Railway Pension Nominees Ltd
Beehive Centre, Cambridge
Updated August 2024

BIDWELLS

ENVIRONMENTAL STATEMENT ADDENDUM
VOLUME 1 - MAIN REPORT

Quality Assurance

Quality Assurance

Site name:	Beehive Centre, Cambridge
Client name:	Railway Pension Nominees Ltd
Type of report:	Environmental Statement Addendum
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Date	August 2024
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A copy of the Environmental Statement Addendum and Appendices may be viewed online at https://applications.greatercambridgeplanning.org/online-applications/ or by prior appointment at Cambridge City Council, Mandela House, 4 Regent Street, Cambridge CB2 1BY.

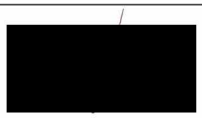
Paper copies of the Environmental Statement, its Addendum, together with the technical appendices can be purchased from Bidwells at a cost of £3450. Alternatively, a CD containing the documents can be provided at a cost of £15 (prices are inclusive of VAT). The Non-Technical Summary is available free of charge.

Comments on the Environmental Statement Addendum should be directed in writing to Cambridge City Council at the address above.

Technical Quality Assurance

Technical Quality Assurance

For each of the topic chapters included within this Environmental Statement Addendum, the relevant consultants responsible for their production have confirmed the technical robustness of the assessment process.

CHAPTER	ORGANISATION	AUTHOR	AUTHOR'S SIGNATURE
Air Quality	waterman	Andrew Fowler	
Cultural Heritage	BIDWELLS	Kate Hannelly-Brown	
Flood Risk, Drainage and Water Resources	waterman	Derek Armitage	
Ground Conditions and Contamination	waterman	Derek Armitage	
Townscape and Visual	BIDWELLS	Martina Sechi	
Noise and Vibration	HOARE LEA	Kial Jackson	
Socio-Economics	Volterra	Alex O'Byrne Miraj Mistry	 
Transport	waterman	David Whalley	

Statement of Competency

Statement of Competency

This Environmental Statement Addendum has been prepared by competent experts. Relevant expertise and qualifications of the expert team are outlined below.

DISCIPLINE	CONSULTANT	AUTHOR, RELEVANT QUALIFICATIONS AND EXPERTISE
EIA Coordinator and ES editor, authors of chapters not otherwise specified below.	BIDWELLS	**Caroline Rodger PIEMA**, 5 years' experience in EIA. **James Alflatt**, **MRTPI PIEMA**, 20 years' experience in EIA coordination, and Registered EIA Practitioner of IEMA.
Air Quality	waterman	**Andrew Fowler BSc (Hons) CEnv AIEMA IES** Andrew has 12 years' experience and is responsible for the technical delivery of a wide range of air quality projects for a variety of clients in both the public and private sector. These projects include consideration of emissions from both transportation and industrial sources, through both monitoring and modelling, and therefore he has an in depth understanding of the regulatory requirements for these sources and the published technical guidance for their assessment.
Cultural Heritage	BIDWELLS	**Kate Hannelly-Brown BSc (Hons) MSc IHBC** Kate has an MSc in Historic Conservation from Oxford Brookes University and is also a full member if the Institute of Historic Buildings Conservation (IHBC). Kate has significant experience of projects of varying scale and type across the UK, including the provision of ES chapters on a number of complex, heritage-related developments. She has detailed knowledge of both the urban and rural historic environment and ensures that her advice is based on a proper understanding of the Site and the issues.
Flood Risk and Drainage	waterman	**Derek Armitage BEng (Hons)** Derek is a member of the Institution of Civil Engineers and an Expert Witness (Flooding, Hydrology, and Drainage). He has over 30 years' post graduate experience in civil engineering and environmental risk assessment within multi-disciplinary consultancies. He oversees the delivery of professional advice and planning support to investors, developers and landowners on drainage, flood risk, and other land and environmental challenges.
Ground Conditions and Contamination	waterman	**Derek Armitage BEng (Hons)** Derek is a member of the Institution of Civil Engineers and an Expert Witness (Flooding, Hydrology, and Drainage). He has over 30 years' post graduate experience in civil engineering and environmental risk assessment within multi-disciplinary consultancies. He oversees the delivery of professional advice and planning support to investors, developers and landowners on drainage, flood risk, and other land and environmental challenges.
Townscape and Visual	BIDWELLS	**Martina Sechi BSc. BE MALA CMLI** Martina is a Chartered Member of the Landscape Institute with almost ten years of professional experience. She has experience on a comprehensive range of landscape assessment projects, including Landscape and Visual Impact Assessment (LVIA) Landscape and Visual Appraisals (LVA) and Townscape Visual Impact Assessment (TVIA).
Noise and Vibration	HOARE LEA	**Kial Jackson BSc MIOA** A Principal Engineer at Hoare Lea. Kial holds a BSc in Sound Engineering and is a full corporate membership of the Institute of Acoustics. With over 7 years of experience in Acoustic Consultancy in the built environment, Kial has previous experience with preparing Noise and Vibration EIA Chapters for numerous residential led projects across London.

