



UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT

Former Kempston Hardwick Brickworks
and adjoining land, Bedford

Environmental Statement Volume 3

Appendix 6.6 - Inter-Project Cumulative Assessment

Report reference: 4.6.6.0

Revision number: 00

Date: June 2025



CONTENTS

1	ECOLOGY CUMULATIVE ASSESSMENT	1
1.1	INTER-PROJECT CUMULATIVE EFFECTS ASSESSMENT - ECOLOGY	1

TABLES

	Table 1-1 - Cumulative Effects Assessment	1
--	---	---

1 ECOLOGY CUMULATIVE ASSESSMENT

1.1 INTER-PROJECT CUMULATIVE EFFECTS ASSESSMENT - ECOLOGY

- 1.1.1 A number of other proposed and consented projects within the neighbouring geographical areas have been identified to be considered in relation to the potential for cumulative effects.
- 1.1.2 The projects which have been agreed to be considered within the cumulative assessment for the Proposed Development are detailed in **Appendix 18.1: Long List of Committed Developments (Volume 3)** and their approximate locations shown on **Figure 18.1: Committed Developments (Volume 2)**. The information available on the extent, type, location, sources of effects or linkages between the Proposed Development and these projects, and their predicted ecological effects (where this data is available) has been subject to a high-level review. This exercise seeks to determine the likelihood of cumulative effects on important ecological features arising from the combined effects of the Proposed Development and the other projects.
- 1.1.3 **Table 1-1** below sets out the detailed findings of the inter-project cumulative effects assessment for Ecology. The findings of this assessment are also summarised at the end of Section 6.7 of **Chapter 6: Ecology and Nature Conservation (Volume 1)** and in **Chapter 18: Cumulative Effects (Volume 1)**.

Table 1-1 - Cumulative Effects Assessment

ID	Tier	Application Reference	Other development brief description	Assessment of cumulative effects with the Proposed Development	Proposed mitigation applicable to the Proposed Development including any apportionment	Residual cumulative effect
1	1	21/00999/OUTEIS	Hybrid planning application focussed around a large mixed-use urban extension	<p>Development 1 is located almost 10km from the Proposed Development. Given the scale and nature of Development 1 there is limited scope for cumulative effects on biodiversity and ecology. In addition, Natural England has raised no objections to Development 1¹.</p> <p>The only potential for cumulative effects arises from the potential for additive traffic growth from the Proposed Development and Development 1. The risk is that increased volumes of traffic arising from Development 1 and the Proposed Development could occur on roads within 200m (or potentially more) from designated sites. Chapter 8: Air Quality (Volume 1) identifies cumulative air quality impacts that exceed significance screening thresholds for the following statutory and non-statutory designated sites:</p> <ul style="list-style-type: none">■ Maulden Wood and Pennyfather's Hill Site of Special Scientific Interest (SSSI) (including area listed on the Ancient Woodland Inventory);■ Stewartby Lakes County Wildlife Site (CWS);■ Quest Pit CWS;■ Elstow Pit CWS;■ Kempston Hardwick Pit CWS; and■ Kempston West End CWS. <p>The results of dispersion (air quality) modelling are presented in Appendix 8.8: Results for Ecological Receptors (Volume 3).</p> <p>There are no exceedances of the critical level for ammonia (NH₃) (3µg/m³ annual average concentration). There are no exceedances of the critical level for oxides of nitrogen (NO_x) (30µg/m³ annual average concentration) for any designated site, with the exception of Kempston West End CWS in the 2031 Do Something (DS) scenario dispersion modelling. Cumulative exceedances occur up to 10m from the roadside, dropping below 30µg/m³ at 20m from the roadside. The Proposed Development makes a negative contribution to NO_x concentrations in the 2031 DS scenario and all other scenarios up to 10m from the roadside (see Appendix 8.8: Results for Ecological Receptors (Volume 3)). This means that where the critical level is exceeded in Kempston West End CWS, this is entirely due to other projects, with the Proposed Development contributing a minor reduction in NO_x and making no contribution to cumulative increases in NO_x.</p>	None	None

¹ Natural England (2023) 368427 consultation response email. Available at: https://www.be.milton-keynes.gov.uk/pr/s/detail/a0IQH000001YjTrYAK?c_r=Arcus_BE_Public_Register&tabset-ff68f=3 [Accessed: 24 April 2025].

ID	Tier	Application Reference	Other development brief description	Assessment of cumulative effects with the Proposed Development	Proposed mitigation applicable to the Proposed Development including any apportionment	Residual cumulative effect
				<p>Given the above, no further assessment of concentrations of NO_x or NH₃ is required, with no significant cumulative effects predicted in relation to these pollutants.</p> <p>Overall rates of nitrogen deposition (expressed as kilogrammes of nitrogen, per hectare, per year; kgN/ha/yr) exceed the lower critical load under baseline conditions. Rates are predicted to exceed the lower critical load for the majority of the designated sites modelled, under all future air quality modelling scenarios. The air quality modelling predicts cumulative air quality impacts that exceed 1% of the lower critical load for several designated sites. It is therefore necessary to consider the potential impacts and effects of nitrogen deposition on designated sites in more detail. Critical loads are typically provided as a range. For example, a habitat may have a critical load range of 15 to 20 kgN/ha/yr. In impact assessment, the lower end of the critical load range is typically used. For a habitat with a critical load range of 15 to 20kgN/ha/yr, a critical load of 15kgN/ha/yr would typically be used. That is the approach that has been followed in this assessment.</p> <p><u>Maulden Wood and Pennyfather's Hill SSSI and associated Ancient Woodland Inventory listing</u></p> <p>The maximum predicted nitrogen deposition impact as a percentage of critical load is 3.2%. This occurs at 10m from the roadside in Scenario 4, Opening Year Reference Case plus development dropping to 1.0% (the threshold for significance) at 50m from the roadside. The exceedance of the critical load is relatively minor and extends a limited distance into the overall SSSI/Ancient Woodland Inventory (AWI) site. Whilst it is not possible to rule out the potential for any ecological change, research on the responses of habitats to nitrogen deposition² suggests that any effects would be limited. Any effects that did occur would likely be impossible to detect, due to the low magnitude of the impact compared to baseline nitrogen deposition levels. Due to the low magnitude and extent of the impact and that impacts are predicted to reduce between 2031 to 2051, effects are precautionarily assessed as applying at a Site level, with a minor category of significance and are therefore not significant in EIA terms. (see Section 6.3 of Chapter 6: Ecology and Nature Conservation (Volume 1)) for impact assessment methodology. Effects are therefore predicted to be not significant in Environmental Impact Assessment (EIA) terms.</p> <p><u>Stewartby Lake CWS</u></p> <p>The maximum predicted nitrogen deposition impact as a percentage of critical load is 3.4%. This occurs at 10m from the roadside in Scenario 4 Opening Year Reference Case plus development, dropping to 1.0% (the threshold for significance) at 240m from the roadside. The exceedance of the critical load is relatively minor but extends across much of the CWS. Whilst it is not possible to rule out the potential for any ecological change, research on the responses of habitats to nitrogen deposition² suggests that any effects would be limited. Any effects that did occur would likely be impossible to detect, due to the low magnitude of the impact compared to baseline nitrogen deposition levels. On a precautionary basis effects are predicted to occur. Due to the low magnitude of the impact and that impacts are predicted to reduce between 2031 to 2051, effects are precautionarily assessed as applying at a Site level, with a minor category of significance and are therefore not significant in EIA terms.</p> <p><u>Quest Pit CWS</u></p> <p>The maximum predicted nitrogen deposition impact as a percentage of critical load is 3.0%. This occurs at 10m from the roadside in the Scenario 4 Opening Year Reference Case plus development, dropping to 1.0% (the threshold for significance) at 200m from the roadside. The exceedance of the critical load is relatively minor but extends across much of the CWS. Whilst it is not possible to rule out the potential for any ecological change, research on the responses of habitats to nitrogen deposition² suggests that any effects would be limited. Any effects that did</p>		

² Natural England (2016) *Assessing the effects of small increments of atmospheric nitrogen deposition (above the critical load) on semi-natural habitats of conservation importance (NECR210)*. Available at: <https://publications.naturalengland.org.uk/file/6431114569711616> [Accessed: 24 April 2025].

