

The Goodsyard, Bishopsgate

Environmental Statement Addendum

Prepared by AECOM

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1. Introduction

- 1.1 Bishopsgate Goods Yard Regeneration Ltd (BGYLR) (hereafter referred to as the 'Applicant') is a joint venture set up between Hammerson Plc and the Ballymore Group who are seeking to obtain outline planning permission, in part with all matters reserved and in part with no matters reserved, for the Amended Scheme for the proposed redevelopment of Bishopsgate Goods Yard (BGY) in Shoreditch, London. The Amended Scheme is described below.
- 1.2 The site is approximately 4.4 hectares in size and straddles the boundary of the London Borough of Hackney (LBH) and the London Borough of Tower Hamlets (LBTH). The site is bounded by Bethnal Green Road to the north, Brick Lane to the east, a railway line (serving Liverpool Street Station) to the south and Shoreditch High Street to the west. Braithwaite Street runs through the site connecting Bethnal Green Road to Commercial Street. The site is located at National Grid Reference (NGR) 522837, 075424.

Description of the Amended Scheme

- 1.3 The Applicant is seeking permission for the following Amended Scheme (hereafter referred to as the 'Proposed Development'):

"An OUTLINE application for the comprehensive mixed use redevelopment of the site comprising:

- Residential (Class C3) comprising up to 1,356 residential units;
- Business Use (Class B1) – up to 65,859 sqm (GIA);
- Retail, financial and professional services, restaurants and cafes and hot food takeaways (Class A1, A2, A3 and A5) – up to 17,499 sqm (GIA), of which only 2,184 sqm (GIA) can be used as Class A5;
- Non-residential Institutions (Class D1);
- Non-residential Institutions (Class D1) – up to 495 sqm (GIA);
- Assembly and Leisure (Class D2) – up to 661 sqm (GIA);
- Public conveniences (sui generis) – up to 36 sqm (GIA);
- Ancillary and plant space – up to 30,896 sqm (GIA);
- Basement – up to 8,629 sqm (GIA);
- Formation of new pedestrian and vehicular access and means of access and circulation within the site; and
- Provision of 22,642 sqm of new public open space and landscaping.

The redevelopment proposes a total of 12 buildings that range in height, with the highest being 177.6 m AOD and the lowest being 23.6 m AOD.

With all matters reserved save that FULL DETAILS are submitted for alterations to and the partial removal of existing structures on the site and the erection of three buildings for residential (Class C3), namely Plot C (ground level, plus 26-30 storeys, plus plant); Plot F (ground level, plus 46 storeys, plus plant); Plot G (ground level, plus 38 storeys, plus plant) comprising up to 940 of the total residential units; and retail and food and drink uses (A1, A2, A3, A5); and use of the ground and basement levels of the Braithwaite Viaduct for retail and food and drink uses (A1, A2, A3, A5). Works to and use of the Oriol and adjoining structures for retail and food and drink uses (A1, A2, A3, A5)."

- 1.4 An Environmental Statement (ES) was submitted in support of a planning application to redevelop the site in June 2014. The planning application was registered by the LBTH and LBH in September 2014 under reference number PA/14/0211 and 2014/2425 respectively. The ES was submitted in accordance with the Town and Country Planning Environmental Impact Assessment (EIA) Regulations 2011 (as amended 2015) (Ref. 1) (hereafter referred to as 'the EIA regulations'). In June 2015 the scheme was amended (hereafter referred to as the 'Amended Scheme') and a revised ES was submitted in support of the amended planning application (hereafter referred to as the June 2015 ES (revised)).
- 1.5 The Amended Scheme is split into detailed and outline components, known as development plots. The outline component consists of Plots A, B, D, E, K, and Plots H, I and J above ground level. The detailed components consist of Plots C, F, G and Plots H, I, J and L at ground level.
- 1.6 The five construction phases are made up of 12 development plots to be brought forward as follows:
- Phase 1 – Development Plots C, H;
 - Phase 2 – Development Plots A, B;
 - Phase 3 – Development Plot F, G, L;
 - Phase 4 – Development Plots D, E, I, J; and
 - Phase 5 – Development Plot K.
- 1.7 Five of the twelve plots will provide residential accommodation; two plots will provide office space and three will provide retail at the ground floor level with a park above, as follows:
- Plot A – up to 13 occupied storeys (excluding ground floor) of office space with retail at ground floor;
 - Plot B – up to 15 storey building (excluding ground floor) of office space with retail at ground floor;
 - Plot C – 30 storey building (excluding ground floor) of residential use with retail at the ground floor;
 - Plot D – up to 24 storey building (excluding ground floor) of residential use with retail at the ground floor;
 - Plot E – up to 16 storey building (excluding ground floor) of residential use with retail at the ground floor;
 - Plot F – 46 storey building (excluding ground floor) of residential use with retail at the ground and first floors;
 - Plot G – 38 storey building (excluding ground floor) of residential use with retail at the ground and first floors;
 - Plot H – 2 storey building (including ground floor) of retail at ground floor level and a park above;
 - Plot I – 1 storey building (including ground floor) of retail at ground floor level and a park above;
 - Plot J – 1 storey building (excluding ground floor) of retail at ground floor level and a park above;
 - Plot K – 6 storey building (excluding ground floor) of employment use with retail at ground floor; and
 - Plot L – 1 storey building (including ground floor) of retail use within the Oriol Gateway.
- 1.8 Figure 1 illustrates the Proposed Development Plot Plan for the Amended Scheme and includes the boundary of the detailed and outline components.

- 1.9 The June 2015 ES (revised), *Volume III: Technical Appendix M - Development Specification* Table 3 provides the floorspace figures for the detailed components of the Amended Scheme and Table 4 provides the floorspace figures for the outline components of the scheme, for both the minimum and maximum development scenarios (providing 1,257 units and 1,356 units respectively).
- 1.10 It should be noted that references in this ES Addendum (and Volume I of the June 2015 ES (revised)) to 'application' should be taken to read 'applications' reflecting the fact that two identical planning applications have been submitted – one to the LBH and one to the LBTH. Each Borough will determine whether consent should be granted for the extent of the Proposed Development that falls within its respective area. Therefore, references to 'planning permission; should be taken to read 'planning permissions' given that two planning permissions will be required for the Proposed Development to proceed in its entirety.
- 1.11 In addition to the Planning Application forms the following documents some of which formed part of the application and some of which were submitted in support of the June 2015 planning application. These include (but are not limited to):
- Covering Letter;
 - Development Specification;
 - Design Principles Document;
 - Design and Access Statement;
 - Illustrative plans and Computer Generated Images (CGIs) included in Design and Access Statement;
 - Landscape Strategy;
 - Planning Statement;
 - Retail Statement;
 - Environmental Statement (*Volumes I – III and Non-Technical Summary*);
 - Transport Assessment, including Delivery and Servicing Plan and Travel Plan (prepared by WSP) (see June 2015 ES (revised) *Volume I: Chapter 9 - Traffic and Transport*);
 - Flood Risk Assessment (see June 2015 ES (revised), *Volume III: Technical Appendix D - Water Resources and Flood Risk*);
 - Sustainability and Energy Statement;
 - Affordable Housing Statement;
 - Heritage Statement;
 - Regeneration Statement;
 - Park Economic Study;
 - Waste Strategy;
 - Community Infrastructure Plan (prepared by DP9); and
 - Statement of Community Involvement.

Purpose of this ES Addendum

- 1.12 The Mayor has "called in" the planning applications for a comprehensive regeneration of Bishopsgate Goodsyard (the "Applications") for determination. Discussions are continuing between the Applicant and the GLA on the level of affordable housing which can viably be provided as part of the Proposed Development.
- 1.13 It is understood that the objective of the GLA is for the Mayor to determine the Applications at a mayoral hearing at the earliest opportunity provisionally in February 2016. To enable this timescale to be achieved whilst discussions are ongoing the Applicant is providing an assessment of the range of likely affordable

housing scenarios so that the GLA can be sure to have considered the likely significant environmental effects of the final affordable housing offer approved.