DISCIPLINE	CONSULTANT	AUTHOR, RELEVANT QUALIFICATIONS AND EXPERTISE
Socio-Economics	Volterra	**Alex O'Byrne** Alex is a partner at Volterra Partners. He has eight years of experience authoring complex socio-economic chapters throughout the UK. Alex's relevant experience includes: Royal Street (a MedTech hub in Waterloo), Westfield Stratford City, MSG London Sphere in Newham, Olympia London, and the redevelopment of Moorfields eye hospital. **Miraj Mistry** Miraj is a consultant at Volterra Partners with two years of experience. He has provided economic support across a range of projects and played a key role in delivering socio-economic chapters for major residential schemes. One in Portsmouth city centre (around 500 homes) and the other in Newham for residential (700 homes) and student scheme (900 student rooms).
Transport	waterman	**David Whalley BSc (Hons) CIHT** David is a qualified road safety auditor in accordance with the requirements of GG119. David has 15 years' experience within the fields of highway design, traffic engineering, transport planning and road safety. David has been responsible for the technical delivery of a wide range of traffic and transportation projects for a variety of clients in both the public and private sector.

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List of Abbreviations

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AADT	Average annual daily traffic
AAWT	Average annual weekday traffic
APS	Annual Population Survey
AQMA	Air Quality Management Area
AQS	Air Quality Strategy
ATC	Automatic Traffic Count
A-WEIGHTING	The 'A' weighting is a correction term applied to the frequency range in order to mimic the sensitivity of the human ear to noise. It is generally used to obtain an overall noise level from octave or third octave band frequencies. An 'A' weighted value would be written as dB(A).
BGS	British Geological Society
BRES	Business Register and Employment Survey
BUG's	Bicycle User Groups
CAGR	Compound Annual Growth Rate / the rate of return that would be required for an investment to grow from its beginning balance to its ending.
CAR	Control of Asbestos Regulations
CCC	Cambridge City Council
CEMP	Construction Environmental Management Plan
CIHT	Chartered Institute of Highways and Transportation
CPCA	Cambridge and Peterborough Combined Authority
DECIBEL (dB)	The decibel is the unit used to quantify sound pressure levels. The human ear has an approximately logarithmic response to acoustic pressure over a very large dynamic range (typically 20 micro-Pascals to 100 Pascals). Therefore, a logarithmic scale is used to describe sound pressure levels and also sound intensity and power levels. The logarithms are taken to base 10. Hence an increase of 10dB in sound pressure level is equivalent to an increase by a factor of 10 in the pressure level (measured in Pascals). Subjectively, this increase would correspond to a doubling of the perceived loudness of sound.
DESIGNATED TOWNSCAPE/ LANDSCAPE	Areas of townscape/landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans of other documents.
DEVELOPMENT	Any proposal that results in a change to the landscape and/or visual environment.
DfE	Department for Education
EA	Environment Agency
EFFECTS	The change resulting from the action (the action being the development proposal)
EIA	Environmental Impact Assessment
EPUK	Environmental Protection UK
ESS	Employment and Skills Strategy
FAST (LF)	A standardised time weighting for the measurement of sound over a sample period of 0.125ms
FEH	Flood Estimation Handbook
FPM	Facility Planning Model
FRA	Flood Risk Assessment
FTE) / FTEs	Full time equivalent (are the number of employees working full time hours. If a normal working week is 35 hours, an employee who works for 35 hours per week has an FTE of 1.