ID	Tier	Application Reference	Other development brief description	Assessment of cumulative effects with the Proposed Development	Proposed mitigation applicable to the Proposed Development including any apportionment	Residual cumulative effect
				<p>occur would likely be impossible to detect, due to the low magnitude of the impact compared to baseline nitrogen deposition levels. On a precautionary basis effects are predicted to occur. Due to the low magnitude of the impact and that impacts are predicted to reduce between 2031 to 2051, effects are precautionarily assessed as being significant at a site level and are therefore not significant in EIA terms.</p> <p><u>Elstow Pit CWS</u></p> <p>The maximum predicted nitrogen deposition impact as a percentage of critical load is 1.6%. This occurs at 10m from the roadside in the Scenario 4 Opening Year Reference Case plus development, dropping to 1.0% (the threshold for significance) at 160m from the roadside. The exceedance of the critical load is relatively minor but extends across much of the CWS. The exceedance is largely removed under the Scenario 5 Future Year- Reference Case plus Development. Whilst it is not possible to rule out the potential for any ecological change, research on the responses of habitats to nitrogen deposition² suggests that any effects would be limited. Any effects that did occur would likely be impossible to detect, due to the low magnitude of the impact compared to baseline nitrogen deposition levels. On a precautionary basis effects are predicted to occur. Due to the low magnitude of the impact and that impacts are predicted to reduce to the threshold for significance between 2031 to 2051, effects are precautionarily assessed as applying at a Site level, with a minor category of significance and are therefore not significant in EIA terms.</p> <p><u>Kempston Hardwick Pit CWS</u></p> <p>The maximum predicted nitrogen deposition impact as a percentage of critical load is 4.8%. This occurs at 10m from the roadside in the Scenario 4 Opening Year Reference Case plus development, with an impact exceeding 1.0% (the threshold for significance) extending up to 270m from the roadside. The exceedance of the critical load is relatively minor but extends across much of the CWS. Whilst it is not possible to rule out the potential for any ecological change, research on the responses of habitats to nitrogen deposition² suggests that any effects would be limited. Any effects that did occur would likely be impossible to detect, due to the low magnitude of the impact compared to baseline nitrogen deposition levels. On a precautionary basis effects are predicted to occur. Due to the low magnitude of the impact and that impacts are predicted to reduce between 2031 to 2051, effects are precautionarily assessed as applying at a Site level, with a minor category of significance and are therefore not significant in EIA terms.</p> <p><u>Kempston West End CWS</u></p> <p>The maximum predicted nitrogen deposition impact as a percentage of critical load is 9.9%. This occurs at 10m from the roadside in the Scenario 4 Opening Year Reference Case plus development, dropping to 2.7% at 130m from the roadside. The exceedance of the critical load extends across all of the CWS. Whilst it is not possible to rule out the potential for any ecological change, research on the responses of habitats to nitrogen deposition² suggests that any effects would be limited. Any effects that did occur would likely be impossible to detect, due to the small magnitude of the impact compared to baseline nitrogen deposition levels. On a precautionary basis effects are predicted to occur. Due to the low magnitude of the impact and that impacts are predicted to reduce between 2031 to 2051, effects are precautionarily assessed as applying at a Site level, with a minor category of significance and are therefore not significant in EIA terms.</p>		

ID	Tier	Application Reference	Other development brief description	Assessment of cumulative effects with the Proposed Development	Proposed mitigation applicable to the Proposed Development including any apportionment	Residual cumulative effect
5		CB/23/01751/OUT	Hybrid application part Outline application for the erection of up to 180 dwellings, together with open space, landscaping, drainage features and associated infrastructure. With all other matters reserved apart from access (from Eight Acres) and FULL application for demolition of existing buildings and reconfiguration of existing parking to construct new car park.	<p>Development 5 is located approximately 5km from the Proposed Development. Development 5 was granted planning permission on appeal in October 2024 (Appeal Ref APP/P0240/W/24/3343707).</p> <p>The appeal decision notice for Development 5³ states the following in relation to biodiversity:</p> <p><i>“Appeal Site A has relatively low biodiversity because it is largely an arable field. However, there is some diversity of habitat and species provided by the hedgerows running through and along some of the boundaries of the site. It is proposed to retain some of the main hedgerow running through the site, create a wildflower meadow, incorporate sustainable urban drainage system features that also provide biodiversity benefits, plant scrubland and other vegetation, enhance the hedgerow to the south west boundary of the site, and to provide a community garden.</i></p> <p><i>There are some restrictions on the nature of some of this provision due to the proximity of the airfield. Nevertheless, a net gain in biodiversity habitat units of 39% and in hedgerow units of 10% is proposed. This could be secured by a combination of conditions and the UU. This is significantly in excess of the policy requirement for there to only be ‘a’ net gain in biodiversity, as set out in Policy EE2 of the LP and the Framework...”.</i></p> <p>In light of the above, Development 5 is considered to have very limited potential to contribute to cumulative effects on Important Ecological Features. No significant cumulative effects are predicted during the Construction Phase.</p> <p>The only potential for cumulative effects arises from the potential for additive traffic growth from the Proposed Development and Development 5. The risk is that increased volumes of traffic arising from Development 5 and the Proposed Development could occur on roads within 200m (or potentially more) from designated sites. Chapter 8: Air Quality (Volume 1) identifies cumulative air quality impacts that exceed significance screening thresholds for the following statutory and non-statutory designated sites:</p> <ul style="list-style-type: none"> ■ Maulden Wood and Pennyfather’s Hill SSSI (including area listed on the Ancient Woodland Inventory); ■ Stewartby Lakes CWS; ■ Quest Pit CWS; ■ Elstow Pit CWS; ■ Kempston Hardwick Pit CWS; and ■ Kempston West End CWS. <p>The results of dispersion (air quality) modelling are presented in Appendix 8.8: Results for Ecological Receptors (Volume 3).</p> <p>The assessment of cumulative air quality effects for Development 5 is the same as that presented for Development 1, in the second row of this Table. It is therefore not repeated here.</p>	None	None

³ Planning Inspectorate (2024) *Details of Planning Application - APP/P0240/W/24/3343707, Appeal Decision*. Available at: <https://acp.planninginspectorate.gov.uk/ViewDocument.aspx?fileid=59445042> [Accessed: 24 April 2025].

ID	Tier	Application Reference	Other development brief description	Assessment of cumulative effects with the Proposed Development	Proposed mitigation applicable to the Proposed Development including any apportionment	Residual cumulative effect
6	1	CB/19/02897/RM	Reserved Matters following outline application CB/17/01042/OUT APP/P0240/W/17/3181269: The erection of 78 dwellings with public open space, landscaping and a sustainable drainage system (SuDS) and land for provision of a doctor's surgery. Reserved matters for the erection of 78 dwellings with public open space, landscaping and a sustainable drainage system.	<p>The Planning Officers report⁴ states the following in relation to biodiversity:</p> <p><i>"It is considered that the layout and ecological enhancements proposed, would deliver a net gain for biodiversity and would safeguard protected species and habitats. Thereby it is considered that the Proposed Development would accord with Policy CS18 of the Core Strategy and Development Management Policies 2009 as well as Policy EE2 of the Emerging Central Bedfordshire Local Plan."</i></p> <p><i>The Council's Ecologist has requested a management scheme for the ecological features on the site, however this will be secured by the S106 agreement and does not form a reserved matter subject to this application"</i>.</p> <p>Given the above and the distance between the Proposed Development and Development 6, Development 6 is not predicted to contribute to cumulative effects. Therefore, no cumulative effects with the Proposed Development are predicted.</p>	None	None.
7	1	CB/20/02607/RM	Resubmission of Reserved matters: Application pursuant to outline planning permission CB/18/02018/OUT for 48 dwellinghouses and associated public open space at land at East End Farm, Cranfield, all matters reserved except access	<p>The Planning Officers report⁵ states the following in relation to biodiversity:</p> <p><i>"It is considered that the layout and ecological enhancements proposed, would deliver a net gain for biodiversity and would safeguard protected species and habitats. Thereby it is considered that the Proposed Development would accord with Policy CS18 of the Core Strategy and Development Management Policies 2009 as well as Policy EE2 of the Emerging Central Bedfordshire Local Plan"</i>.</p> <p>Given the above and the distance between the Proposed Development and Development 7, Development 7 is not predicted to contribute to cumulative effects. Therefore, no cumulative effects with the Proposed Development are predicted.</p>	None	None.
8		CB/22/04299/OUT	Outline Application: with all matters reserved except for access, for the maintenance, repair and overhaul of aircraft and associated research and development activity, comprising up to 16 aircraft hangar bays, offices,	<p>Development 8 is located more than 5km from the Proposed Development.</p> <p>The Ecology Officers' reports for Development 46^{6,7,8} identify that the Site is of limited importance for ecology. They also identify that Development 8 will incorporate suitable mitigation for the ecological impacts that are predicted to arise, as well as targeting delivery of 10% BNG</p>	None	None.