- 1.14 This ES Addendum therefore assesses two additional affordable housing scenarios and an additional demolition and construction phasing scenario. This ES Addendum presents an assessment of the implications of these additional scenarios in relation to the findings of the June 2015 ES (revised).
- 1.15 In order appropriately to assess the environmental effects of the additional scenarios for the affordable housing provision, this ES Addendum is based on a "parameter" approach to ensure that the range of environmental effects associated with the future affordable housing offer have been considered.
- 1.16 The June 2015 ES (revised) considers and tests an affordable housing offer of 10% affordable housing provided on site within LBTH and off-site within LBH. This is the minimum that will be provided. This ES Addendum considers two additional scenarios comprising the effects of 25% and 35% affordable housing provision; the maximum (35%) being the Core Strategy policy requirement for this site in LBTH (Ref. 2) provided that it can be justified in viability terms and 25% being a mid-range scenario (subject to viability). This ES Addendum considers the likely environmental impacts arising from changes to affordable housing levels (including impacts resulting from changes to population and child yield) specifically at these affordable housing "staging posts" (i.e. 10%, 25% and 35%). However, an assessment of the environmental effects at such staging posts also allows the decision maker to also understand the range of impacts of between these affordable housing staging posts. The decision maker is therefore able to choose any figure between 10% - 35% affordable housing and understand the corresponding environmental impact.
- 1.17 In addition, this ES Addendum presents an additional scenario with regard to the demolition and construction phasing of the Proposed Development. The scenario brings forward some of the affordable housing (Plot E) into the first phase of construction.
- 1.18 The cumulative impacts assessment has also been revised to assess the effects of any additional schemes that have come forward since the Amended Scheme was submitted in June 2015.
- 1.19 Further details of the additional scenarios are provided in Section 4 '*Description of the Additional Scenarios*'.
- 1.20 This ES Addendum presents and assesses the effects of the alternative affordable housing scenarios and construction scenario and considers whether there are any new significant environmental effects not previously identified in the June 2015 ES (revised) or any changes to the significance of the environmental effects set out in the June 2015 ES (revised).
- 1.21 This ES Addendum identifies whether the additional scenarios have a material effect on the assessments and conclusions presented in the June 2015 ES (revised) and presents revised assessments where necessary. Any further environmental information submitted in support of the additional scenarios is clearly defined within Section 5 '*Methodology and Topics for Consideration*' of this ES Addendum. This information is provided to assist with the assessment of the effects of the additional scenarios.
- 1.22 A summary is provided to facilitate the identification of any amendments made to the June 2015 ES (revised), please see Table 8 in Section 5 '*Methodology and Topics for Consideration*'.
- 1.23 The London Borough of Tower Hamlets (LBTH) and the London Borough of Hackney (LBH) commissioned Land Use Consultants (LUC) in association with Cascade Consulting and Delva Patman Redler to undertake a review of the Environmental Statement (ES) (submitted in July 2014) and the revised ES (submitted in June 2015) for the development. The full response has been appended to this ES Addendum (*Appendix E: Final Review Report (FRR) – October 2015 Response*) and relevant comments are responded to in Table 8 of this document.

2. ES Addendum Structure and Approach

2.1 Two additional scenarios for the affordable housing offer and an additional scenario for demolition and construction phasing are considered within this ES Addendum, in the context of the findings of the June 2015 ES (revised). These additional scenarios are outlined in detail in Section 4 'Description of the Additional Scenarios' of this ES Addendum.

2.2 This ES Addendum consists of the following documents:

- **ES Addendum Volume I: Main Text** – describes the additional scenarios for affordable housing and demolition and construction and details the likely significant environmental effects resulting from these additional scenarios in the context of the June 2015 Amended Scheme for each topic as presented within the June 2015 ES (revised). The structure of Volume I: Main Text is provided with the following headings:

- Introduction;
- ES Addendum Structure and Approach;
- Structure of June 2015 E (revised);
- Description of the Additional Scenarios to the Proposed Development;
- Methodology and Topics for Consideration;
- Topics for Further Consideration; and
- Conclusion.

- **ES Addendum Volume II: Technical Appendices** – the appendices in the June 2015 ES (revised) that have been amended to incorporate information for the additional scenarios following the design changes are as follows:

- Appendix A - Additional Socio-Economic Assessment for 25% and 35% Affordable Housing Scenarios;
- Appendix B - Update to Appendix F: Noise and Vibration;
- Appendix C - Update to Appendix K: Limited Development Scenario;
- Appendix D – Transport Statement Addendum;
- Appendix E – Final Review Report – October 2015 Response; and
- Appendix F – Daylight and Sunlight – Additional Analysis.

2.3 **Revised ES Non-Technical Summary (NTS)** - This document provides, in a non-technical language, a concise summary of the additional scenarios and the likely environmental effects associated with these, the mitigation measures and residual environmental effects where relevant.

3. Structure of the June 2015 ES (Revised)

3.1 The June 2015 ES (revised) comprised the following set of documents:

- **ES Volume I - Main Assessment Text and Figures:** This contains the full text of the ES with the chapter headings as follows:

- Chapter 1: Introduction;
- Chapter 2: EIA Methodology;

- Chapter 3: Alternatives and Design Evolution;
 - Chapter 4: The Proposed Development;
 - Chapter 5: Demolition and Construction;
 - Chapter 6: Waste and Recycling;
 - Chapter 7: Socio-economics;
 - Chapter 8: Ground Conditions;
 - Chapter 9: Traffic and Transport;
 - Chapter 10: Wind Microclimate;
 - Chapter 11: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution;
 - Chapter 12: Air Quality;
 - Chapter 13: Noise and Vibration;
 - Chapter 14: Water Resources, Drainage and Flood Risk;
 - Chapter 15: Archaeology;
 - Chapter 16: Built Heritage;
 - Chapter 17: Ecology;
 - Chapter 18: TV and Radio (Electronic) Interference;
 - Chapter 19: Residual Impact Assessment and Conclusions;
 - Chapter 20: Impact Interactions and Cumulative Impact Assessment;
 - Chapter 21: Limited Development Scenario; and
 - Chapter 22: Glossary and Abbreviations.
- **ES Volume II – Townscape, Heritage and Visual Impact Assessment:** This volume includes a Townscape, Heritage and Visual Impact Assessment accompanied by a full set of views and verified images.
 - **ES Volume III – Technical Appendices:** This volume provides supplementary details of the environmental studies conducted during the EIA including relevant data tables, figures and photographs. Appendices are provided for:
 - Appendix A: Scoping;
 - Appendix B: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution;
 - Appendix C: Ecology;
 - Appendix D: Water Resources and Flood Risk;
 - Appendix E: Ground Conditions;
 - Appendix F: Noise and Vibration;
 - Appendix G: Traffic Assessment (TA);
 - Appendix H: Wind Microclimate;
 - Appendix I: Archaeology;
 - Appendix J: Built Heritage;
 - Appendix K: Limited Development Scenario;
 - Appendix L: Waste;
 - Appendix M: Development Specification;

- Appendix N: Air Quality; and
- Appendix O: Table of Amendments.

- **ES Non-Technical Summary (NTS):** This document provides a summary of the key issues and findings of the EIA. The NTS is presented in non-technical language to assist the reader in understanding the site context, the development proposals, the design alternatives, the environmental issues arising and proposed mitigation measures.

4. Description of the Additional Scenarios

4.1 This ES Addendum considers two additional affordable housing scenarios for the Amended Scheme provided onsite in LBTH. An additional construction scenario for the Amended Scheme has also been assessed. The additional scenarios comprise of:

- A maximum scenario of 35% affordable housing provision onsite in LBTH only;
- A mid-range scenario of 25% affordable housing provision onsite in LBTH only;
- An additional construction phasing scenario to bring forward some of the affordable housing (Plot E) into the first phase of construction.

4.2 It should be noted that these additional scenarios have no effect on the total number of residential units assessed in the June 2015 ES (revised), i.e. for the maximum development scenario – 1,356 units and for the minimum development scenario 1,257 units. The additional scenarios for unit tenure have been assessed to consider the full range of environmental effects that could be attributed to the affordable housing provision once this is agreed.

4.3 The June 2015 ES (revised) remains valid, this ES Addendum presents an assessment of the effects associated with additional possible scenarios described in this section.

Additional Affordable Housing Scenarios for the Amended Scheme

4.4 The June 2015 ES (revised) presents a scenario of 10% affordable housing provided on site in LBTH. This is the minimum amount of affordable housing that would be provided by the Proposed Development. Table 1 shows the tenure breakdown for the detailed residential development plots (Plots C, F and G) based on this scenario.

Table 1 – Affordable Housing and Proposed Mix for the Detailed Development Plots (under the 10% Scenario)

Unit Size	Social Rented	Intermediate	Market	Number of units
Plot C				
Studio	0	0	64	64
1-bed	0	9	111	120
2-bed	0	0	133	133
3-bed	0	0	36	36
4-bed	0	0	5	5
5-bed	0	0	0	0
Total	0	9	349	358
Plot F				
Unit Size	Social Rented	Intermediate	Market	Number of units

Studio	0	0	31	31
1-bed	0	0	136	136
2-bed	0	0	126	126
3+-bed	0	0	29	29
Total	0	0	322	322
Plot G				
Unit Size	Social Rented	Intermediate	Market	Number of units
Studio	0	0	26	26
1-bed	0	0	110	110
2-bed	0	0	102	102
3+-bed	0	0	22	22
Total	0	0	260	260

4.5 This ES Addendum considers two additional scenarios of 25% and 35% affordable housing provided onsite in LBTH. This presents the ‘maximum’ and ‘mid-range’ affordable housing percentages that could be provided by the Proposed Development to enable a full range of affordable housing offers to be assessed subject to variability. Table 2 and Table 3 present the tenure breakdown for 25% affordable housing onsite in LBTH under the Maximum (1,356 units) and Minimum (1,257 units) development scenarios respectively. Table 4 and Table 5 do the same for the 35% affordable housing onsite in LBTH.

