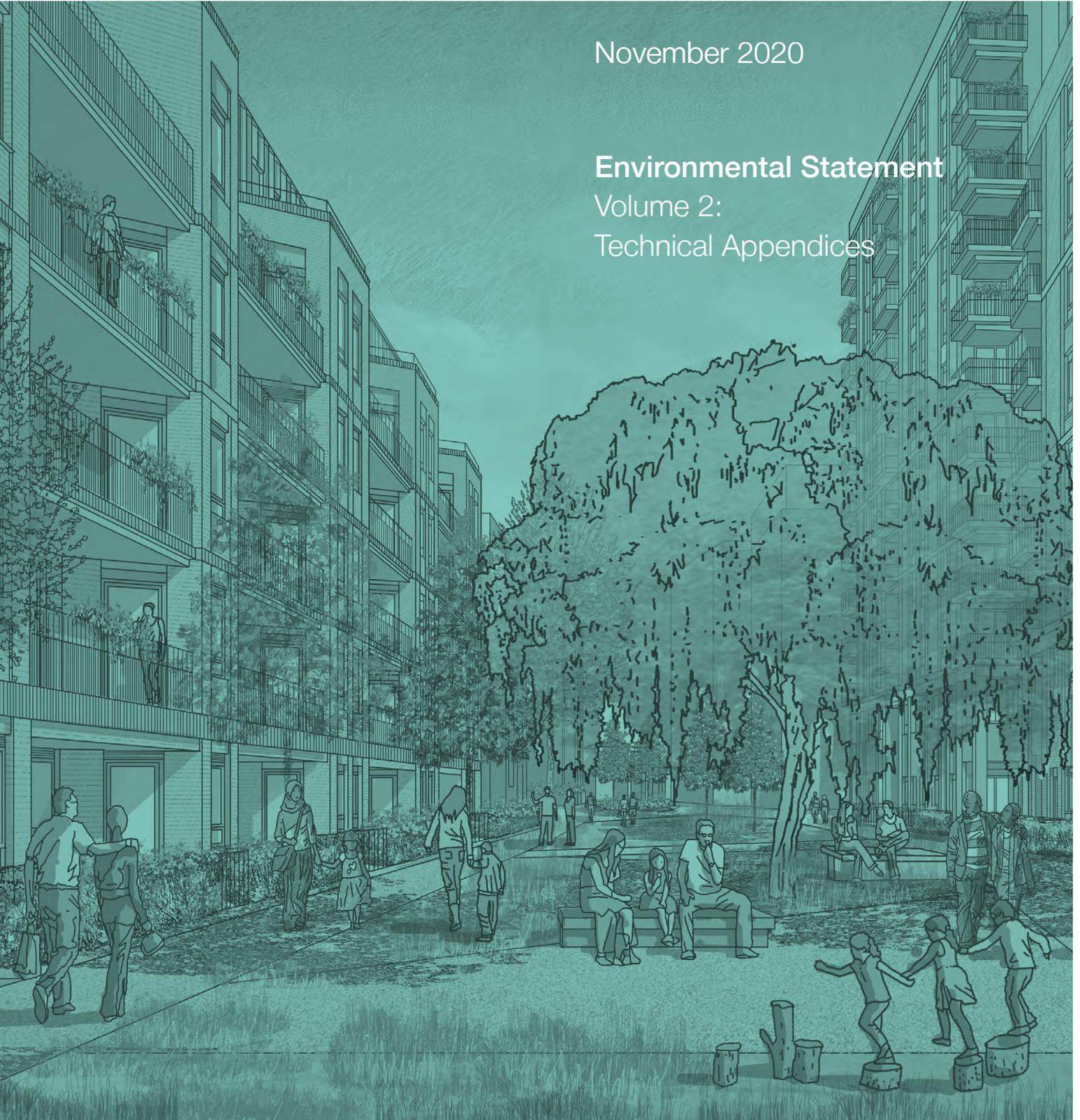


November 2020

Environmental Statement  
Volume 2:  
Technical Appendices



## The Applicant

### Cambridge Road (Kingston) Ltd

c/o Countryside Properties  
Aurora House  
71-75 Uxbridge Road  
Ealing  
London W5 5SL