⁴ Central Bedfordshire Council (n.d.) *Details of Planning Application - CB/19/02897/RM, Planning Officer Delegated Report*. Available at: https://centralbedfordshirecouncil.sharepoint.com/sites/LPPSCasework/_layouts/15/download.aspx?UniqueId=b6127822-3df5-472e-88d7-5af92ba8bd7&Translate=false&tempauth=v1.eyJzaXRlaWQiOiI0M2RhYzQ2NS1hZjU0LTRjZWUtYTA0My1iYjI2NDIwZWZjZDciLCJhcHBfZGlzcGxheW5hbWUiOiJBjY29sYWkiFB1YmXpYyBTZWYy2giLCJhdWQiOiIwMDAwMDAwMy0wMDAwLTBmZjEtY2UwMC0wMDAwMDAwMDAwMDAvY2VudHJhbGJIZGZvcnRzaGlyZWVudW5jaWwuc2hhcmVwb2ludC5jb21AMjFkOGExZWUtMDc4Ny00Mzc0LWlyNTktNGU4NzA1OGFmZjE1IiwiaXhwaWoiMTc0NTUwNDQ0OCJ9.CgoKBHNuaWQSAjY0EgslnuT7xJvPgT4QBRoNNDauMTI2LjQxLjE2MSosa1ZqeXZ5MjB6dkovZ0tlaW5XRnhiNDc1U1VhRGRCskVIUUhpeUwvbWtudz0wnAE4AUIQoZeilT6AAKCVZ26K9kA4d0oQaGFzaGVkcHJvb2Z0b2tlbnoBMboBDWFsbHnpszbDgkAM9HzgTE&ApiVersion=2.0 [Accessed: 24 April 2025].

⁵ Central Bedfordshire Council (n.d.) *Details of Planning Application - CB/20/02607/RM, Planning Officer Delegated Report*. Available at: https://centralbedfordshirecouncil.sharepoint.com/sites/LPPSCasework/_layouts/15/download.aspx?UniqueId=c0d54875-815e-4f1e-8a69-ccb19c2aba2&Translate=false&tempauth=v1.eyJzaXRlaWQiOiI0M2RhYzQ2NS1hZjU0LTRjZWUtYTA0My1iYjI2NDIwZWZjZDciLCJhcHBfZGlzcGxheW5hbWUiOiJBjY29sYWkiFB1YmXpYyBTZWYy2giLCJhdWQiOiIwMDAwMDAwMy0wMDAwLTBmZjEtY2UwMC0wMDAwMDAwMDAwMDAvY2VudHJhbGJIZGZvcnRzaGlyZWVudW5jaWwuc2hhcmVwb2ludC5jb21AMjFkOGExZWUtMDc4Ny00Mzc0LWlyNTktNGU4NzA1OGFmZjE1IiwiaXhwaWoiMTc0NTUwMDQ0Mj9.CgoKBHNuaWQSAjY0Egslzmbdyur3wT0QBRoNNDauMTI2LjQxLjE2MSosODVPL3Y1Z0RPWHdpZ1FuZUZURDFEdGdkSWRjQ3JwempEa2sZaVladXNVMD0wnAE4AUIQoWN25-HQAKCCVWPxNu-ApUoQaGFzaGVkcHJvb2Z0b2tlbnoBMboBDWFsbHnpszbDgkAM9HzgTE&ApiVersion=2.0 [Accessed: 24 April 2025].

⁶ Central Bedfordshire Council (2022) *Details of Planning Application - CB/22/04299/OUT, Development Management Memorandum from Ecologist to Senior Planning Officer*. Available at: <https://cbc.aifusion.io/planning/publicViewer.html?caseID=CB/22/04299/OUT> [Accessed: 24 April 2025].

⁷ Central Bedfordshire Council (2023) *Details of Planning Application - CB/22/04299/OUT, Development Management Memorandum from Ecologist to Senior Planning Officer*. Available at: <https://cbc.aifusion.io/planning/publicViewer.html?caseID=CB/22/04299/OUT> [Accessed: 24 April 2025].

⁸ Central Bedfordshire Council (2023) *Details of Planning Application - CB/22/04299/OUT, Development Management Memorandum from Ecologist to Senior Planning Officer*. Available at: <https://cbc.aifusion.io/planning/publicViewer.html?caseID=CB/22/04299/OUT> [Accessed: 24 April 2025].

ID	Tier	Application Reference	Other development brief description	Assessment of cumulative effects with the Proposed Development	Proposed mitigation applicable to the Proposed Development including any apportionment	Residual cumulative effect
			workshops and storage buildings, compass swing pad and associated works, aircraft engine ground running enclosure and associated works, aircraft wash stand, airfield infrastructure works comprising construction of aprons, taxiways and runway works, upgrades of aeronautical ground lighting, and navigational aids, site perimeter fencing, drainage, car parking, security gate houses and controlled vehicle and pedestrian access, landscaping, earth bunds, earth works, electrical sub-stations, demolition works, utility works, temporary site office, modifications to public rights of way and modifications to the Crawley Road / College Road / Astwood Road highway junction. EIA development accompanied by an Environmental Statement.	<p>through offsite habitat improvements (substantial habitat provision on site is not possible due to the risk of increasing bird-strike risk at the adjacent operational airport). The assessment work also reports that there will be no significant ecological impacts arising from emissions to air associated with Development 8.</p> <p>Given the above and the distance between the Proposed Development and Development 8, Development 8 is not predicted to contribute to cumulative effects. Therefore, no cumulative effects with the Proposed Development are predicted.</p>		
9		CB/20/03803/FULL	Proposed Installation of a 1.5MWth (megawatt thermal) Pilot Hydrogen Production Plant [Class E(g)(ii) (Research & Development) and F1(a) (Education) uses] with Associated Control Cabin Outbuilding and Access; Hard/Soft Landscaping; Boundary Treatment; Utility Connections; Lighting Columns; and Associated Development.	<p>Development 9 is located approximately 6.7km from the Proposed Development. It is located at the site of the existing Cranfield Airport. Development 9 comprises proposals for a research/demonstration hydrogen production plant.</p> <p>The Delegated Officers Report for Development 9⁹ does not identify ecology and biodiversity as a relevant matter for consideration of the planning application. In addition, the air quality assessment for Development 9¹⁰ does not predict any air quality impacts on the designated sites subject to air quality assessment for the Proposed Development. No significant air quality effects are predicted for any designated site in the Development 9 air quality assessment.</p> <p>Given the above and the distance between the Proposed Development and Development 9, Development 9 is not predicted to contribute to cumulative effects. Therefore, no cumulative effects with the Proposed Development are predicted.</p>	None	None.
10		CB/22/04182/FULL	Airport aviation Fuel Farm including vehicular access, landscaping, drainage and associated works.	<p>Development 10 is located approximately 5km from the Proposed Development. It is located at the site of the existing Cranfield Airport.</p> <p>The Ecology Officer's report for Development 46¹¹ identifies that '...<i>The proposed development is unlikely to have a significant impact on designated sites, habitats, or species</i>'.... The Ecology Officer's report also states that residual risks to ecology can be managed by imposition of a planning condition requiring an ecological Precautionary Method of Working.</p>	None	None.

⁹ Central Bedfordshire Council (n.d.) Details of Planning Application - CB/20/03803/FULL, Delegated Officers Report. Available at: https://centralbedfordshirecouncil.sharepoint.com/sites/LPPSCasework/_layouts/15/download.aspx?UniqueId=e13ae38d-7bab-41fb-81d4-025b1d3787ad&Translate=false&tempauth=v1.eyJzaXRlaWQioilOM2RhYzQ2NS1hZjU0LTRjZWUtYTAMyIjYlIjNDIwZWZjZDciLCJhcHBfZGZlcXgxeW5hbWUiOiJBcy29sYWlkIFB1YmtpYyBTZWVFeY2giLCAjdWQiOilwMDAwMDAwMy0wMDAwLTBMzJEtY2UwMC0wMDEwMDAwMDAwMDAwY2ZudHJhbgJJIGZGVcmRzaGlyZWVndW5jaWVuZjc2b2hhcmVwb2ludC5jb2IAMIkFOGExZXUHMdc4Ny00Mzc0LWlyNTktNGU4NzA1OGFmZUE1liwiZXhwIjoMTc0NTUwNzkzMjY5.CgoKBHNuaWQSAIJYOegslvN-Ni5_RqT4QBROnmIAvMtKwlJE2OS4MYNsosZitvlONLbEhzWkrKDznUYJCdaEwrY2UCSDS0ISSKIZV2VEtMi3YZdmhgQAowAE4AUlQUoZeldE0gAKCV22vxNFXYuoQaGFzaGvkChJvb2Z0b2ltbnnoBMboBDWFsbhNpdGvZLnJIYWTCAUKxYzBiYUWU2Mi1mYTklLTQ1NDgtOTlxNC1jNGMyMDI3NmY0JEAOGExZXUHMdc4Ny00Mzc0LWlyNTktNGU4NzA1OGFmZUE1YyAEB.jltPHNKaaofvX6hnELykYr6Q_Slwxt_MG8F01QIU8umNNh6UAoApVersion=2.0 [Accessed: 24 April 2025].