4.6 Tables 2 to 5 present the affordable housing breakdown for detailed Plot C, and the indicative tenure (for the purposes of the assessments) for the outline development plots (Plots D and E). The following tables present the results for the LBTH only as all affordable housing within LBH will be provided offsite, therefore there is no change to the affordable housing for Plots F and G which will remain as presented in Table 1.

Table 2 – Affordable Housing Breakdown of 25% (onsite) for LBTH under the Maximum Development Scenario

Unit Size	Social Rented	Intermediate	Market	Number of units
Detailed Plots				
Plot C				
Studio	0	0	64	64
1-bed	0	8	112	120
2-bed	0	4	129	133
3-bed	0	0	36	36
4-bed	0	0	5	5
5-bed	0	0	0	0
Plot Total	0	12	346	358
Outline Plots				
Plot D				
Studio	0	0	15	15
1-bed	0	0	130	130
2-bed	0	16	109	125
3-bed	0	10	33	43

Unit Size	Social Rented	Intermediate	Market	Number of units
4-bed	0	0	0	0
5-bed	0	0	0	0
Plot Total	0	26	287	313
Plot E				
Studio	0	0	0	0
1-bed	15	6	0	21
2-bed	28	0	0	28
3-bed	38	4	0	42
4-bed	8	0	0	8
5-bed	4	0	0	4
Plot Total	93	10	0	103
LBTH Total	93	48	633	774

Table 3 – Affordable Housing Breakdown of 25% (onsite) for LBTH under the Minimum Development Scenario

Unit Size	Social Rented	Intermediate	Market	Number of units
Detailed Plots				
Plot C				
Studio	0	0	64	64
1-bed	0	8	112	120
2-bed	0	4	129	133
3-bed	0	0	36	36
4-bed	0	0	5	5
5-bed	0	0	0	0
Plot Total	0	12	346	358
Outline Plots				
Plot D				
Studio	0	0	11	11
1-bed	0	0	100	100
2-bed	8	16	74	98
3-bed	3	12	20	35
4-bed	0	0	0	0
5-bed	0	0	0	0
Plot Total	11	28	205	244
Plot E				
Studio	0	0	0	0
1-bed	17	0	0	17
2-bed	21	0	0	21

3-bed	26	0	0	26
4-bed	6	0	0	6
5-bed	3	0	0	3
Plot Total	73	0	0	73
LBTH Total	84	40	551	675

Table 4 – Affordable Housing Breakdown of 35% (onsite) for LBTH under the Maximum Development Scenario

Unit Size	Social Rented	Intermediate	Market	Number of units
Detailed Plots				
Plot C				
Studio	0	0	64	64
1-bed	0	10	110	120
2-bed	0	6	127	133
3-bed	0	0	36	36
4-bed	0	0	5	5
5-bed	0	0	0	0
Plot Total	0	0	342	358
Outline Plots				
Plot D				
Studio	0	0	15	15
1-bed	45	13	72	130
2-bed	16	30	79	125
3-bed	7	3	33	43
4-bed	0	0	0	0
5-bed	0	0	0	0
Plot Total	68	43	199	313
Plot E				
Studio	0	0	0	0
1-bed	21	0	0	21
2-bed	28	0	0	28
3-bed	31	11	0	42
4-bed	8	0	0	8
5-bed	4	0	0	4
Plot Total	92	11	0	103
LBTH Total	160	73	541	774

Note: For the outline plots (Plots D and E) the mix is indicative for the purposes of the assessments

Table 5 – Affordable Housing Breakdown of 35% (onsite) for LBTH under the Minimum Development Scenario

Unit Size	Social Rented	Intermediate	Market	Number of units
Detailed Plots				
Plot C				
Studio	0	0	64	64
1-bed	0	10	110	120
2-bed	0	6	127	133
3-bed	0	0	36	36
4-bed	0	0	5	5
5-bed	0	0	0	0
Plot Total	0	16	342	358
Outline Plots				
Plot D				
Studio	0	0	11	11
1-bed	28	11	61	100
2-bed	32	24	42	98
3-bed	14	1	20	35
4-bed	0	0	0	0
5-bed	0	0	0	0
Plot Total	74	36	134	244
Plot E				
Studio	0	0	0	0
1-bed	17	0	0	17
2-bed	21	0	0	21
3-bed	15	11	0	26
4-bed	6	0	0	6
5-bed	3	0	0	3
Plot Total	62	11	0	73
LBTH Total	136	63	476	675

Note: For the outline plots (Plots D and E) the mix is indicative for the purposes of the assessments

4.7 The final affordable housing provision will fall within the range from 10% (as presented in the June 2015 ES (revised)) to 25% - 35% affordable housing as presented in Tables 1 to 5 above.

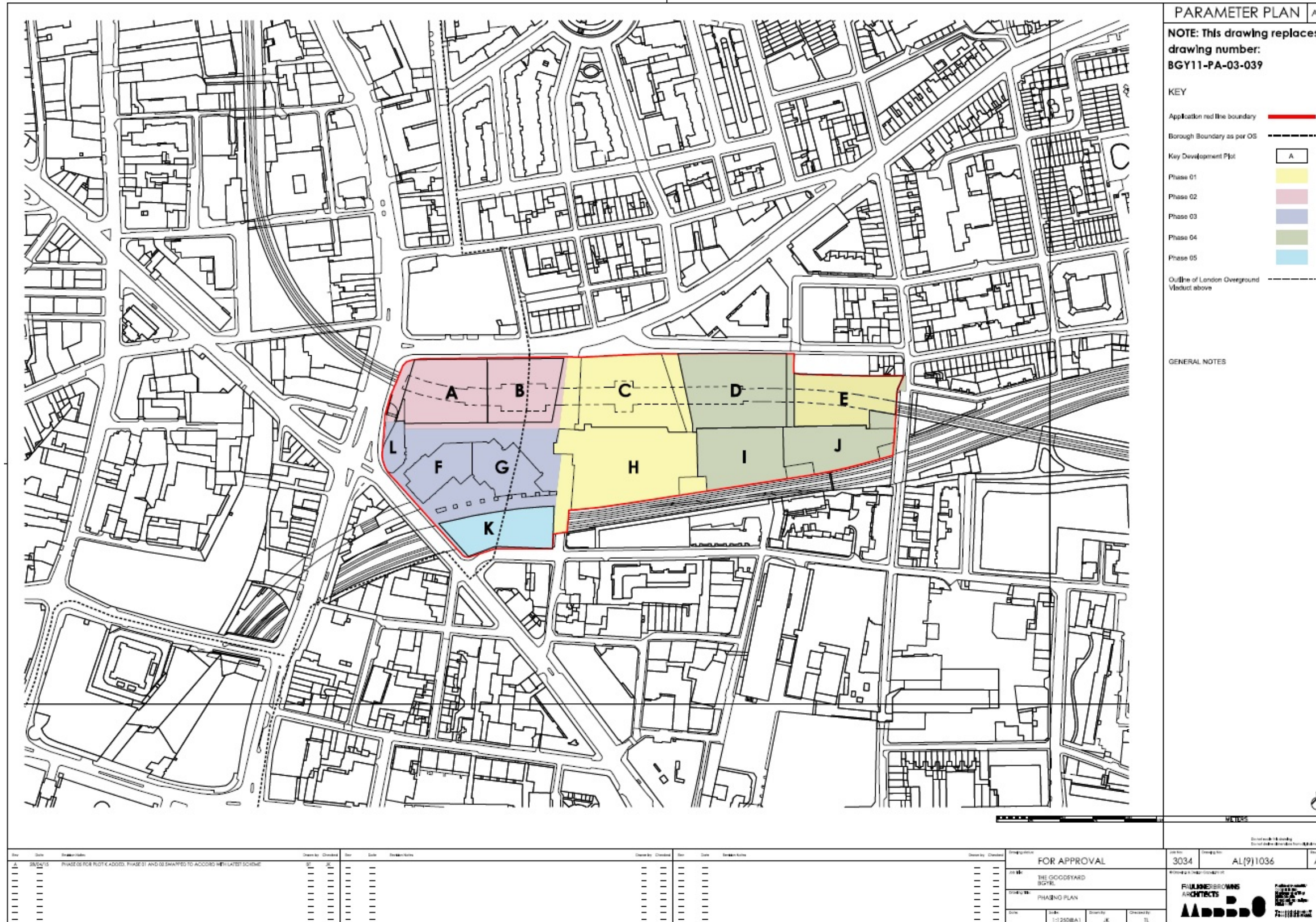
Additional Scenario for Demolition and Construction of the Amended Scheme

4.8 This ES Addendum also considers the environmental effects of an additional phasing scenario for demolition and construction of the Proposed Development. The additional phasing scenario involves moving the construction of Plot E to the first phase of the Proposed Development. This would result in the following phases which are also outlined in Figure 2 and would replace those detailed in paragraph 1.6 in Section 1 'Introduction'.

