



NOTES

DO NOT SCALE FROM THIS DRAWING TO BE READ IN COLOUR

Contractors, sub-contractors and suppliers are to verify any critical dimensions on site prior to commencing work, fabrication or construction of any elements. Any discrepancies or errors must be brought to the attention of Robert Myers Associates.

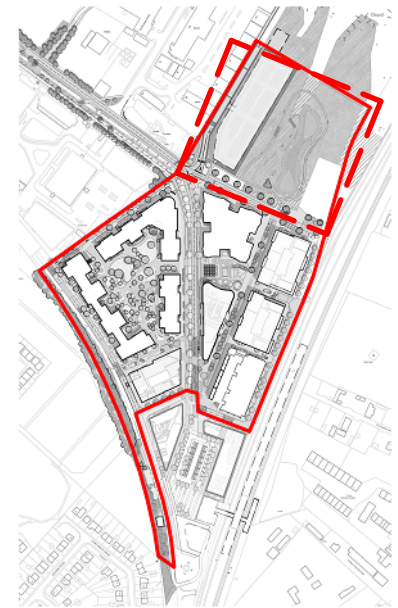
All structural elements are shown indicatively. For all elements of structure, refer to structural engineers' and specialist sub-contractor/fabricators' design, detail and specification.

The drawings are to be read in conjunction with all relevant landscape architect, consultant and specialist drawings.

This drawing is to be read specifically in conjunction with:

- 630_01(MP)001 Landscape Masterplan.
- 630_01(MP) 021 Wild Park and Aggregates interface
- 630_01(MP)007 Hard Landscape Strategy (Wild Park)

LOCATION PLAN SCALE: NTS



PURPOSE OF ISSUE

Rev:	Date:	Drawing Status:
P1	10.06.22	FOR PLANNING
P2	10.10.22	FOR PLANNING

REVISIONS

Rev:	Date:	Description:
P2	10.10.22	Allotments and amenity areas added

CAMBRIDGE NORTH

Client:	Brookgate
Drawing:	Wild Park
Project No:	630_01
Drawing No:	630_01(MP)209
Scale:	1:750@A3
Date:	June 2022
Checked:	JB
Rev:	P2
Drawn:	EH
PM Checked:	RM

Robert Myers Associates
LANDSCAPE ARCHITECTURE

13-15 Covent Garden
Cambridge
CB1 2HS

Tel: +44 (0) 1223 351400

info@robertmyers-associates.co.uk
www.robertmyers-associates.co.uk

4 SUMMARY

- 4.1 The assessment above indicates that the development proposals provide the following:
- Area-based habitats: A net gain of 69.54%
 - Hedgerows: A net gain of 100%
- 4.2 The new calculator (V3.1) values urban trees about 10x more than previous version and we have in recent updated added a further 100 urban trees (although 36 underplanted net =54). Therefore, the BNG outcome is well in excess of the 20% policy requirement.
- 4.3 These numbers exclude any restoration of the logistics yard.
- 4.4 The BNG provision south of Cowley Road is sufficient now with these additional urban trees to provide more than the required 20% uplift in its own right. This area provides 22.99 habitat units which is a 47.05% uplift from the baseline.
- 4.5 Therefore, the enhancements particularly north of Cowley Road, are in excess of what is required for the Phase 2 development and should be 'banked' in advance for the future development of the land north of Cowley Road to follow.
- 4.6 The exact value of these habitat units north of Cowley Road for the future development will depend on timing of the application still to come, as they are being provided in advance of the north of Cowley Road proposals but are currently valued in the calculator at 10.76 units (BNG uplift 22.02% from the baseline).
- 4.7 The development therefore provides an enhancement of above the target of 10% net gain as set out in the Environment Act 2021.
- 4.8 A summary screenshot from the calculator tool is provided below.

On-site baseline	Habitat units	48.86
	Hedgerow units	0.00
	River units	0.00
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	81.50
	Hedgerow units	0.27
	River units	0.00
On-site net % change <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	66.79%
	Hedgerow units	100.00%
	River units	0.00%
Off-site baseline	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	1.34
	Hedgerow units	0.00
	River units	0.00
Total net unit change <small>(including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	33.98
	Hedgerow units	0.27
	River units	0.00
Total on-site net % change plus off-site surplus <small>(including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	69.54%
	Hedgerow units	100.00%
	River units	0.00%
Trading rules Satisfied?	Yes ✓	

REFERENCES

RPS (2022). *CB4 Phase 2 Survey Report*. RPS, St Ives, Cambridgeshire. ECO00253 CB4 Phase 2 Survey Report.

ECO00253_Cambridge North EDS 220510 (002) (AW)