FWRA	Foundation Works Risk Assessment
GCP	Greater Cambridge Planning Service
GIA	Gross Internal Area / GIA is the area of a building measured to the internal face of the perimeter walls at each floor level.
GPA	Good Practice Advice
GQRA	Generic Quantitative Environmental Risk Assessment
ha	Hectares
HCA	Homes and Community Agency
HIA	Heritage Impact Assessment
HPER	House price to earnings ratio
IAQM	Institute of Air Quality Management
IMPACTS	The action being taken (the action being the development proposal).
ISFS	Indoor Sports Facilities Strategy
l/h/d	Litres per head per day (per capita consumption)
LANDSCAPE	An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.
LAND-USE	What the land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Leq	The Leq, is a parameter defined as the equivalent continuous sound pressure level. Over a defined time period 'T', it is the sound pressure level equivalent to the acoustic energy of the fluctuating sound signal. The Leq,T can be seen to be an "average" sound pressure level over a given time period (although it is not an arithmetic average). It is often used to describe the 'ambient sound level' and can be used to describe all types of environmental noise sources. Typically the Leq,T will be an 'A' weighted noise level in dB(A), or denoted LAeq,T.
LLFA	Lead Local Flood Authority
LPA	Local Planning Authority
MAAS	Mobility as a Service
MAGNITUDE (of effects):	A term that combines judgements about the size and scale of the effects, the extent of the area over which it occurs, whether it is reversable or irreversible and whether it is short or long term in duration.
MAXIMUM NOISE LEVEL (LAmax)	The highest A-weighted noise level recorded during a measurement period.
MCC	Manual Classified Count
MHCLG	Ministry of Housing, Communities and Local Government
Ml/day	Million litres per day
NCR	National Cycle Routes
MSIS	Mode Share Incentive Scheme
NIA	Net Internal Area / Net internal area is the useable space within a building. Measurements are taken up to the internal face of the perimeter walls on each floor level – but crucially, only areas that can be used for a specific purpose are taken into account.
NO2	Nitrogen Dioxide
NOISE	An unwanted sound that is unpleasant or that causes disturbance.
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
P&R	Park and Rides

PEAK PARTICLE VELOCITY (PPV)	Peak particle velocity is a measurement of ground vibration and refers to the displacement of ground particles at surface in terms of millimetres (mm). Good practice guidance establishes a direct link between this unit of measurement and the likelihood of adverse comment and building damage associated with vibration.
PERA	Preliminary Environmental Risk Assessment
PM10	Particulate matter with a mean aerodynamic diameter less than 10 microns (or micrometres – µm)
PM2.5	Particulate matter with a mean aerodynamic diameter less than 2.5 microns
PMP	Car Parking Management Plan
PPG	Planning Practice Guidance
R&D	Research and development
RATING LEVEL (LAr,Tr)	The specific noise level of the source plus any adjustment for characteristic features of the noise. The adjustments are defined in BS 4142:2014.
RFC	Ratio of Flow to Capacity
RS	Remediation Strategy
SAM	Standard Assessment Methodology
SCDC	South Cambridgeshire District Council
SCI	Statement of Community Involvement
SENSITIVITY:	A term applied to specific receptors, combining judgments of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
SFRA	Strategic Flood Risk Assessment
SIGNIFICANCE:	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.
SLOW (LS)	A standardized time weighting for the measurement of sound over a sample period of 1s
SOUND	Vibrations that travel through the air or another medium and can be heard when they reach a person's ear.
SOUND REDUCTION INDEX (R)	This is the level of sound reduction in decibels provided by a separating element such as a window. The sound reduction index is the difference measured between the amount of energy flowing towards the element in the source room and the total amount of energy entering the receiving room (usually in the frequency range 100 Hz – 3150 Hz). R varies with frequency and is measured in a laboratory in one-third octave bands.
SPECIFIC SOUND LEVEL (LAeq)	The equivalent A-weighted (LAeq,T) measured sound pressure level of a specific sound source at the assessment location over the time period T.
sqft	Square feet
sqm	Square meters
Statistical parameter (LN,T)	The LN is a parameter defined as the sound pressure level exceeded for N% of the measurement period 'T'. It is a statistical parameter and cannot be directly combined to other acoustic parameters. The statistical parameter L90 (sound pressure level exceeded for 90% of the measurement period) is generally used to describe the prevailing background sound level. The statistical parameter L10 is the standard statistical parameter used to describe noise from road traffic. Statistical parameters are typically described in terms of an A-weighted noise level denoted as LAN,T.
STM	Sustainable Transport Managers
SuDS	Sustainable Drainage Systems

