Derriford District Centre

Project details

Assessment author

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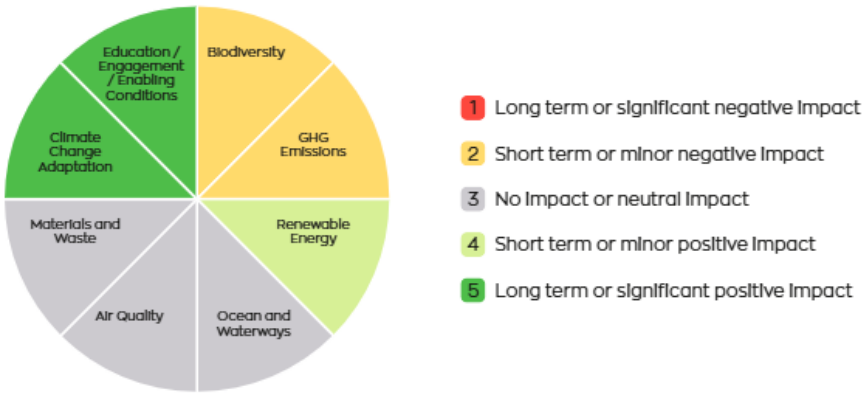
Project summary

Increase capital allowance to complete project

Summary of assessment



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Assessment scores

Biodiversity

Score

(2) Short term or limited negative impact

Score justification

The site of the Derriford District Centre is on the former Smeaton Barracks site parade ground and consisted mostly of hard landscaping. During the development a significant amount of Coal tar was found and remediated on site and removed where not possible. The site increased the biodiversity onsite and an offsite contribution.

Mitigatory measures applied:

BNG calculation on and offsite mitigation through enhanced landscaping and offsite contributions.

GHG Emissions

Score

(2) Short term or limited negative impact

Score justification

Through the construction an increase in GHG from the creation of the development, however this has provided EPC a buildings, of which the project included 12 electric vehicle charging points and ability to increase this in the future.

Renewable Energy

Score

(4) Short term or limited positive impact

Score justification

The site includes 12 new electric vehicle charging bays which can be increased to 24. The site provides a new bus stop to serve the area. Aldi have included the use of a solar PV array on their roof.

Ocean and Waterways

Score

(3) No impact or neutral impact

Score justification

The project has both surface water and foul connections to deal with the water flows from the project. sustainable drainage is in place to deal with surface water to reduce the impact on the foul connection. The site is likely to increase the amount of rubbish created. The project has mitigated this by installing public bins which have general and recyclable waste options. The site is also a no smoking site and no ashtray are provided.

Air Quality

Score

(3) No impact or neutral impact

Score justification

Journeys are likely to reduce as the site provides more options for the north of Plymouth. The site includes car parking but also Beryl bikes and bus connection on both Tavistock Road and Bravo Way. The buildings EPC is A and they are very efficient compared to older buildings which don't benefit from the levels of insulation and airtightness these new buildings benefit from.

Materials and Waste

Score

(3) No impact or neutral impact

Score justification

The retailers are likely to create new waste, however this would be offset from reduction in waste from other retail developments as people would have more choice.

Climate Change Adaptation

Score

(5) Long lasting or extensive positive impact

Score justification

Being a new development the site has benefited by design for the future allowing for the future effects of climate change such as suds design for increased rainfall quantities.

Education / Engagement / Enabling Conditions

Score

(5) Long lasting or extensive positive impact

Score justification

The development has many options to travel to the development including walk ways, cycle paths and bike parking, bus connection from Tavistock Road and Bravo Way and electric vehcle charging spaces.