise levels of the operational busway could exceed impact thresholds for Clare Hall and that significant adverse effects are therefore possible.⁶ However, the assessment fails to adequately assess those impacts, including the extent and severity of the likely significant noise and vibration impacts on Clare Hall, the mitigation needed to address those impacts, whether that mitigation is achievable and if so, its implications. The Applicant's assessment also fails to recognise or properly address the implications of the fact that Clare Hall comprises mainly residential accommodation units and offices/meeting rooms, which will be adversely and significantly impacted by the proposed Scheme.⁷

² CD1-11.07.2 Technical Report 7, Appendix TR7.1 Heritage Statement, 6.2.6

³ CD 23-17 OBJ 213 SoC, 7.10

⁴ CD1-11.13.2 Appendix TR13.1 – Flood Risk Assessment, 5.2

⁵ CD 23-17 OBJ 213 SoC, 6.4.6-6.4.9

⁶ CD 23-17 OBJ 213 SoC 8.2.

⁷ CD 23-17 OBJ 213 SoC 8.3-8.4

5. Description of the reasonable alternatives studied by the developer

- 5.1. An ES requires a description of the reasonable alternatives studied by the developer, which are relevant to the proposed works and their specific characteristics, and an indication of the main reasons for the option chosen, taking into account the significant effects of the proposed works on the environment (Transport and Works Rules, Rule 11(1)(d)). This requires the Applicant to undertake a comparison of the environmental effects of the proposed works and the reasonable alternatives (Transport and Works Rules, Schedule 1, Para. 2). Despite Clare Hall requesting the Applicant to provide this information in July 2022 as part of the consultation, the Applicant has not identified how the environmental effects of the main alternatives compare to the proposed works.
- 5.2. In any event, where there are deficiencies in the assessment of environmental impacts of the environment (such as those identified above) it follows that the assessment of alternatives is also deficient. A further description of the main reasons for the option chosen is therefore required following the provision of the further information described above in sections 2 and 3, where, as here, the Applicant had considered the choice between the Adams Road route and Rifle Range Road options to be “finely balanced”.⁸

6. Assessment of the in-combination impacts on Clare Hall

- 6.1. Clare Hall is a world-class facility for researchers and postgraduate students and, as an institution, it is an important socio-economic receptor for the purposes of EIA and one of high sensitivity. The combination of the adverse environmental impacts on Clare Hall and the impact on its ability to obtain access along Rifle Range Road will significantly affect the amenity of the college and its occupants, its ability to continue to provide an environment conducive to research and its ability to develop its facilities as needed to maintain and enhance its world-class status. The Applicant’s ES does not contain any adequate assessment of the combination of these impacts on Clare Hall.

7. Other information

- 7.1. As outlined above, Clare Hall considers that it is necessary for the ES to be supplemented with the above information. Separately, there are a number of outstanding requests for information which have yet to be addressed or addressed adequately by the Applicant. As such, this note is not exhaustive of the information Clare Hall considers to be necessary to inform the Inquiry and in order to determine whether common ground can be reached on any of the

⁸ CD1-21.01 Outline Business Case: Appendix A – Strategic Case Addendum 2024, 2.3.8

matters in dispute. Where Clare Hall considers other information to be required, this shall be requested in the first instance from the Applicant.