¹⁰ Gair Consulting Limited (2020) *Hyper Project, Cranfield University, Bedford – Air Quality Assessment*. Available at: https://centralbedfordshirecouncil.sharepoint.com/sites/LPPSCasework/_layouts/15/download.aspx?Uniqueid=4a0d2868-9ab5-4d91-9022-34d256518692&Translate=false&tempauth=v1.eYJzaXRlaWQilOil0M2RhYzQ2NS1hZjU0LTljZWUtYTAMyY1YlIjNDIwZWZjZCilLChhcHBfZGlzcGxheW5hbWUiOiJBZY29sYWlkIFB1YmtpYyBTZWFiY2giLCJhdWQiOilwMDAwMDAwMy0wMDAwLTBmZjEtY2UwMC0wMDAwMDAwMDAwMDAvY2VudHJhbGJlZGZvcmRzaGlyZWVndW5jaWwuc2hhcmVwb2ludC5jb21AMjFkOGZlZWUtMdc4Ny00Mzc0LWlyNTktNGU4NzA1OGFmZjE1IiwizXhwIjoiaMTc0NTUwNzkzMjY9.CgoKBHNuaWQSAjY0Egsl5MPULp_Rgt4QBRoNMjAuMTkwLjE2OS4yNnSosaDJKcgjeWdSSeCGSGYzUFVLVTht1M3FvcGIJOGRFe1M1EpMnnFnFGFUvT0wnAE4AIJUCqEXdE0gAKCyZ2vxXNFYCvUoQaGFzaGVkbCkhvZ2Z0b2tlbnBMBoBDWFsbhNpdGVzLnJlYWtCAUkxYzBiYWU2Mi1mYTgzLTQ1NDgtOTlxNC1jNGMyMDI3NmY0OZzAMjFkOGZlZWUtMdc4Ny00Mzc0LWlyNTktNGU4NzA1OGFmZjE1YAEb.UmAFbmEHMuNSATCwHrnf1T8MKUy4vmgHXFKRrlRCiApjVersion=2.0 [Accessed: 24 April 2025].

11 Central Bedfordshire Council (2022) *Details of Planning Application - CB/22/04299/OUT*, Development Management Memorandum from Ecologist to Senior Planning Officer. Available at: <https://cbc.aifusion.io/planning/publicViewer.html?caseID=CB/22/04299/OUT> [Accessed: 24 April 2025].

ID	Tier	Application Reference	Other development brief description	Assessment of cumulative effects with the Proposed Development	Proposed mitigation applicable to the Proposed Development including any apportionment	Residual cumulative effect
				Given the above and the distance between the Proposed Development and Development 10, Development 10 is not predicted to contribute to cumulative effects. Therefore, no cumulative effects with the Proposed Development are predicted.		
18	1	22/01468/EIAWM	Proposed extension and consolidation of mineral extraction and the importation of inert material at Willington Lock Quarry.	Development 18 is located more than 8km from the Proposed Development. It is also more than 5km from any of the designated sites identified as being within the Zone of Influence (Zol) of the Proposed Development, with the exception of the River Ouse CWS, which flows through the Development 18 site with a stretch of the CWS also located within 2km of the Proposed Development. The Ecology chapter of the Environmental Statement for Development 18 ¹² identifies that after the application of mitigation, residual effects on ecology receptors will be at most 'Minor Adverse', with most residual effects reported as 'negligible' or 'minor beneficial'. In light of the above, no significant cumulative effects are predicted to arise.	N/A	None
21		23/01614/M73	Reserved matters for 232 residential dwellings on parcel 3.4, including Appearance, Landscaping, Layout and Scale, pursuant to Outline permission 11/01380/M73, including variation of approved plans condition 1 attached to 21/02615/MAR to allow for amended location and mix of affordable units.	This application seeks only to vary the layout of parking, boundary treatments and sustainable transport infrastructure within part of the Wixams Village development. These matters trigger no materially different effects to ecological receptors relative to those already assessed under Development 26 (see row ID 26), with Development 26 covering the same part of Wixams Village as Development 21. In light of the above, Development 21 is not predicted to trigger any impacts on ecological receptors and no cumulative effects are predicted to arise.	None	None
22	1	23/02566/MAR	All reserved matters for the erection of a Regional Distribution Centre (Use Class B8) with ancillary office accommodation (Use Class E(g)(i)), gatehouse and access arrangements, vehicle maintenance unit, recycling area, car parking, landscaping and other associated works, pursuant to outline permission ref. 15/00466/EIA.	Development 22 is located with the Midland Main Railway Line to the west and existing developments and roads to the south, east, and north. It therefore has some connectivity with habitats surrounding it, but this is limited. Development 22 is located immediately north of the Proposed Development. A review of aerial imagery suggests that the development footprint for Development 22 has been subject to regular management in recent years, possibly with a view to maintaining a 'sterile' development platform in advance of Development 22 being implemented in full. On the basis of the aerial imagery reviewed, the Development 22 footprint is considered to be of very limited ecological value. Natural England's response to the Reserved Matters application states that they do not consider Development 22 will have any impacts on statutory designated sites ¹³ . In light of the above, Development 22 is considered to have very limited potential to contribute to cumulative effects on Important Ecological Features. No significant cumulative effects are predicted during the Construction Phase. The only potential for cumulative effects arises from the potential for additive traffic growth from the Proposed Development and Development 22. The risk is that increased volumes of traffic arising from Development 22 and the Proposed Development could occur on roads within 200m (or potentially more) from designated sites. Chapter 8: Air Quality (Volume 1) identifies cumulative air quality impacts that exceed significance screening thresholds for the following statutory and non-statutory designated sites: <ul style="list-style-type: none"> ■ Maulden Wood and Pennyfather's Hill SSSI (including area listed on the Ancient Woodland Inventory); ■ Stewartby Lakes CWS; 	None	None

¹² E3 Ecology Ltd (2017) *Willington Lock, Bedford ES – Appendix 7.10 Ecology Chapter*. Available at: <https://edrms.bedford.gov.uk/OpenDocument.aspx?id=BYFZNxmhc8oHdNf%2bieMxQ%3d%3d&name=22+01468+EIAWM+V068+ES+Appendix+7.10+Ecology+Chapter+from+Willington+Lock+2017+ES.pdf> [Accessed: 24 April 2025].

¹³ Natural England (2023) *Details of Planning Application - 23/02566/MAR*, Consultee Comments. Available at: <https://edrms.bedford.gov.uk/OpenDocument.aspx?id=bCezcO6eyqwgSVFCKLWxzQ%3d%3d&name=23+02566+MAR+w+CONSULTEE+NATURAL+ENGLAND+231219+COMMENTS.pdf> [Accessed: 24 April 2025].

ID	Tier	Application Reference	Other development brief description	Assessment of cumulative effects with the Proposed Development	Proposed mitigation applicable to the Proposed Development including any apportionment	Residual cumulative effect
				<ul style="list-style-type: none">▪ Quest Pit CWS;▪ Elstow Pit CWS;▪ Kempston Hardwick Pit CWS; and▪ Kempston West End CWS. <p>The results of dispersion (air quality) modelling are presented in Appendix 8.8: Results for Ecological Receptors (Volume 3).</p> <p>The assessment of air quality effects for Development 23 is the same as that presented for Development 1, in the first row of this table. It is therefore not repeated here.</p>		
25	1	23/01008/MAR	Reserved Matters application for appearance, landscaping, layout and scale for the erection of 111 new dwellings, parking, landscaping and associated works pursuant to Outline Planning Permission 11/01380/M73.	<p>Development 25 is located to the east of the B530, in excess of 2km from the Proposed Development. The B530 and intervening built development associated with the town of Wixams forms a partial barrier to the movement of species and the transmission of environmental impacts between Development 25 and the Proposed Development. The Naturespace response to the Reserved Matters application¹⁴ states that the proposed approach to great crested newt mitigation for Development 25 is satisfactory. Natural England's response to the Reserved Matters application states that they do not consider Development 25 will have any impacts on statutory designated sites¹⁵.</p> <p>In light of the above, Development 25 is considered to have very limited potential to contribute to cumulative effects on Important Ecological Features. No significant cumulative effects are predicted during the Construction Phase.</p> <p>The only potential for cumulative effects arises from the potential for additive traffic growth from the Proposed Development and Development 25. The risk is that increased volumes of traffic arising from Development 25 and the Proposed Development could occur on roads within 200m (or potentially more) from designated sites. Chapter 8: Air Quality (Volume 1) identifies cumulative air quality impacts that exceed significance screening thresholds for the following statutory and non-statutory designated sites:</p> <ul style="list-style-type: none">▪ Maulden Wood and Pennyfather's Hill SSSI (including area listed on the Ancient Woodland Inventory);▪ Stewartby Lakes CWS;▪ Quest Pit CWS;▪ Elstow Pit CWS;▪ Kempston Hardwick Pit CWS; and▪ Kempston West End CWS. <p>The results of dispersion (air quality) modelling are presented in Appendix 8.8: Results for Ecological Receptors (Volume 3).</p> <p>The assessment of air quality effects for Development 26 is the same as that presented for Development 1, in the second row of this Table. It is therefore not repeated here.</p>	None	None

¹⁴ NatureSpace Partnership (2023) *Details of Planning Application - 23/01008/MAR, Consultee Comments*. Available at: <https://edrms.bedford.gov.uk/OpenDocument.aspx?id=qVKQ0JOc3piLBSj153HNkQ%3d%3d&name=23+01008+MAR+w+CONSULTEE+NATURESPACE+231207+COMMENTS.pdf> [Accessed: 24 April 2025].