- Phase 1 - Plots C, H & E;
- Phase 2 - Plots A & B;
- Phase 3 - Plots F, G & L;
- Phase 4 - Plots D, I & J and
- Phase 5 - Plot K.

4.9 The indicative demolition and construction phasing programme for the additional scenario is shown in Figure 3. There is no change to the proposed date for commencement of the works (third quarter of 2016) or any change to the total construction programme which remains as presented in the June 2015 ES (revised) at 16 years with an end date of approximately June 2032.

Figure 2 – Proposed Demolition and Construction Phasing for the Additional Construction Scenario



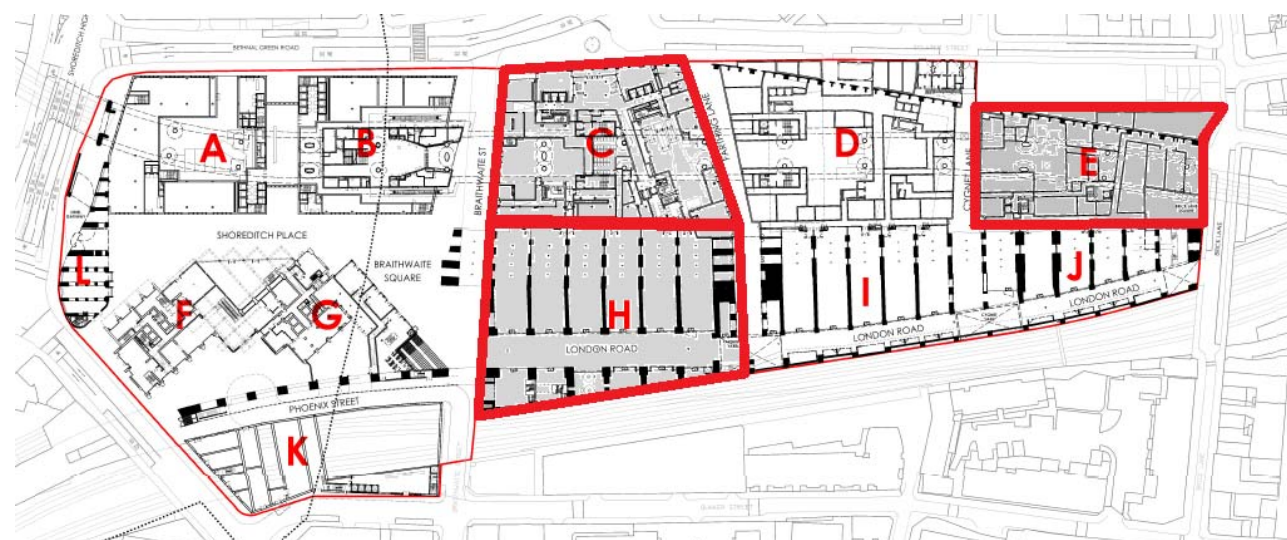
4.10 The additional scenario would result in the following revisions to the June 2015 ES (revised) *Volume I: Chapter 5 – Demolition and Construction*:

- Revised Demolition and Construction Phasing (see Figure 2);
- Revised Demolition and Construction Programme (see Figure 3);
- Revised Timeslices 3, 4, 11, 12, 13 and 14 (see Figures 4 – 9 below);
- Revised Demolition and Construction Vehicle Movements;
- Revised Demolition and Construction Monthly Deliveries; and
- Revised Demolition and Construction Resources Levels.

4.11 This revised information is presented in the following Section (paragraphs 4.12 – 4.16, Figures 4-11 and Table 6). All other information presented in the June 2015 ES (revised) *Volume I: Chapter 5 – Demolition and Construction* remains valid for both demolition and construction scenarios considered.

4.12 Volume I of the June 2015 ES (revised) broke down the development programme into 17 “timeslices”. The additional scenario will result in revisions to six of the timeslices; 3, 4 (Phase 1), 11, 12, 13 and 14 (Phase 4) as shown in Figures 4 – 9. This has occurred as the construction of Plot E is moved into the first construction phase. The remaining timeslices are as presented the June 2015 ES (revised) *Volume I: Chapter 5 – Demolition and Construction*.

Figure 4 – Demolition and Construction - Timeslice 3 (2018) for Additional Scenario



Key Demolition and Construction Activities

Plot C

Tower 1:

- Continue with superstructure, columns & slabs.
- Continue with cladding.
- Continue with the fit out comprising services installation, partition walls, ceilings, joinery, floors, toilets & kitchens installation to apartments.

Tower 2:

- Carry out substructure, superstructure and cladding.
- Start fit out comprising services installation, partition walls, ceilings, joinery, floors, toilets & kitchens installation to apartments.

Plot E

Site Establishment

- Erect site offices, welfare facilities, toilets and canteen facilities

Construction

- Carryout and complete the substructure works
- Commence the superstructure works
- Commence cladding installation and fit out works.

Plot H

Works to the Arches:

- Continue remedial works to existing arches and any necessary alteration works.
- Landlord services and shop fronts.
- Landscaping to the high park.

Figure 5 – Demolition and Construction - Timeslice 4 (2019) for Additional Scenario



Key Demolition and Construction Activities

Plot C

Tower 1

- Continue with and complete the fit out comprising services installation, partition walls, ceilings, joinery, floors, toilets & kitchens installation to apartments.
- Complete lifts installation.
- Commence commission the building.

Tower 2:

- Continue with substructure, superstructure and cladding.
- Continue fit out comprising services installation, partition walls, ceilings, joinery, floors, toilets & kitchens installation to apartments.
- Complete lifts installation.
- Commission the building.
- Commence Public realm – Hard & soft landscaping.

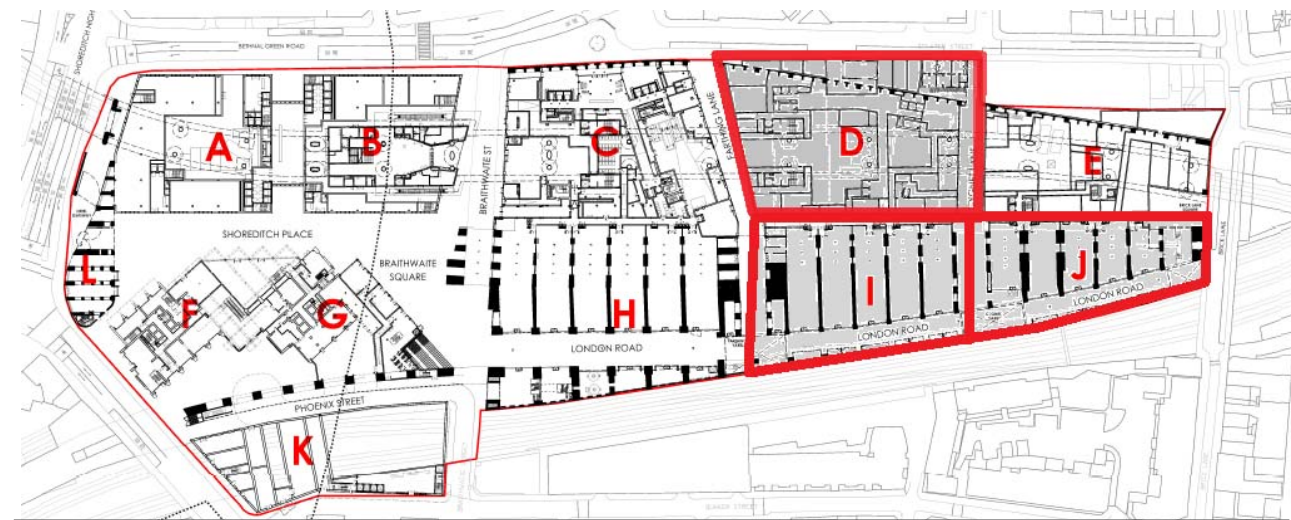
Plot E

- Complete superstructure, cladding and fit out works
- Carry out public realm works

Plot H

- Complete Public Realm works
- Tenant fit out
- Open for trading.