## The project site

### Cambridge Road Estate Project hub

2 Tadlow  
Washington Road  
Kingston Upon Thames  
Surrey  
KT1 3JL

## Application forms

Covering letter

Application Form and Notices

CIL Additional Information Form

## Design proposals

Planning Statement

Design and Access Statement

- Vol.1 - The Masterplan
- Vol.2 - The Detailed Component

The Masterplan

- Parameter Plans
- Illustrative Plans
- Design Guidelines

Phase 1 Architecture and Landscape

- GA Plans, Sections and Elevations

## Supporting information

Statement of Community Involvement

Rehousing Strategy

Financial Viability Appraisal

Draft Estate Management Strategy

Transport Assessment

Phase 1 Travel Plan

Car Parking Management Plan

Servicing and Delivery Management Plan

Construction Logistics Plan

Construction Method Statement and Construction  
Management Plan

Sustainable Design and Construction Statement  
(Including Circular Economy Statement)

Environmental Statement

- Non Technical Summary
- Vol.1 – Technical Reports
- Vol.2 – Technical Appendices
- Vol.3 - Townscape and Visual Impact  
Assessment

Energy Statement (Including Overheating

Assessment and Whole Life Cycle Assessment)

Daylight and Sunlight

Internal Assessment of the Detailed Component

External Assessment of the Illustrative Masterplan

Extraction and Ventilation Strategy

Noise Impact Assessment

Arboricultural Report and Tree Conditions Survey

Arboricultural Impact Assessment & Method  
Statement

Preliminary Ecological and Bat Survey Report

Biodiversity Net Gain Assessment

Archaeology and Heritage Assessment

Ground Conditions Assessment

Utilities Report

Flood Risk Assessment

Phase 1 Drainage Statement

Fire Strategy Report

Accessibility Audit

Health Impact Assessment

Equalities Impact Assessment

## Appendix 1.1: Location of Information within the ES Required by Schedule 4 of the EIA Regulations

Specified Information		Location within ES
1. A description of the development, including in particular		
(a)	a description of the location of the development	Chapter 3 Site & Development, Technical Chapters 6-10 and ES Volume 3: Townscape & Visual Impact Assessment.
(b)	a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases	Chapter 3 and Chapter 5 Construction Methodology and Phasing.
(c)	a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used	Chapter 3.
(d)	an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases	Technical Chapters 6-10 and ES Volume 3: Townscape & Visual Impact Assessment.
2	A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.	Chapter 4 Alternatives.
3	A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.	Baseline Conditions Sections, including Future Baseline set out within Chapters 6-10 and ES Volume 3: Townscape & Visual Impact Assessment.
4	A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.	Scope of the ES set out in Chapter 2 and assessed in technical Chapters 6-10 and ES Volume 3: Townscape & Visual Impact Assessment.
5 A description of the likely significant effects of the development on the environment resulting from, inter alia:		
(a)	the construction and existence of the development, including, where relevant, demolition works	Chapters 3 and 5.
(b)	the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources	Refer to ES Chapter 8: Biodiversity. Ground Conditions, Soil and Water Resources & Flood Risk scoped out of the ES.
(c)	the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste	Refer to ES Chapter 7: Air Quality and ES Chapter 9: Daylight, Sunlight and Overshadowing, Noise and Vibration, Waste and

Specified Information		Location within ES
		Lighting are scoped out of the ES.
(d)	the risks to human health, cultural heritage or the environment (for example due to accidents or disasters)	Refer to ES Chapter 6: Population and Human Health and ES Volume 3: Townscape and Visual Impact Assessment. Cultural Heritage is scoped out of the ES.
(d)	the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources	Cumulative Effects Sections within Chapters 6-10 and ES Volume 3: Townscape & Visual Impact Assessment.
(f)	the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change	Scoped out of ES as set out in Chapter 2.
(g)	the technologies and the substances used	Chapter 5 and technical assessments in Chapters 6-10 and ES Volume 3: Townscape & Visual Impact Assessment.
	The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC(a) and Directive 2009/147/EC(b).	Likely Significant Effects Sections within Chapters 6-10 and ES Volume 3: Townscape & Visual Impact Assessment.
6	A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved	Assessment Methodology Sections within Chapters 6-10 and ES Volume 3: Townscape & Visual Impact Assessment.
7	A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.	Mitigation Measures Sections within Chapters 6-10 and ES Volume 3: Townscape & Visual Impact Assessment.
8	A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(c) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(d) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.	Risk of accidents scoped out of the ES. Refer to Chapter 2.

<b>Specified Information</b>		<b>Location within ES</b>
9	A non-technical summary of the information provided under paragraphs 1 to 8.	Provided as a separate standalone document.
10	A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.	Provided at the end of each chapter of the ES.