¹⁵ Natural England (2023) *Details of Planning Application - 23/01008/MAR, Consultee Comments*. Available at: <https://edrms.bedford.gov.uk/OpenDocument.aspx?id=%2blrfqaQOjZl1Ut2s7Ugz3Q%3d%3d&name=23+01008+MAR+w+CONSULTEE+NATURAL+ENGLAND+231206+COMMENTS.pdf> [Accessed: 24 April 2025].

ID	Tier	Application Reference	Other development brief description	Assessment of cumulative effects with the Proposed Development	Proposed mitigation applicable to the Proposed Development including any apportionment	Residual cumulative effect
26	1	21/02615/MAR	Reserved matters for 232 residential dwellings on parcel 3.4, including Appearance, Landscaping, Layout and Scale, pursuant to Outline permission 11/01380/M73	<p>Development 26 is located to the east of the B530, approximately 0.6km from the Proposed Development. Existing railways lines and intervening built development associated with the town of Wixams and other developments forms a partial barrier to the movement of species and the transmission of environmental impacts between Development 26 and the Proposed Development. Natural England's response to the Reserved Matters application states that they do not consider Development 26 will have any impacts on statutory designated sites¹⁶.</p> <p>In light of the above, Development 26 is considered to have very limited potential to contribute to cumulative effects on Important Ecological Features. No significant cumulative effects are predicted during the Construction Phase.</p> <p>The only potential for cumulative effects arises from the potential for additive traffic growth from the Proposed Development and Development 26. The risk is that increased volumes of traffic arising from Development 26 and the Proposed Development could occur on roads within 200m (or potentially more) from designated sites. Chapter 8: Air Quality (Volume 1) identifies cumulative air quality impacts that exceed significance screening thresholds for the following statutory and non-statutory designated sites:</p> <ul style="list-style-type: none"> ■ Maulden Wood and Pennyfather's Hill SSSI (including area listed on the Ancient Woodland Inventory); ■ Stewartby Lakes CWS; ■ Quest Pit CWS; ■ Elstow Pit CWS; ■ Kempston Hardwick Pit CWS; and ■ Kempston West End CWS. <p>The results of dispersion (air quality) modelling are presented in Appendix 8.8: Results for Ecological Receptors (Volume 3).</p> <p>The assessment of air quality effects for Development 26 is the same as that presented for Development 1, in the second row of this Table. It is therefore not repeated here.</p>	None	None
30	1	19/01904/MAO	Outline application for the erection of up to 390 dwellings (C3 use), a sports pavilion, parking, public open space, equipped play spaces, playing fields, landscaping, earth works, sustainable drainage system and other associated infrastructure, with all matters reserved except for vehicular accesses including a new roundabout on Stagsden Road and segregated pedestrian and cycle routes.	<p>Development 30 is located approximately 5km from the Proposed Development, with intervening roads and other infrastructure between it and the Proposed Development. There is therefore limited potential for the movement of species and the transmission of environmental impacts between Development 30 and the Proposed Development.</p> <p>In light of the above, Development 30 is considered to have very limited potential to contribute to cumulative effects on Important Ecological Features. No significant cumulative effects are predicted during the Construction Phase.</p> <p>The only potential for cumulative effects arises from the potential for additive traffic growth from the Proposed Development and Development 30. The risk is that increased volumes of traffic arising from Development 30 and the Proposed Development could occur on roads within 200m (or potentially more) from designated sites. Chapter 8: Air Quality (Volume 1) identifies cumulative air quality impacts that exceed significance screening thresholds for the following statutory and non-statutory designated sites:</p> <ul style="list-style-type: none"> ■ Maulden Wood and Pennyfather's Hill SSSI (including area listed on the Ancient Woodland Inventory); ■ Stewartby Lakes CWS; 	None	None

¹⁶ Natural England (2021) *Details of Planning Application - 21/02615/MAR, Consultee Comments*. Available at: <https://edrms.bedford.gov.uk/OpenDocument.aspx?id=%2blrfqaQQjZl1Ut2s7Ugz3Q%3d%3d&name=23+01008+MAR+w+CONSULTEE+NATURAL+ENGLAND+231206+COMMENTS.pdf> [Accessed: 24 April 2025].

ID	Tier	Application Reference	Other development brief description	Assessment of cumulative effects with the Proposed Development	Proposed mitigation applicable to the Proposed Development including any apportionment	Residual cumulative effect
				<ul style="list-style-type: none"> Quest Pit CWS; Elstow Pit CWS; Kempston Hardwick Pit CWS; and Kempston West End CWS. <p>The results of dispersion (air quality) modelling are presented in Appendix 8.8: Results for Ecological Receptors (Volume 3).</p> <p>The assessment of air quality effects for Development 30 is the same as that presented for Development 1, in the second row of this Table. It is therefore not repeated here.</p>		
44	1	21/02804/MAF	Demolition of existing BT office and shed, car wash and car sales building, warehouse building with associated offices, offices adjacent to existing mill building, canopied area, part of existing energy centre and silos. Erection of new B2/B8 building with associated offices and new light industrial infrastructure and all ancillary works.	<p>Development 44 will be located at an existing office and industrial site, of limited ecological interest. This is identified in the planning permission for Development 44, which also identifies that by securing the applicant's proposed landscape plan, net gain for biodiversity can be achieved¹⁷.</p> <p>Given the above and the distance between the Proposed Development and Development 44, Development 44 is not predicted to contribute to cumulative effects. Therefore, no cumulative effects with the Proposed Development are predicted to arise.</p>	None	None
45 and 46	1	19/02247/MAF and 23/01975/M73	Application for full planning permission consisting of 341 dwellings (Use Class C3) to include townhouses, duplexes and apartments in a series of separate buildings varying from 3 to 7 storeys, with associated car parking, servicing and plant, on site open space, pedestrian and vehicle access, landscaping and all associated works.	<p>The planning permission for Development 46¹⁸ states the following:</p> <p><i>"The original approval included two conditions relating to ecology, requiring the submission of ecological enhancements (condition 22) and for the submission of details relating to ecological mitigation and an enhancement strategy (condition 23). A discharge of condition application has already been approved under application reference 23/02312/AOC, in relation to condition 23 where details of the ecological mitigation and enhancement strategy have been approved. As such the relevant condition will be amended to reflect this and secure its implementation and compliance".</i></p> <p>The ecology materials accompanying Application Reference 19/02247/MFA identify that the main ecological interest associated with the Developments 45 and 46 site is an on-site population of viviparous lizards. Mitigation measures have been incorporated into Development 45 and 46 to address effects on these¹⁹.</p> <p>In light of the above, Development 45 and 46 is considered to have very limited potential to contribute to cumulative effects on Important Ecological Features. No significant cumulative effects are predicted during the Construction Phase.</p> <p>The only potential for cumulative effects arises from the potential for additive traffic growth from the Proposed Development and Development 45/46. The risk is that increased volumes of traffic arising from Development 45/46 and the Proposed Development could occur on roads within 200m (or potentially more) from designated sites. Chapter 8: Air Quality (Volume 1) identifies cumulative air quality impacts that exceed significance screening thresholds for the following statutory and non-statutory designated sites:</p>	None	None

¹⁷ Bedford Borough Council (2022) *Details of Planning Application - 21/02804/MAF, Decision Notice and Officers Report*. Available at: <https://edrms.bedford.gov.uk/OpenDocument.aspx?id=wp6jX1IR1fnwmdV%2bbHJEGw%3d%3d&name=21+02804+MAF+Decision+Notice+and+Officers+Report..pdf> [Accessed: 24 April 2025].

¹⁸ Bedford Borough Council (2024) *Details of Planning Application - 23/01975/M73, Decision Notice and Officers Report*. Available at: <https://edrms.bedford.gov.uk/OpenDocument.aspx?id=LL0gBEITjOaenlPplgENg%3d%3d&name=23+01975+M73+Decision+Notice+and+Officers+Report..pdf> [Accessed: 24 April 2025].