SUSCEPTIBILITY	The ability of a defined townscape or visual receptor to accommodate the specific Proposed Development without undue negative consequences.
SWDS	Surface Water Drainage Strategy
TA	Transport Assessment
TECHNICAL VISUALISATIONS	Visualisation Types, which are intended to form part of a professional Landscape and Visual Impact assessment (LVIA), Townscape and Visual Impact Assessment (TVIA) or Appraisals that typically accompany planning applications. It is critical that these visualisations are accurate, objective and unbiased. Type 1 annotated viewpoint photographs; Type 2 3D wireline / model; Type 3 photomontage / photowire; Type 4 photomontage / photowire (survey / scale verifiable).
Third Octave Bands	The human ear is sensitive to sound over a range of frequencies between approximately 20 Hz to 20 kHz. There are many methods of describing the frequency content of a noise, but the most common methods split the frequency range into defined bands, in which the mid-frequency is used as the band descriptor and in the case of octave bands is double that of the band lower. For example two adjacent octave bands are 250 Hz and 500 Hz. Third octave bands provide a fine resolution by dividing each octave band into three bands.
TOWNSCAPE	The character and composition of the built environment including the buildings and the relationship between them, the different type of urban open space, including green spaces, and the relationship between buildings and open space.
TOWNSCAPE RECEPTORS	Defined aspects of the townscape resource that have the potential to be affected by the proposal.
TP	Travel Plan
TPC	Travel Plan Coordinator
TTWA/ TTWAs	Travel to Work Area / represent the population that may reasonably be expected to travel to, and benefit from (in terms of employment).
VERIFIED VIEWS or VERIFIED PHOTOMONTAGE	Visualisations subjected to a quality assurance process to confirm that what is being presented is an accurate reflection of the true situation.
Vibration dose value (VDV)	The vibration dose value is a unit of measurement for assessing continuous or intermittent vibration over a period of time. It can be established through long term measurement or through the summation of short-term vibration events.
VIEWPOINT	These can be actual or virtual. They are points in space from where the view is obtained.
VISUAL AMENITY	The overall pleasantness of the view people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
VISUAL RECEPTORS	Individual and/or defined groups of people who have the potential to be affected by the proposal
VISUALISATIONS	Computer simulation, photomontage or other technique to illustrate the predicted appearance of the development.
VOA	Valuation Office Agency
VR	Validation Report

VR 0/1/2/3 Accurate Visual Representation	A still image, or animated sequence of images, intended to convey reliable visual information about a proposed development. AVR Level 0 - Location and size of proposal. This equates to a photowire and provides an outline of the proposal overlaid onto the photograph base. AVR Level 1 - Location, size and degree of visibility of proposal. This shows the massing of the proposal within a 3D context represented by the photograph - that is, what can and cannot be seen. AVR Level 2 - As level 1 + description of architectural form. This illustrates architectural form such as doors, windows and floors, and gives a sense of the form and shading of the development within its context. AVR Level 3 - As level 2 + use of materials. This is a fully rendered photomontage, usually photo-realistic with texture, shading and reflections as appropriate.
Waterman	Waterman Infrastructure and Environment Ltd
Weighted sound reduction index (Rw)	This is a weighting procedure defined in BS EN ISO 717 Part 1 for converting one-third octave band R values to a single number quantity denoted as Rw. It is a decibel value.
WFD	Water Framework Directive
WRMP	Water Resources Management Plan
WUG	Walking User Groups
X, Y, Z	Refers to the 3 planes of vibration which are right angles to each other (front to back, side to side, and up and down).
ZTV	Zone of Theoretical Visibility: A map, usually digitally produced, showing areas of land within which development is theoretically visible.

Introduction

1

1.0 Introduction

1.1 Bidwells LLP have been instructed by Railway Pension Nominees Ltd (hereafter “the Applicant”) to undertake an Environmental Impact Assessment (EIA) under the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 (as amended) (hereafter ‘the EIA Regulations’) in support of an outline planning application submitted to Cambridge City Council (hereafter ‘the Council’ or ‘CCC’) at the Beehive Centre in Cambridge (hereafter ‘the Site’).

1.2 An Environmental Statement (ES) was prepared in support of the following development (hereafter “the Proposed Development”):

Outline Application for the demolition and redevelopment for a new local centre (E (a-f), F1(b-f), F2(b,d)), open space and employment (office and laboratory) floorspace (E(g)(i)(ii) to the ground floor and employment floorspace (office and laboratory) (E(g)(i)(ii) to the upper floors; along with supporting infrastructure, including pedestrian and cycle routes, vehicular access, car and cycle parking, servicing areas, landscaping and utilities.

1.3 The ES reported the findings of the extensive EIA undertaken in advance of submission of the planning application in August 2023 (‘the Original ES’).