Figure 6 – Demolition and Construction - Timeslice 11 (2026) for Additional Scenario



Key Demolition and Construction Activities

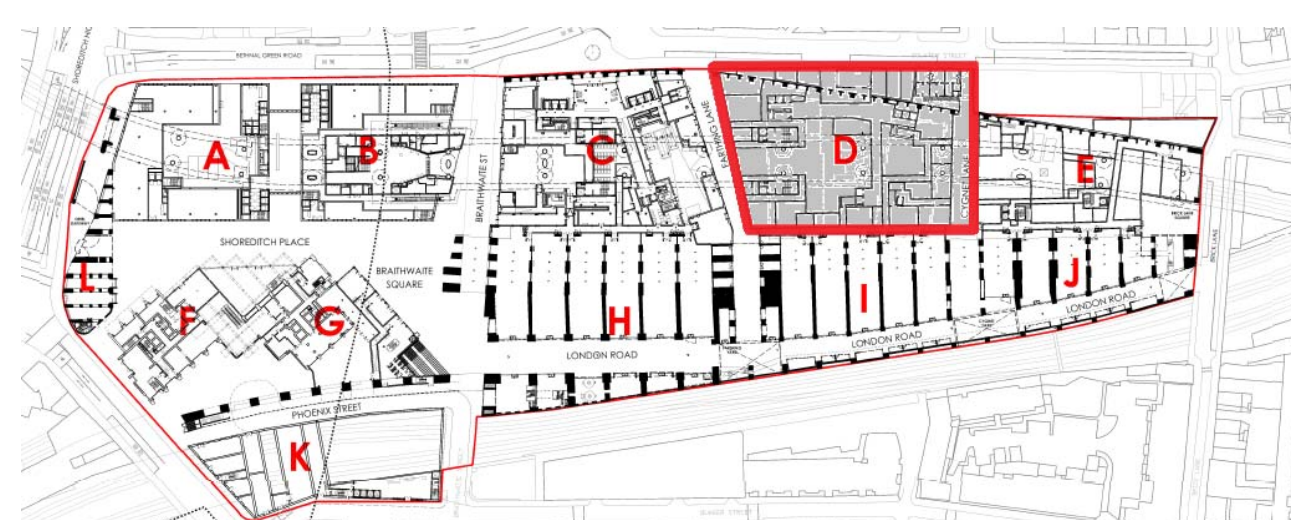
Plot D (West Tower):

- Commence substructure and superstructure works

Plots I/J

- Complete landscaping and fit out of retail units

Figure 7– Demolition and Construction - Timeslice 12 (2027) for Additional Scenario



Key Demolition and Construction Activities

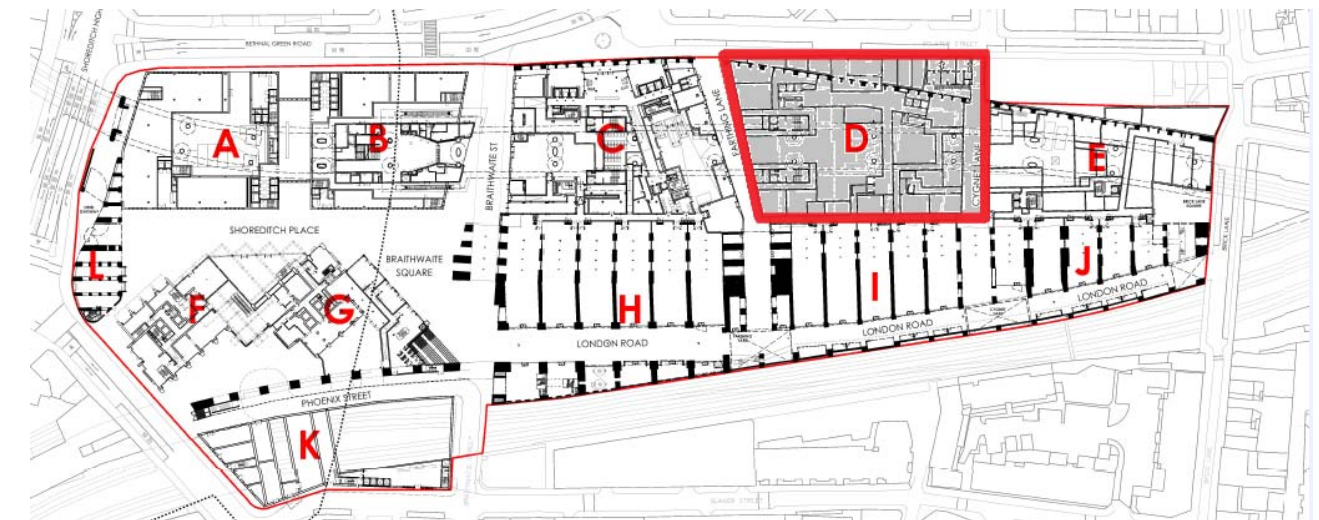
Plot D (West Tower):

- Complete superstructure columns & slabs.
- Commence the cladding and fit out of apartments.

Plot D (East Tower):

- Commence substructure to podium level.

Figure 8 – Demolition and Construction - Timeslice 13 (2028) for Additional Scenario



Key Demolition and Construction Activities

Plot D (West Tower):

- Complete cladding and progress fit out of apartments to the West block.
- Commence public realm works

Plot D (East Tower)

- Complete superstructure and progress cladding works.

Figure 9 – Demolition and Construction - Timeslice 14 (2029) for Additional Scenario



Key Demolition and Construction Activities

Plot D

- Complete apartments to the West and East blocks.

Demolition and Construction Vehicle Movements and Labour Resource Levels for the Additional Scenario

4.13 This section provides the vehicle movements and labour resource levels associated with the additional demolition and construction scenario which have been used for the purposes of the assessments presented in this ES Addendum.

4.14 The estimated average number of vehicle movements per day during each phase of the additional demolition and construction scenario is presented in Table 6. These movements represent a worse case daily average.

Table 6 - Demolition and Construction Vehicle Movements per day for both Construction Scenarios

Works	Average Number of Vehicle Movements per day June 2015 ES (revised) Scenario	Average Number of Vehicle Movements per day Additional Scenario
Phase 1	36	48
Phase 2	100	100
Phase 3	70	70
Phase 4	40	28
Phase 5	13	13

4.15 The additional construction and demolition scenario moves the construction of Plot E into Phase 1 and would result in an average of 12 vehicle movements per day moving from Phase 4 into Phase 1. There is no change to the peak number of vehicle movements during the overall construction programme which remain as presented in the June 2015 ES (revised) (i.e. a maximum of 100 per day in 2022 / 2023 when Plots A, B, F & G are under construction).

4.16 The estimated number of deliveries during each month under the additional demolition and construction scenario is shown in Figure 10 and the estimated labour resources levels are shown in Figure 11.

Figure 10 Predicted Monthly Deliveries During Demolition and Construction Works for the Additional Construction Scenario