¹⁹ Brindle & Green Ecological Consultants Limited (2023) *Details of Planning Application - 23/02312/AOC, Dallas Road, Bedford, Reptile Mitigation Strategy and Method Statement*. Available at: <https://edrms.bedford.gov.uk/OpenDocument.aspx?id=6%2b09ol0DH97t%2b5R1pJ%2baGg%3d%3d&name=23+02312+AOC+V05..pdf> [Accessed: 24 April 2025].

ID	Tier	Application Reference	Other development brief description	Assessment of cumulative effects with the Proposed Development	Proposed mitigation applicable to the Proposed Development including any apportionment	Residual cumulative effect
				<ul style="list-style-type: none"> ■ Maulden Wood and Pennyfather's Hill SSSI (including area listed on the Ancient Woodland Inventory); ■ Stewartby Lakes CWS; ■ Quest Pit CWS; ■ Elstow Pit CWS; ■ Kempston Hardwick Pit CWS; and ■ Kempston West End CWS. <p>The results of dispersion (air quality) modelling are presented in Appendix 8.8: Results for Ecological Receptors (Volume 3).</p> <p>The assessment of air quality effects for Development 46 and 47 is the same as that presented for Development 1, in the second row of this Table. It is therefore not repeated here.</p>		
47	1	20/00901/EIA	Erection of 592 dwellings and associated works	<p>The planning decision and supporting delegated officers report for Development 47²⁰ identifies that effects on protected species can be managed by suitably worded planning conditions, and that this would support compliance with local plan policy on protected and notable species. It also notes that Development 47 is expected to deliver 12.3% biodiversity net gain. Development 47 is located approximately 3.5km from the Proposed Development.</p> <p>In light of the above, Development 47 is considered to have very limited potential to contribute to cumulative effects on Important Ecological Features. No significant cumulative effects are predicted during the Construction Phase.</p> <p>The only potential for cumulative effects arises from the potential for additive traffic growth from the Proposed Development and Development 47. The risk is that increased volumes of traffic arising from Development 47 and the Proposed Development could occur on roads within 200m (or potentially more) from designated sites. Chapter 8: Air Quality (Volume 1) identifies cumulative air quality impacts that exceed significance screening thresholds for the following statutory and non-statutory designated sites:</p> <ul style="list-style-type: none"> ■ Maulden Wood and Pennyfather's Hill SSSI (including area listed on the Ancient Woodland Inventory); ■ Stewartby Lakes CWS; ■ Quest Pit CWS; ■ Elstow Pit CWS; ■ Kempston Hardwick Pit CWS; and ■ Kempston West End CWS. <p>The results of dispersion (air quality) modelling are presented in Appendix 8.8: Results for Ecological Receptors (Volume 3).</p> <p>The assessment of air quality effects for Development 47 is the same as that presented for Development 1, in the second row of this Table. It is therefore not repeated here.</p>	None	None

²⁰ Bedford Borough Council (2021) *Details of Planning Application - 20/00901/EIA, Decision Notice and Officers Report*. Available at: <https://edrms.bedford.gov.uk/OpenDocument.aspx?id=Ja2RtFe2PZeABf4u1Mfvw%3d%3d&name=20+00901+EIA+Decision+Notice+and+Officers+Report..pdf> [Accessed: 24 April 2025].

ID	Tier	Application Reference	Other development brief description	Assessment of cumulative effects with the Proposed Development	Proposed mitigation applicable to the Proposed Development including any apportionment	Residual cumulative effect
48	1	23/02783/EIA	Hybrid application including outline planning application for up to 1000 residential dwellings and associated infrastructure and works; AND application for full planning permission for infrastructure works including two access points onto the A600.	<p>Development 48 is located approximately 2.3km from the Proposed Development, with intervening roads and other infrastructure between it and the Proposed Development. Natural England's response to the application states that they do not consider Development 48 will have any impacts on statutory designated sites²¹. The Naturespace District Licencing Officer has stated they agree great crested newts are unlikely to be affected by the Proposed Development²². The Wildlife Trust for Bedfordshire, Cambridgeshire, and Northamptonshire has provided comments on Development 48²³. This identifies that the Wildlife Trust have few ecological concerns relating to the development. The Wildlife Trust also express satisfaction that Development 48 proposes to deliver a net gain for biodiversity that exceeds the legally mandated 10% requirement. The Wildlife Trust also state that Development 48 "...is a well thought out development, with consideration clearly given to habitat connectivity...".</p> <p>In light of the above, Development 48 is considered to have very limited potential to contribute to cumulative effects on Important Ecological Features. No significant cumulative effects are predicted during the Construction Phase.</p> <p>The only potential for cumulative effects arises from the potential for additive traffic growth from the Proposed Development and Development 48. The risk is that increased volumes of traffic arising from Development 48 and the Proposed Development could occur on roads within 200m (or potentially more) from designated sites. Chapter 8: Air Quality (Volume 1) identifies cumulative air quality impacts that exceed significance screening thresholds for the following statutory and non-statutory designated sites:</p> <ul style="list-style-type: none"> ■ Maulden Wood and Pennyfather's Hill SSSI (including area listed on the Ancient Woodland Inventory); ■ Stewartby Lakes CWS; ■ Quest Pit CWS; ■ Elstow Pit CWS; ■ Kempston Hardwick Pit CWS; and ■ Kempston West End CWS. <p>The results of dispersion (air quality) modelling are presented in Appendix 8.8: Results for Ecological Receptors (Volume 3).</p> <p>The assessment of air quality effects for Development 48 is the same as that presented for Development 1, in the second row of this Table. It is therefore not repeated here.</p>	None	None
49	1	23/01877/MAF	Demolition of link building between two existing industrial unit to subdivide site. New vehicular ramp (5 degree or shallower) with a retaining wall either side. Unfinished land between buildings to become service road to rear. Erection of fencing to create two separate properties.	<p>Development 49 is surrounded on all sides by roads, railway lines, buildings and other urban infrastructure. The Development 49 site also comprises existing buildings and other infrastructure. Implementation of Development 49 will not lead to a substantial change in use of the Development 49 site compared to the baseline situation.</p> <p>In light of the above, no significant cumulative effects on Important Ecological Features are predicted to arise.</p>	None	None

²¹ Natural England (2024) *Details of Planning Application - 23/02783/EIA, Consultee Comments*. Available at:

<https://edrms.bedford.gov.uk/OpenDocument.aspx?id=eLWFMpaQfR2rD7wZvia13g%3d%3d&name=23+02783+EIA+w+CONSULTEE+NATURAL+ENGLAND+240207+COMMENTS.pdf> [Accessed: 24 April 2025].

²² NatureSpace Partnership (2024) *Details of Planning Application - 23/02783/EIA, Consultee Comments*. Available at:

<https://edrms.bedford.gov.uk/OpenDocument.aspx?id=nosByEGN7peT1EmNalUaEQ%3d%3d&name=23+02783+EIA+w+CONSULTEE+NATURE+SPACE+240214+COMMENTS.pdf> [Accessed: 24 April 2025].

²³ The Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire (2024) *Details of Planning Application - 23/02783/EIA, Consultee Comments*. Available at:

<https://edrms.bedford.gov.uk/OpenDocument.aspx?id=HiW%2f%2f3p5QYEmL6r%2bkhGXag%3d%3d&name=23+02783+EIA+w+CONSULTEE+THE+WILDLIFE+TRUST+240403+COMMENTS.pdf> [Accessed: 24 April 2025].

