

**RELATIONSHIP BETWEEN ILLUSTRATIVE SCHEME AND FLOORSPACE PARAMETERS
(For the avoidance of doubt this document supersedes ID2)**

- 1.1 This note has been prepared in response to a number of points raised by the Inspector and RBC during the Inquiry which centre around whether the Illustrative Scheme could be further increased to fill the full extent of the Parameter Plan massing.
- 1.2 In order to avoid any further confusion and to provide complete certainty (over the content of the proposals) the Appellant proposes to amend the submitted scheme to reduce the overall floorspace cap and change the individual plot caps so that they replicate and are directly aligned to those shown in the Illustrative Scheme.
- 1.3 The proposed changes are:
 - A reduction in the overall maximum development floorspace cap from 90,000 sq m to 87,002 sq m GEA so that it directly aligns to the Illustrative Scheme as drawn.
 - Introduction of a total floorspace cap in Plot D (24,785 sq m GEA) to provide certainty in a scenario where a mixed residential/office building is delivered.
 - Commitment that the building heights shown along the Vastern Road frontage shall not be materially higher than those shown in the Illustrative Scheme (and tested as part of the Daylight/Sunlight Assessment as set out in the Statement of Common Ground dated 10th June 2022).
- 1.4 The proposed changes are minor in nature and are aimed at demonstrating that the Illustrative Scheme cannot be materially amended without breaching the proposed floorspace caps and as a result that there is no feasible way to materially increase the volume of the Illustrative Scheme as drawn.
- 1.5 The proposed changes to the overall floorspace figures for the proposed development and the individual plot caps are set out in the Amended Development Parameters Schedule – July 2022 which supersedes CD1.34.9. This document is submitted for approval.
- 1.6 The commitment not to increase building heights along the Vastern Road frontage materially above those shown in the Illustrative Scheme is proposed to be controlled by an amendment to the Amended Design Code (ID25). In order to allow a small element of flexibility in the final detailed design within this part of the scheme it is proposed that this is controlled by reference to the submitted Daylight/Sunlight Assessment (CHP Surveyors Limited set out in the Statement of Common Ground dated 10th June 2022). The proposed changes are shown in orange text within the Amended Design Code.
- 1.7 As a consequence, we attach:
 - Amended Development Parameters Schedule – July 2022 which should supersede CD1.34.9.
 - Amended Design Code July 2022 which should supersede ID25.
- 1.8 The amendments do not necessitate any changes to the Parameter Plans (CD 1.34.10), nor do they alter the description of development. The aim is to tie together the Parameter Plans and the Illustrative Scheme so there is no confusion or doubt, and to provide certainty to the decision maker.
- 1.9 We have reviewed the evidence given to the inquiry to date and we do not believe these relatively minor amendments would prejudice any party and does not impact the evidence given to date. They are entirely consistent with the evidence the Appellant has given and intends to give during the remainder of the Inquiry.

- 1.10 The changes are aimed at removing any possibility of any misunderstanding of what the Appeal Scheme is (or could become) and by reducing the overall scheme area the changes will reduce any possible impacts of any of the relevant considerations at the Appeal.
- 1.11 Whilst the proposed floorspace caps are shown on the Amended Development Parameters Schedule – July 2022 we summarise these below.

Use Class		Plot A	Plot B	Plot C	Plot D	Total GEA sqm (excluding plant)
Maximum Floorspace (all use classes)		17,254	20,554	24,409	24,785	87,002
C3 Residential units	Min	48,000				48,000
	Max	16,294	19,324	23,071	20,568	79,257
B1a Offices	Min	0	0	0	0	0
	Max	0	0	0	24,495	24,495
A1-A5, D1-D2 Retail Units/ Community Facilities/ Gym	Min	2,000				2,000
	Max	7,000				7,000

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