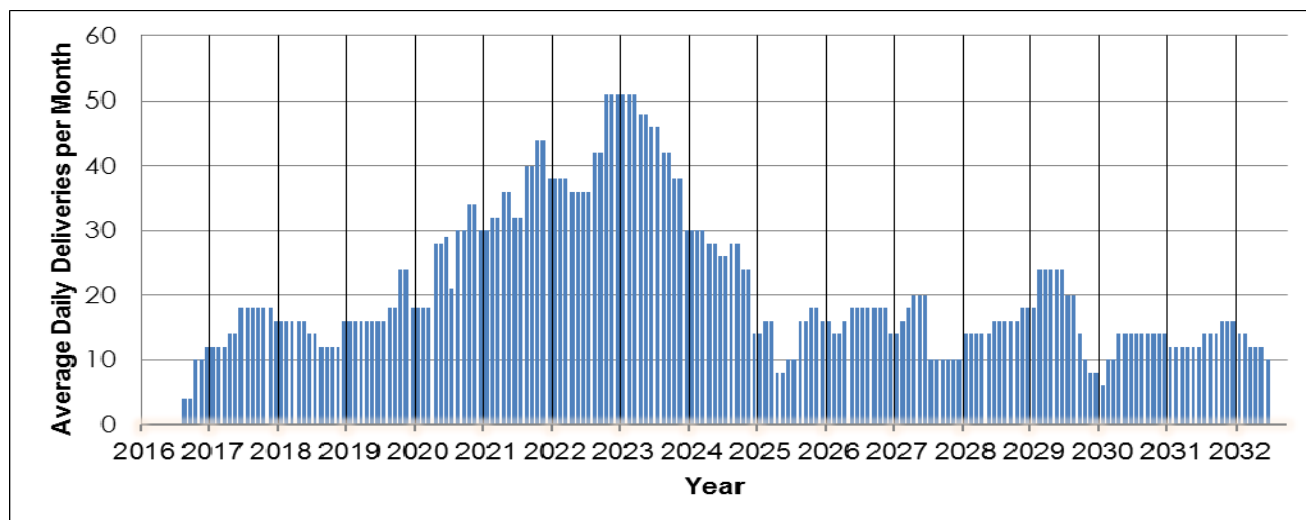
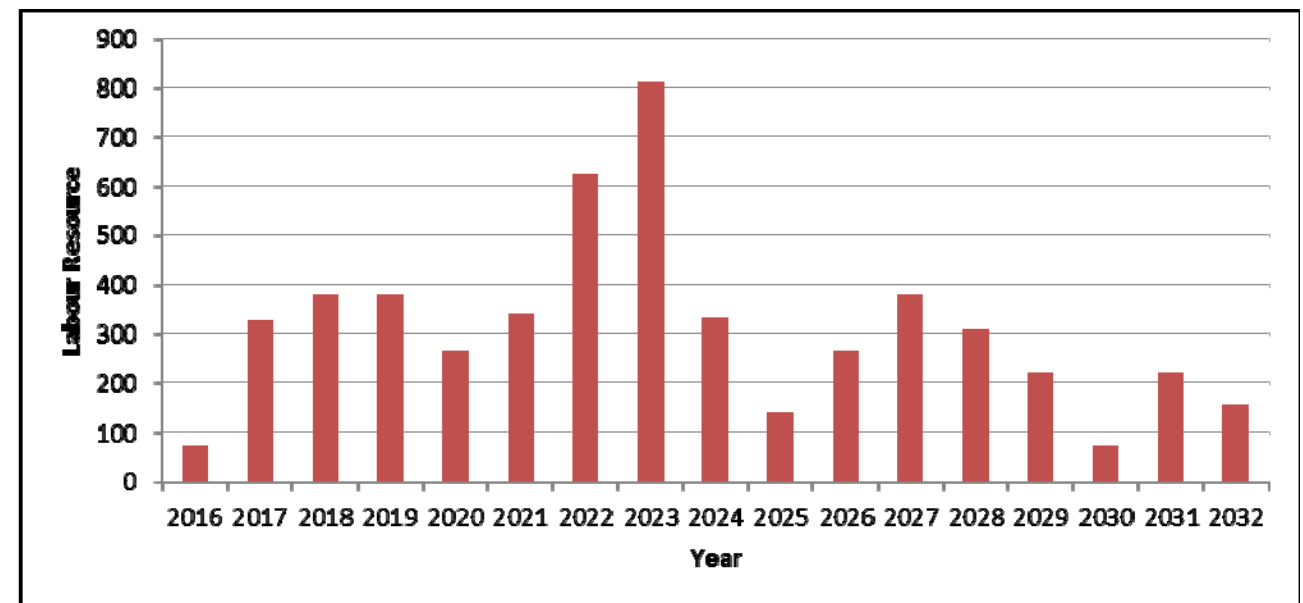


Figure 11 Predicted Labour Resource Levels for the Additional Construction Scenario



4.17 The June 2015 ES (revised) assessed the worst-case scenario with regard to demolition and construction vehicle movements during the construction programme as a peak of 100 vehicles per day in 2022 / 2023 when Plots A, B, F & G are under construction. This also presented the worst-case scenario with the associated traffic and air quality impacts during the whole construction phase. This would not change by bringing forward the construction of Plot C into the first phase, as it would not affect the peak number of movements assessed. This is unlikely to change as a result of further minor alterations to the phasing of the scheme, i.e. if the construction of Plot L were to be moved into the first phase the effect on the peak assessed would be negligible and therefore would not result in any changes to the impacts presented in the June 2015 ES (revised) and this ES addendum.

The Construction of Plot K

4.18 The mainline tracks from Liverpool Street station pass through the site from east to west, in a cutting approximately twenty-two metres wide, adjacent to Quaker Street. To the north of the mainline tracks, separated by an existing ramp structure, the twin tracks of the Suburban lines pass through the site from west to east. These are enclosed by a two storey brick and jack arch structure with further non-listed brick arches extending at the upper level.

4.19 Bishopsgate Goodsyard Regeneration Ltd has air rights to build over the section of the railway cutting which runs between Commercial Road and Wheeler Street.

4.20 The proposed works comprise the construction of a permanent deck over the cutting from which the building will be constructed. Either side of the cutting will be rotary piled to provide the foundations for the structural grid that will span the railway. This has been considered within the relevant assessment chapters throughout the June 2015 ES (revised) and this ES addendum where appropriate. Only non-listed elements of the existing site features will be removed. Listed elements will be clearly marked and protection barriers erected. A tower crane will be located to the north of the cutting once the permanent deck is in place, this will be used to erect the frame and place the cladding to the building in position.

4.21 A component lead approach will be taken to the design and construction of the building to facilitate accurate construction and minimise rework in this sensitive location.

- 4.22 The appropriate asset protection process will be followed with Network Rail.
- 4.23 This form of air-rights development is carried out through-out London, it is a familiar process to Network Rail who are safeguarded by their asset protection process and development agreements.
- 4.24 Further assessment associated with the construction of Plot K will be provided at reserved matters stage once detailed design has been undertaken.

5. Methodology and Topics for Consideration

- 5.1 This ES Addendum presents details the likely significant environmental effects resulting from the two additional scenarios for the quantum of affordable housing and the additional scenario relating to the demolition and construction phasing. This document should be read in conjunction with the June 2015 ES (revised). Unless otherwise retrospectively indicated, the June 2015 ES (revised) remains unchanged and this ES Addendum is supplementary to it.
- 5.2 The purpose of this ES Addendum is to identify the likely significant effects outlined in the June 2015 ES (revised) which are materially affected by the additional scenarios and to consider whether any new significant effects are likely as a result of the additional scenarios. Where assessments presented in the June 2015 ES (revised) remain valid, justification is provided, and where minor adjustments and updates to the technical assessments are required, these are identified. Therefore, this ES Addendum identifies the likely significant environmental effects of the proposed additional scenarios to the Amended Scheme as required by the EIA Regulations. The June 2015 ES (revised), supplemented by this ES Addendum, read together, sets out the assessment of the likely significant environmental effects of the Amended Scheme and the additional scenarios.
- 5.3 The approach to producing this ES Addendum has been as follows:
- AECOM's EIA specialists and other technical contributors (MOLAS, KM Heritage, RWDI and Peter Stewart Consultancy) have considered whether the additional scenarios could materially affect the previously identified effects or introduce new significant effects to those presented in the June 2015 ES (revised), and therefore whether further consideration or detailed technical assessment is required;
 - Where no material changes are considered likely to occur to the previously identified effects, no further technical assessment is considered necessary; and
 - Where the additional scenarios are considered likely to materially change the previously identified significant effects or introduce new significant effects, either a revised assessment or extension to the June 2015 ES (revised) assessments has been undertaken and is presented in this ES Addendum.
- 5.4 This ES Addendum also takes into consideration any changes to planning policy, guidance and legislation / law; assessment methodology and baseline conditions (as well as impact outcomes); and any updates to the cumulative schemes since the June 2015 ES (revised). Unless stated otherwise, planning policy, guidance, legislation / law, assessment methodology, baseline conditions and assessment of effects (including cumulative effects) remain as set out in the June 2015 ES (revised).
- 5.5 This ES addendum also presents any clarifications from the June 2015 ES (revised) in *Appendix E - Final Review Report (FRR): October 2015 Response*.
- 5.6 The findings of the review of the implications of the additional scenarios on the findings of the June 2015 ES (revised) are presented in Table 8, which have determined the scope of this ES Addendum.