1.4 The application was received by the Local Planning Authority (LPA) and subsequently validated under application reference 23/03204/OUT on 18 August 2023.

1.5 Since this time, the Applicant’s project team has been in dialogue with the LPA and its consultees and the development proposals have been amended as a result. The purpose of this document is to therefore provide an update (‘Addendum’) to the ES submitted in August 2023, to assess the environmental effects of the changes to the Proposed Development, and supplement the ES with further environmental information which has become available since the submission of the planning application.

1.6 The main changes to the project assessed and reported in the August 2023 ES are outlined in the sections below.

Footprint and Massing

- Plot 1: Footprint amended to create a more positive Coldham’s Lane frontage and revised form to create a larger footprint that enables reduced massing at upper levels.
- Plot 2: Footprint changes to enable the removal of 1 storey.
- Plot 3: Colonnade introduced and minor relocation to enable the change in footprint of Plot 2.
- Plot 4: Footprint minor adjustment to accommodate for massing changes.
- Plot 5: Footprint minor adjustment to accommodate for massing changes.
- Plot 6: 3 storey wing added to improve urban containment of Hive Park with a colonnade to enable a more legible connection.
- Plot 7: New building format created that increases separation to the residential boundaries.
- Plot 8: New building format created that increases separation to the residential boundaries.
- Plot 9: New building format created that increases separation to the residential boundaries.

- Plot 10: Colonnade added to enhance connection to the public realm.
- Plot 11: New building format created that increases separation to the residential boundaries.

Levels

- Consolidation of Buildings to the south facilitate removal of any steps in the public realm in favour of graded entry from Sleaford Street
- Flush or shallow graded route retained to The Beehive Greenway central spine
- Building 4 reduced from +11.30 to +11.20m (AOD)
- Building 10 (MSCP) reduced from +12.30 in public realm to +11.75m (AOD)
- Building 7 reduced from +12.20 to +11.70m (AOD) to tie in with existing boundary

Drainage

- Attenuation volume provided to meet greenfield (pre-developed) discharge rates
- Removal of Wetland
- Shallow natural pond near St. Matthew's Gardens entrance introduced
- Additional rain gardens along The Beehive Greenway and cycle paths
- Swales/ bioretention to southern Park area Drainage

Ecology

- Introduction of a dedicated Wildlife Area protected from public-access pressures, located close to entrance by St. Matthew's Gardens
- Creation of nature-focused pond with sloping banks and diverse marginal vegetation to provide new opportunities for aquatic species
- Native grasses and wildflowers to be incorporated into lawn mix

Landscape

- Cycle lane through the centre of scheme as part of The Beehive Greenway
- Substantial new open Park area and sunny lawn to the south
- Reconfiguration of main Events space
- Introduction of non-accessible ecological Wildlife area to entrance at St. Matthew's Gardens

1.7 This Addendum is organised into three main components:

- Volume 1: Main Addendum Report (this document);
- Volume 2: Technical Appendices (providing updated figures and detailed assessments for particular issues); and
- Volume 3: Updated Non-Technical Summary (NTS) .

Structure of the Addendum

1.8 This Addendum has the same structure as the original August 2023 ES. **Table 1.1A** indicates the level of updates required for each of the chapters.

Table 1.1A: Structure of Addendum (How to read it and how it fits with the ES of August 2023).

CHAPTER NUMBER	TITLE	ADDENDUM STATUS
1	Introduction	Updated chapter to be read in conjunction with Chapter 1 of the August 2023 ES.
2	Methodology	Updated text to be read in conjunction with Chapter 2 of the August 2023 ES
3	Site Context	Updated text to be read in conjunction with Chapter 3 of the August 2023 ES.
4	Proposed Development and Alternatives	Complete replacement of ES Chapter. Supersedes Chapter 4 of the August 2023 ES. Additions and omissions are highlighted in blue.
5	Planning Policy	Updated text to be read in conjunction with Chapter 5 of the August 2023 ES.
6	Air Quality	Complete replacement of ES Chapter. Supersedes Chapter 6 of the August 2023 ES. Additions and omissions are highlighted in blue.
7	Cultural Heritage	Complete replacement of ES Chapter. Supersedes Chapter 7 of the August 2023 ES. Additions and omissions are highlighted in blue.
8	Flood Risk, Drainage and Water Resources	No amendments necessary. Chapter 8 of the August 2023 ES remains valid and unchanged.
9	Ground Conditions and Contamination	No amendments necessary. Chapter 9 of the August 2023 ES remains valid and unchanged.
10	Townscape and Visual	Complete replacement of ES Chapter. Supersedes Chapter 10 of the August 2023 ES. Additions and omissions are highlighted in blue.
11	Noise and Vibration	Complete replacement of ES Chapter. Supersedes Chapter 11 of the August 2023 ES. Additions and omissions are highlighted in blue.
12	Socio-Economics	Complete replacement of ES Chapter. Supersedes Chapter 12 of the August 2023 ES. Additions and omissions are highlighted in blue.
13	Transport	Complete replacement of ES Chapter. Supersedes Chapter 13 of the August 2023 ES. Additions and omissions are highlighted in blue.