ID	Tier	Application Reference	Other development brief description	Assessment of cumulative effects with the Proposed Development	Proposed mitigation applicable to the Proposed Development including any apportionment	Residual cumulative effect
50		N/A – Understood to be Permitted Development	Network Rail overbridge to replace Kempston Hardwick level crossing along Manor Road.	<p>Development 50 is located within the western extent of the Proposed Development, so may impact on some of the same ecological features as the Proposed Development. Development 50 is expected to require clearance of similar extents of habitat/vegetation to facilitate implementation as would be required to implement the Proposed Development in this location. No detailed proposals for Development 50 were available, and as such this assessment is based on a broad understanding of the likely construction requirements for an overbridge in this location, based on the author's experience of similar projects.</p> <p>There is unlikely to be substantial additionality in terms of increased duration or extent of site clearance and construction activities arising from both projects being implemented. This applies regardless of whether Development 50 is constructed before, after, or in parallel with construction activities and operation of the Proposed Development in this location.</p> <p>In light of the above, no significant cumulative effects on Important Ecological Features are predicted to arise beyond those already reported and assessed in the Ecology Chapter (Chapter 6: Ecology and Nature Conservation (Volume 1)) for the Proposed Development alone.</p>	None	None
53		24/00810/MAO	Outline planning permission with all matters reserved except the means of access via Northampton Road for: up to 315 new homes (class C3), a 64-bed care home (class C2), 0.2 hectares of land for a GP surgery or other community use (class E and F2), convenience store (class E) and associated car parking (including charging points for electric vehicles and recycling bank), public open space, skate-park, outdoor gym, play areas and ancillary uses.	<p>Development 53 is located approximately 5.6km from the Proposed Development.</p> <p>The Ecology Consultation Response for Development 53²⁴ identifies that effects on protected species are expected to be managed by the mitigation measures proposed as part of that development, secured by suitably worded planning conditions where necessary. The Ecology Consultation Response also notes that there is sufficient ecological information provided in the planning application materials to determine the application.</p> <p>In light of the above, Development 53 is considered to have very limited potential to contribute to cumulative effects on Important Ecological Features. No significant cumulative effects are predicted during the Construction Phase.</p> <p>The only potential for cumulative effects arises from the potential for additive traffic growth from the Proposed Development and Development 53. The risk is that increased volumes of traffic arising from Development 53 and the Proposed Development could occur on roads within 200m (or potentially more) from designated sites. Chapter 8: Air Quality (Volume 1) identifies cumulative air quality impacts that exceed significance screening thresholds for the following statutory and non-statutory designated sites:</p> <ul style="list-style-type: none"> ■ Maulden Wood and Pennyfather's Hill SSSI (including area listed on the Ancient Woodland Inventory); ■ Stewartby Lakes CWS; ■ Quest Pit CWS; ■ Elstow Pit CWS; ■ Kempston Hardwick Pit CWS; and ■ Kempston West End CWS. <p>The results of dispersion (air quality) modelling are presented in Appendix 8.8: Results for Ecological Receptors (Volume 3).</p> <p>The assessment of cumulative air quality effects for Development 53 is the same as that presented for Development 1, in the second row of this Table. It is therefore not repeated here.</p>	None	None

²⁴ Greater Cambridge Shared Planning (2024) *Details of Planning Application – 24/00810/MAO, Ecology Consultation Response*. Available at: <https://edrms.bedford.gov.uk/OpenDocument.aspx?id=dkOdgT6HJ7uqp7ISFkOssw%3d%3d&name=24+00810+MAO+w+CONSULTEE+GREATER+CAMBRIDGE+ECOLOGY+241129+COMMENTS.pdf> [Accessed: 24 April 2025].

ID	Tier	Application Reference	Other development brief description	Assessment of cumulative effects with the Proposed Development	Proposed mitigation applicable to the Proposed Development including any apportionment	Residual cumulative effect
57		24/01244/MAF	Erection of 107 residential apartments, together with access, car parking, landscaping and associated works.	<p>Development 57 is located approximately 2.8km from the Proposed Development. The development is situated in an urban location within Bedford, with linear infrastructure (roads and railway lines) surrounding the site. These reduce ecological connectivity with areas outside the Development 57 site.</p> <p>The Ecology Consultation Response for Development 57²⁵ identifies that minimal impacts on protected or notable species are predicted and that suitable options for Development 57 to deliver 10% biodiversity net gain have been proposed by the applicant. The Ecology Consultation Response also notes that there is sufficient ecological information provided in the planning application materials to determine the application.</p> <p>In light of the above, Development 57 is considered to have very limited potential to contribute to cumulative effects on Important Ecological Features. No significant cumulative effects are predicted during the Construction Phase.</p> <p>The only potential for cumulative effects arises from the potential for additive traffic growth from the Proposed Development and Development 57. The risk is that increased volumes of traffic arising from Development 57 and the Proposed Development could occur on roads within 200m (or potentially more) from designated sites. Chapter 8: Air Quality (Volume 1) identifies cumulative air quality impacts that exceed significance screening thresholds for the following statutory and non-statutory designated sites:</p> <ul style="list-style-type: none"> ▪ Maulden Wood and Pennyfather's Hill SSSI (including area listed on the Ancient Woodland Inventory); ▪ Stewartby Lakes CWS; ▪ Quest Pit CWS; ▪ Elstow Pit CWS; ▪ Kempston Hardwick Pit CWS; and ▪ Kempston West End CWS. <p>The results of dispersion (air quality) modelling are presented in Appendix 8.8: Results for Ecological Receptors (Volume 3).</p> <p>The assessment of cumulative air quality effects for Development 57 is the same as that presented for Development 1, in the second row of this Table. It is therefore not repeated here.</p>	None	None
59		24/01566/MAO	Outline application with all matters reserved, except access, for the erection of up to 149 dwellings and associated works.	<p>Development 59 is located approximately 2.3km from the Proposed Development.</p> <p>The Ecology Consultation Response for Development 59²⁶ identifies that Development 59 will require a District Level Newt Licence and sensitive lighting measures for foraging and commuting bats, to address potential effects on these protected species. The Ecology Consultation Response recommends that these and other measures to address effects on ecology be secured via a pre-commencement condition to any planning permission granted. With these measures in place and updates to the Development 59 biodiversity net gain assessment, ecological effects are expected to be appropriately mitigated and biodiversity enhancements delivered.</p> <p>In light of the above, Development 59 is considered to have very limited potential to contribute to cumulative effects on Important Ecological Features. No significant cumulative effects are predicted during the Construction Phase.</p>	None	None

²⁵ Greater Cambridge Shared Planning (2025) *Details of Planning Application – 24/01244/MAF, Ecology Consultation Response*. Available at: <https://edrms.bedford.gov.uk/OpenDocument.aspx?id=kWo4%2fvvTISNsY%2bXNdHHs%2bQ%3d%3d&name=24+01244+MAF+w+CONSULTEE+GREATER+CAMBRIDGESHIRE+ECOLOGY+250115+COMMENTS.pdf> [Accessed: 24 April 2025].

²⁶ Greater Cambridge Shared Planning (2025) *Details of Planning Application – 24/01566/MAO, Ecology Consultation Response*. Available at: <https://edrms.bedford.gov.uk/OpenDocument.aspx?id=VOoCNjo0v5lIDD7xCHmcXw%3d%3d&name=24+01566+MAO+w+CONSULTEE+GREATER+CAMBRIDGE+ECOLOGY+250130+COMMENTS.pdf> [Accessed: 24 April 2025].

ID	Tier	Application Reference	Other development brief description	Assessment of cumulative effects with the Proposed Development	Proposed mitigation applicable to the Proposed Development including any apportionment	Residual cumulative effect
				<p>The only potential for cumulative effects arises from the potential for additive traffic growth from the Proposed Development and Development 59. The risk is that increased volumes of traffic arising from Development 59 and the Proposed Development could occur on roads within 200m (or potentially more) from designated sites. Chapter 8: Air Quality (Volume 1) identifies cumulative air quality impacts that exceed significance screening thresholds for the following statutory and non-statutory designated sites:</p> <ul style="list-style-type: none"> ■ Maulden Wood and Pennyfather's Hill SSSI (including area listed on the Ancient Woodland Inventory); ■ Stewartby Lakes CWS; ■ Quest Pit CWS; ■ Elstow Pit CWS; ■ Kempston Hardwick Pit CWS; and ■ Kempston West End CWS. <p>The results of dispersion (air quality) modelling are presented in Appendix 8.8: Results for Ecological Receptors (Volume 3).</p> <p>The assessment of cumulative air quality effects for Development 59 is the same as that presented for Development 1, in the second row of this Table. It is therefore not repeated here.</p>		
62		24/01283/MAO	Outline application with all matters reserved except access, for the erection of 13 self-build houses and 6 affordable units (19 dwellings)	<p>Development 62 is located approximately 1.8km from the Proposed Development.</p> <p>The Ecology Consultation Response for Development 62²⁷ identifies that Development 62 is not expected to require any protected species licence and to have overall limited ecological effects. The response identifies that sufficient ecological information is presented in the planning application to allow it to be determined, providing that mitigation measures are secured by an appropriately worded planning condition.</p> <p>In light of the above, Development 62 is considered to have very limited potential to contribute to cumulative effects on Important Ecological Features. No significant cumulative effects are predicted during the Construction Phase.</p> <p>The only potential for cumulative effects arises from the potential for additive traffic growth from the Proposed Development and Development 62. The risk is that increased volumes of traffic arising from Development 62 and the Proposed Development could occur on roads within 200m (or potentially more) from designated sites. Chapter 8: Air Quality (Volume 1) identifies cumulative air quality impacts that exceed significance screening thresholds for the following statutory and non-statutory designated sites:</p> <ul style="list-style-type: none"> ■ Maulden Wood and Pennyfather's Hill SSSI (including area listed on the Ancient Woodland Inventory); ■ Stewartby Lakes CWS; ■ Quest Pit CWS; ■ Elstow Pit CWS; ■ Kempston Hardwick Pit CWS; and ■ Kempston West End CWS. <p>The results of dispersion (air quality) modelling are presented in Appendix 8.8: Results for Ecological Receptors (Volume 3).</p>	None	None

²⁷ Greater Cambridge Shared Planning (2024) *Details of Planning Application – 24/01283/MAO, Ecology Consultation Response*. Available at: <https://edrms.bedford.gov.uk/OpenDocument.aspx?id=sfZlf6Ju7RfSjDf8lXHVPw%3d%3d&name=24+01283+MAO+w+CONSULTEE+GREATER+CAMBRIDGE+ECOLOGY+241212+COMMENTS.pdf> [Accessed: 24 April 2025].