Table 7 – Additional Cumulative Schemes Considered in this ES Addendum

No	Address	Application Number	Description	Status (as of 1 st January 2016)
40	22-24 Bishopsgate, 38 Bishopsgate (Crosby Court) & 4 Crosby Square	15/00764/ FULEIA	Construction of a building arranged on three basement floors, ground and 61 upper floors plus mezzanines and plant comprising floorspace for use within Classes A and B1 of the Use Classes Order and a publicly accessible viewing gallery and facilities (Sui Generis); hard and soft landscaping works; the provision of ancillary servicing and other works incidental to the development. (199,224sq.m GEA)	Resolution to grant
41	61 St Mary Axe, 80-86 Street, 15-16 St Helens Place & 33-35 St Mary Axe	11/00332/ FUL EIA (06/00796/ FUL EIA)	Amendments to planning permission 06/00796/FULEIA dated 28 May 2008 for the erection of three building to comprise office (B1), retail (A1- A4), Library (D1) and Livery Hall (Sui Generis) uses with associated public space and landscaping, disabled car parking, cycle parking, servicing and plant. (Erection of three buildings to comprise office (B1), retail (A1-A4), library (D1) and Livery Hall (Sui Generis) uses with associated public space and landscaping, disabled car parking, cycle parking, servicing and plant.)	Under construction – projected completion 2016/17
42	52-54 Lime Street & 21-26 Leadenhall, 27 & 27A	12/00870/ FUL EIA	Demolition of the existing buildings and erection of 2 basement levels and ground plus 38 storey tower comprising office (Class B1) use [58,196 m2 GEA] and retail (Class A1/A3) uses [1,072 m2 GEA] with ancillary access, servicing and landscaping. [Total 59,268 m ² GEA]	Permitted June 2013 Under construction – projected completion 2017/18
43	120 Moorgate EC2M 6UR	11/00231/ FUL MAJ	Partial demolition of existing building and erection of a building to comprise office (Use Class B1 use) and retail (Classes A1 - A3 use) floorspace with associated parking, servicing and plant (total GEA 18,994m ² , height 56.28m AOD), retained bank (Class A2) at basement, ground floor and first floor (total of 1,481.5 m ²).	Under construction – projected completion 2017/18
44	15 - 16 Minories & 62 Aldgate High Street London EC3N 1AX (CoL)	13/01055/ FULMAJ	Demolition of 15 Minories and 62 Aldgate High Street and redevelopment to provide a Class B1 office building with Class A1 retail (18,625sq.m). Extension and re-cladding of 16 Minories and change of use from offices (Class B1) to a hotel (Class C1) with Class A3 restaurant or Class D1 healthcare use (17,533sq.m.). Erection of new residential building (Class C3) providing 87 units (7136sq.m.). Re-landscaping of open space and public realm improvements	Permitted June 2014
45	Bevis Marks House 24 Bevis Marks London EC3A 7JB (CoL)	14/00433/ FULMAJ	The demolition of the existing buildings and construction of 2 basement levels and ground plus 16 storey building (89m AOD) comprising office (Class B1) use [35,658sq.m GEA] and retail (Class A1/A3) uses [758sq.m GEA] with associated servicing and plant facilities. [Total 36,416sq.m GEA].	Current application (submitted May 2014)
46	21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street, London, EC2P 2HT (CoL)	14/01179/ FULEIA	Demolition of existing building and structures to existing ground slab level and construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [64,683sqm GEA], retail (Class A1/A3/A4) space [1,156sqm GEA], a replacement City walkway, a new public square, cycle parking, serving, storage, plant, landscaping and associated works. [Total 65,839sqm GEA]	Current application (resolution to grant at committee Mar 2015)
47	13 - 14 Appold Street Hackney London EC2A 2NB	2015/1685	Demolition of existing building and erection of a 45 storey mixed use office (Use Class B1) and business hotel (Use Class C1) with ancillary retail / restaurant use (A1/A3) at ground and lower ground and ancillary servicing and plant.	Current application (submitted May 2015)
48	201-207 Shoreditch High Street and 1	2015/2403	Demolition of existing buildings and structures and erection of a part 7, part 10 and part 30 storey building (plus 2 levels of basement) comprising office (Class B1) and hotel (Class C1) accommodation	Current application (submitted June 2015)

No	Address	Application Number	Description	Status (as of 1 st January 2016)
	Fairchild Street Hackney London E1 6LG		with ancillary retail, restaurant, event space, lounge and amenity areas; roof terraces; refuse and recycling facilities; cycle parking; servicing and plant; and landscaping.	
49	97-137 Hackney Road London E2 8ET	2015/3455	Demolition of all existing buildings and the construction of three replacement buildings ranging in height from ground plus four storeys to ground plus eight storeys, above shared basement. Proposed mix of uses to include a maximum of 183 residential units (Use Class C3), 15,178sqm (GIA) of employment floorspace (Use Class B1), and 4,570 sqm (GIA) of flexible commercial / retail space at basement and ground floor levels (falling within Use Classes A1 - A4 and B1) which can comprise of no more than 1,500sqm (GIA) of A1 floorspace, no more than 500sqm (GIA) of A2 floorspace, no more than 1,500 sqm (GIA) of A3 floorspace, no more than 1,000sqm (GIA) of A4 floorspace, and no more than 2,000sqm (GIA) of B1 floorspace, along with associated landscaping and public realm improvements, parking provision, plant and storage, and other works incidental to the proposed development.	Current application (submitted October 2015)

Review of Cumulative Schemes

- 5.7 Since the June 2015 ES (revised) was submitted there have been some changes to the status of some of the cumulative schemes considered within the assessment. In addition some new schemes have come forward and the ES addendum has considered some additional schemes on the boundary of the 1km radius of the site for robustness. This ES Addendum has taken into consideration updates to the cumulative schemes (assessed in the June 2015 ES (revised)). The list of additional cumulative schemes, including any relevant changes to the scheme assessed previously or its planning status since the June 2015 ES (revised) is provided in Table 7 and the locations of the additional schemes together with those considered in the June 2015 ES (revised) are shown on Figure 12.
- 5.8 Where relevant, consideration has been given in Table 8 to the implications of these schemes on the findings of the June 2015 ES (revised).

Changes to the Baseline Conditions

- 5.9 The baseline conditions have been reviewed in respect of each of the technical disciplines within this ES Addendum, and have found not to have significantly changed from those considered in the assessments within the June 2015 ES (revised) and therefore can still be considered valid and applicable to this ES Addendum.

Changes to Planning Policy Context

- 5.10 There have not been significant changes to planning policy presented in the June 2015 ES (revised) and therefore the planning policy considered for the Revised ES is still considered valid and applicable to this ES Addendum.
- 5.11 Table 8 on pages 16-29 identifies how the proposed additional scenarios affect the assessment undertaken and presented in the June 2015 ES (revised). This is presented on a topic-by-topic basis. Where significant changes are likely to occur this is identified in the table and presented in Section 6 'Topics for Further Consideration'.

Figure 12 – Updated Cumulative Schemes Location Map

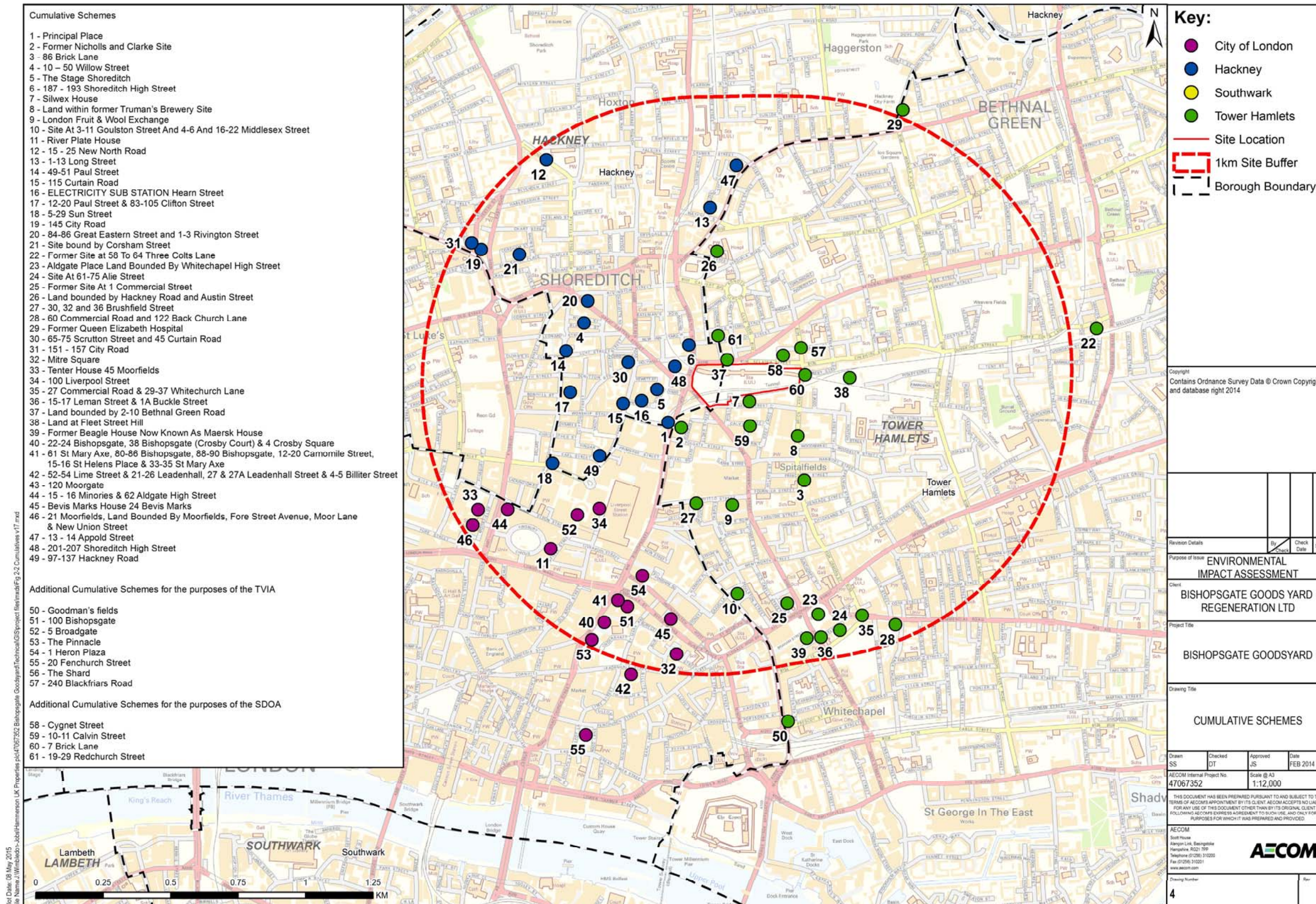


Table 8 Review of the likely effects of the Additional Scenarios for Affordable Housing Tenure and Demolition and Construction Phasing on the June 2015 ES (revised)