CHAPTER NUMBER	TITLE	ADDENDUM STATUS
14	Cumulative Effects	Complete replacement of ES Chapter. Supersedes Chapter 14 of the August 2023 ES. Additions and omissions are highlighted in blue.
15	Summary of Effects	Complete replacement of ES Chapter. Supersedes Chapter 15 of the August 2023 ES. Additions and omissions are highlighted in blue.

1.9 As referenced in **Table 1.1A**, this Addendum must be read in conjunction with the ES submitted which remains applicable to the scheme for which permission is sought and provides background environmental information on the proposals. Any information that has not be altered from the ES has not been included in this Addendum and, therefore, all other elements of the ES and its Technical Appendices dated August 2023 remain valid and unchanged.

1.10 The further information contained within this Addendum has been prepared and is submitted voluntarily to provide the updated environmental information necessary to reflect the amendments to the Proposed Development. The requirements of Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, are being and will be complied with, in respect of the additional information provided within this Addendum.

Methodology and Scope

2

2.0 Methodology and Scope

2.1 Chapter 2 of the August 2023 ES remains valid but the following text replaces paragraphs 2.43-2.45 of the August 2023 ES:

The EIA considers the effects from the Site preparation and construction through to operation. The temporal scope used for the assessment assumes the construction works for the Proposed Development will commence in Q1 2028.

The temporal scope also takes the time of day during which construction works are likely to be undertaken into account.

It is anticipated that the Proposed Development will be fully operational by the end of 2034.

Site Context

3

3.0 Site Context

3.1 Chapter 3 of the submitted ES dated August 2023 remains valid but should be read in addition to the following text.

3.2 The following text supersedes paragraph 3.2 of the August 2023 ES:

The Site is approximately 7.58 hectares (ha) in size and comprises a mid-sized retail park with mixed uses and associated ground level car park.

Description of Proposed Development (including Assessment of Alternatives)

4

4.0 Description of Proposed Development (including Assessment of Alternatives)

Background

4.1 This chapter describes the Proposed Development which forms the basis of the EIA. It describes the various elements of the proposals as well as the means by which the proposals would be implemented.

Planning Drawings

4.2 Planning drawings relied upon and form the basis of the EIA are appended to the ES in **Appendix 4.1A.**

Development Overview

4.3 The Proposed Development consists of demolition of the existing buildings onsite and redevelopment of the Site comprising a new local centre as well as office and laboratory space and associated infrastructure. The full description of development is:

Outline Application for the demolition and redevelopment for a new local centre (E (a-f), F1(b-f), F2(b,d)), open space and employment (office and laboratory) floorspace (E(g)(i)(ii) to the ground floor and employment floorspace (office and laboratory) (E(g)(i)(ii) to the upper floors; along with supporting infrastructure, including pedestrian and cycle routes, vehicular access, car and cycle parking, servicing areas, landscaping and utilities.

Development Vision

4.4 The vision for the Proposed Development is based on the following six principles:

1. A better place for all

4.5 The Proposed Development will provide a new local centre that includes a mixed-use ground floor providing shops, cafes, restaurants services and leisure facilities. ~~The Proposed Development will also provide:~~

- ~~7,000 sqm of active mixed-use ground floor spaces; and~~
- ~~22 new shops, cafés, services and mixed-use spaces.~~

2. A sustainable place

4.6 The Proposed Development seeks to achieve ambitious targets to contribute to the City's response to the climate emergency. The Proposed Development will be all-electric, with low embodied and operational carbon emissions.

3. A welcoming place for nature

4.7 One of the key principles of the masterplan is to achieve 100% Biodiversity Net Gain. The Proposed Development will retain ~~45~~ 58 trees and plant an additional ~~212~~ 290. Furthermore, new climate resilient habitat types would be introduced to the Site, with existing resilient habitat types enhanced.

4. A welcoming place for all

4.8 The Proposed Development has been designed to be open to everyone, all day and every day