ID	Tier	Application Reference	Other development brief description	Assessment of cumulative effects with the Proposed Development	Proposed mitigation applicable to the Proposed Development including any apportionment	Residual cumulative effect
				The assessment of cumulative air quality effects for Development 62 is the same as that presented for Development 1, in the second row of this Table. It is therefore not repeated here.		
67		24/02391/MAO	Outline application with all matters reserved except access for Erection of up to 500 dwellings, and all necessary supporting infrastructure including the construction of new access on to Bedford Road, internal access roads, footways, cycleways, parking, sports pitches and pavilion/changing facilities, open space, play areas and landscaping, drainage, utilities and service infrastructure works.	<p>Development 67 is located almost 10km from the Proposed Development. Given the scale and nature of Development 67 there is limited scope for cumulative effects on biodiversity and ecology at this distance from the Proposed Development. In addition, Natural England had no objections to Development 67 in relation to ecology and biodiversity²⁸.</p> <p>In light of the above, Development 67 is considered to have very limited potential to contribute to cumulative effects on Important Ecological Features. No significant cumulative effects are predicted during the Construction Phase.</p> <p>The only potential for cumulative effects arises from the potential for additive traffic growth from the Proposed Development and Development 67. The risk is that increased volumes of traffic arising from Development 67 and the Proposed Development could occur on roads within 200m (or potentially more) from designated sites. Chapter 8: Air Quality (Volume 1) identifies cumulative air quality impacts that exceed significance screening thresholds for the following statutory and non-statutory designated sites:</p> <ul style="list-style-type: none"> ■ Maulden Wood and Pennyfather's Hill SSSI (including area listed on the Ancient Woodland Inventory); ■ Stewartby Lakes CWS; ■ Quest Pit CWS; ■ Elstow Pit CWS; ■ Kempston Hardwick Pit CWS; and ■ Kempston West End CWS. <p>The results of dispersion (air quality) modelling are presented in Appendix 8.8: Results for Ecological Receptors (Volume 3).</p> <p>The assessment of cumulative air quality effects for Development 67 is the same as that presented for Development 1, in the second row of this Table. It is therefore not repeated here.</p>	None	None
70		24/02197/MOF	Hybrid planning application comprising full planning application for Plot 2 (Class E(g)iii light industrial/B2 general industrial/B8 storage and distribution), access, parking, drainage, landscaping and associated works; and outline planning application with all matters reserved for Plots 1A-C (Class E(b) food and drink/sui generis public house/C1 hotel/E(g)i office/E(g)ii research and development) and Plot 3 (Class E(g)i office/E(g)ii research and development/E(g)iii light industrial and ancillary B8 storage and distribution), access, parking, drainage, landscaping and associated works.	<p>Development 70 is located adjacent northwest of the Proposed Development. It is located on plots of land that have been subject to previous clearance to provide various development platforms, with aerial imagery suggesting no vegetation or semi-natural habitats are present. Development 70 is located west of the A421, with this road providing a partial barrier to ecological connectivity between Development 70 and the Proposed Development.</p> <p>In light of the above, Development 70 is considered to have very limited potential to contribute to cumulative effects on Important Ecological Features. No significant cumulative effects are predicted during the Construction Phase.</p> <p>The only potential for cumulative effects arises from the potential for additive traffic growth from the Proposed Development and Development 70. The risk is that increased volumes of traffic arising from Development 70 and the Proposed Development could occur on roads within 200m (or potentially more) from designated sites. Chapter 8: Air Quality (Volume 1) identifies cumulative air quality impacts that exceed significance screening thresholds for the following statutory and non-statutory designated sites:</p> <ul style="list-style-type: none"> ■ Maulden Wood and Pennyfather's Hill SSSI (including area listed on the Ancient Woodland Inventory); 	None	None

²⁸ Natural England (2025) *Details of Planning Application - 24/02391/MAO, Consultee Comments*. Available at: <https://edrms.bedford.gov.uk/OpenDocument.aspx?id=Q84KbYJJMnbY%2brqdoLkWYw%3d%3d&name=24+02391+MAO+w+CONSULTEE+NATURAL+ENGLAND+250110+COMMENTS.pdf> [Accessed: 24 April 2025].

ID	Tier	Application Reference	Other development brief description	Assessment of cumulative effects with the Proposed Development	Proposed mitigation applicable to the Proposed Development including any apportionment	Residual cumulative effect
				<ul style="list-style-type: none"> Stewartby Lakes CWS; Quest Pit CWS; Elstow Pit CWS; Kempston Hardwick Pit CWS; and Kempston West End CWS. <p>The results of dispersion (air quality) modelling are presented in Appendix 8.8: Results for Ecological Receptors (Volume 3).</p> <p>The assessment of cumulative air quality effects for Development 70 is the same as that presented for Development 1, in the second row of this Table. It is therefore not repeated here.</p>		
71		24/02146/M73	Reserved matters for 232 residential dwellings on parcel 3.4, including Appearance, Landscaping, Layout and Scale, pursuant to Outline permission 11/01380/M73, including variation of approved plans condition 1 attached to 23/01614/M73 to allow for revisions to the layout, including car parking and boundary treatment to plots 178-225.	<p>This application seeks only to vary the layout of parking, boundary treatments and sustainable transport infrastructure within part of the Wixams Village development. These matters trigger no materially different effects to ecological receptors relative to those already assessed under Development 26 (see row ID 26), with Development 26 covering the same part of Wixams Village as Development 71.</p> <p>In light of the above, Development 71 is not predicted to trigger any impacts on ecological receptors and no cumulative effects are predicted to arise.</p>	None	None
78		CB/24/01802/RM	Reserved Matters: following Outline Application CB/17/02575/OUT (Mixed use development with access from Ampthill Road and Bedford Road comprising up to 650 dwellings and landscaping) Approval of appearance, landscaping, layout and scale for 351 dwellings with partial discharge of conditions 25 (Scheme of Noise Attenuation Measures), 26 (Waste Audit Scheme), 31 (Renewable and Low Energy Sources) and 37 (Landscape and Ecological Management Plan) relevant to the Residential Areas 1-6.	<p>Development 78 is located 0.75km east of the Proposed Development, east of the B530 Ampthill Road. The B530 and rail line forms a partial barrier to the movement of species and the transmission of environmental impacts between Development 78 and the Proposed Development.</p> <p>The Delegated Officers Report in the planning decision²⁹ confirms that the Wixams Village development will deliver substantial ecological mitigation and enhancement measures through green infrastructure delivery including on-site countryside park provision. The Ecology Officer for Central Bedford Council also confirmed that the Landscape and Ecology Management Plan accompanying the Reserved Matters Application for Development 78 contains appropriate ecological mitigation and enhancement measures.</p> <p>In light of the above, Development 78 is considered to have very limited potential to contribute to cumulative effects on Important Ecological Features. No significant cumulative effects are predicted during the Construction Phase.</p> <p>The only potential for cumulative effects arises from the potential for additive traffic growth from the Proposed Development and Development 78. The risk is that increased volumes of traffic arising from Development 78 and the Proposed Development could occur on roads within 200m (or potentially more) from designated sites. Chapter 8: Air Quality (Volume 1) identifies cumulative air quality impacts that exceed significance screening thresholds for the following statutory and non-statutory designated sites:</p> <ul style="list-style-type: none"> Maulden Wood and Pennyfather's Hill SSSI (including area listed on the Ancient Woodland Inventory); Stewartby Lakes CWS; 	None	None

[illegible]

ID	Tier	Application Reference	Other development brief description	Assessment of cumulative effects with the Proposed Development	Proposed mitigation applicable to the Proposed Development including any apportionment	Residual cumulative effect
				<ul style="list-style-type: none">▪ Quest Pit CWS;▪ Elstow Pit CWS;▪ Kempston Hardwick Pit CWS; and▪ Kempston West End CWS. <p>The results of dispersion (air quality) modelling are presented in Appendix 8.8: Results for Ecological Receptors (Volume 3).</p> <p>The assessment of cumulative air quality effects for Development 78 is the same as that presented for Development 1, in the second row of this Table. It is therefore not repeated here.</p>		



WSP House
70 Chancery Lane
London
WC2A 1AF

wsp.com

PUBLIC