June 2015 ES (revised) Chapter	Description of the Likely Effect on the Assessments presented in the June 2015 ES (revised)
Chapter 1: Introduction	N/A – see 'Introduction' section of this report.
Chapter 2 : EIA Methodology	<p>The June 2015 ES (revised) has been reviewed in light of the additional scenarios described in Section 4 'Description of Additional Scenarios' of this ES Addendum. This ES Addendum sets out the findings of an assessment of the implications of the additional scenarios on the findings of the June 2015 ES (revised) and whether any new significant effects are likely to be introduced as a result of the additional scenarios. The methodology followed in the production of this ES Addendum is as follows:</p> <ul style="list-style-type: none"> • AECOM's EIA specialists and other technical contributors (RWDI, MOLAS, Peter Stewart Consultancy) have considered whether the additional scenarios could materially affect the previously identified effects or introduce new significant effects, and therefore whether further consideration or detailed technical assessment is required; • Where no material changes are considered likely to occur to the previously identified effects, no further technical assessment has been considered necessary; and • Where the additional scenarios are considered likely to materially change the previously identified significant effects or introduce new significant effects, a revised assessment has been undertaken and is presented in this report. <p>This ES Addendum also reviews and takes into consideration any changes to planning policy, guidance and legislation; assessment methodology and baseline conditions (as well as impact outcomes); and any updates to cumulative schemes. Unless stated otherwise, planning policy, guidance, legislation / law, assessment methodology, baseline conditions and assessment of effects (including cumulative effects) remains as set out in the June 2015 ES (revised).</p>
Chapter 3: Alternatives and Design Evolution	N/A – See Section 1 'Introduction' and Section 4 'Description of the Additional Scenarios' sections of this ES Addendum. The additional scenarios do not result in any further evolution of the design as they only relate to the tenure of the Amended Scheme and the demolition and construction phasing. The Alternatives and Design Evolution remain as presented in the June 2015 ES (revised) <i>Volume 1: Chapter 3 – Alternatives and Design Evolution</i> of the June 2015 ES (revised).
Chapter 4: The Proposed Development	<p>N/A – See Section 1 'Introduction' and Section 4 'Description of the Additional Scenarios' sections of this report. Section 4 'Description of the Additional Scenarios' presents two additional scenarios for tenure and one additional scenario for construction and demolition phasing, which have been considered in addition to the information presented in June 2015 ES (revised) <i>Volume 1: Chapter 4 - Proposed Development</i>. The information presented in <i>ES Volume 1: Chapter 4 - Proposed Development</i> remains valid.</p> <p><u>Response to ES Review Comments</u></p> <p>The London Borough of Tower Hamlets (LBTH) and the London Borough of Hackney (LBH) commissioned Land Use Consultants (LUC) in association with Cascade Consulting and Delva Patman Redler to undertake a review of the Environmental Statement (ES) (submitted in July 2014) and the revised ES (submitted in June 2015) for the development. The full response has been appended to this ES Addendum (<i>Appendix E: Final Review Report (FRR) – October 2015 Response</i>) and relevant comments answered in the section below.</p> <p><u>Comment</u></p> <p>The mix for the detailed element of the proposed development should be provided (and the LDS).</p> <p><u>Response</u></p> <p>Please refer to tables 1-5 of this ES Addendum which details the mix and tenure for each of the affordable housing scenarios for both the Maximum and Minimum development scenarios.</p> <p><u>Comment</u></p> <p>The Applicant has confirmed "that the masterplan is indicative and has not been assessed. The parameters of the outline element of the Proposed Development and the application drawings for the detailed element of the Proposed Development have been assessed. However, the masterplan has been used to provide context for the assessments providing an example of how the public realm, and landscaping could work around the site. This has been used to provide indicative figures for areas of green space both public and private and play space areas which have been taken into account when considering the socio economic and ecological impacts of the scheme" (the provision of this space will be secured through a condition.)</p> <p>However, the Heritage Assessment states "The outline component of the Proposed Development is assessed using parameter plans and an indicative masterplan in addition to detailed plans, elevations and other materials". This contradicts the above statement. It is also unclear how the wind assessment was undertaken if the indicative masterplan was not assessed as paragraph 10.80 states the locations of entrances to the outline plots (A, B, D and E) are not yet fixed.</p> <p>Further information is required.</p> <p><u>Response</u></p> <p>The Masterplan is indicative as permission is being sought for outline consent. For the purposes of the assessments the indicative masterplan has been used to provide context for the assessments providing an example of how the public realm, and landscaping could work around the site. This has been used to provide indicative figures for areas of green space both public and private and play space areas which have been taken into account when considering the socio economic and ecological impacts of the scheme (the provision of this space will be secured through a condition.) The indicative masterplan has been used in the heritage assessment to provide context, though the detailed plans and elevations associated with the FULL element of the application are principal sources for assessment. The wind assessment also uses the indicative masterplan to provide context especially for the outline plots of the scheme, which has been assessed, though as with the outline plots will be subject to further testing at reserved matter stages once the final details of the design have been established.</p>
Chapter 5: Demolition and Construction	<p>This ES Addendum considers the effects of an additional phasing scenario for the demolition and construction of the Proposed Development as described in paragraph 4.8 – 4.12 and shown in Figures 2 and 3 of this ES Addendum. Paragraphs 4.8 – 4.16 and Figures 2-11 and Table 6 present the revised information relating to the additional scenario. This information does not supersede that presented in the June 2015 ES (revised) it is supplementary to it and should only be considered when referring to the additional demolition and construction scenario as presented in this ES Addendum.</p> <p>The effects of the additional demolition and construction phasing scenario upon each of the technical assessments (chapters 6 – 18 of the ES June 2015 (revised)) have been reviewed and are described below in the remainder of this table.</p> <p><u>Response to ES Review Comments</u></p> <p>The London Borough of Tower Hamlets (LBTH) and the London Borough of Hackney (LBH) commissioned Land Use Consultants (LUC) in association with Cascade Consulting and Delva Patman Redler to undertake a review of the Environmental Statement (ES) (submitted in July 2014) and the revised ES (submitted in June 2015) for the development. The full response has been appended to this ES Addendum (<i>Appendix E: Final Review Report (FRR) – October 2015</i></p>

June 2015 ES (revised) Chapter	Description of the Likely Effect on the Assessments presented in the June 2015 ES (revised)
	<p><i>Response</i>) and relevant comments answered in the section below.</p> <p><u>Comment</u> Paragraphs 5.53 to 5.61 consider traffic movements and this is considered to be acceptable. However, it is noted that paragraph 5.55 refers to peak vehicle movements of 102 vehicles per day in 2022/2023 when Plots A, B, F and G are in construction. This is inconsistent with paragraph 9.112 of ES <i>Chapter 9: Traffic and Transport</i> which refers to a peak of 100 movements per day in 2023 when plots A, B, F and G are in construction.</p> <p><u>Response</u> <i>ES Volume I: Chapter 5 – Demolition and Construction</i> Paragraph 5.5 refers to peak vehicle movements of 102 vehicles per day in 2022/2023 when Plots A, B, F and G are in construction. This is a typographical error and should have read 100 vehicles movements as described within <i>Volume I: Chapter 9 Traffic and Transport</i> paragraph 9.112 and within <i>Volume III: Technical Appendices – Appendix G Traffic Assessment</i> of the June 2015 ES (revised). This typographical error does not alter the assessment, findings or the conclusions set out within the ES.</p> <p><u>Comment</u> <i>The Applicant has confirmed that details of the piling methods have been considered in the noise and vibration chapter. While it would be recommended that this information is included in the demolition and construction chapter – so that it is clear that it has been information considered by all the relevant chapters – given that the piling method is most relevant to noise and vibration, this is considered acceptable. However, the Applicant has not and should confirm whether additional piling is required. Further information is required.</i></p> <p><u>Response</u> Additional piling will be required for the construction of Plot K. The detailed design information including the methods associated with its construction will be provided as part of a reserved matters application. For the purposes of the assessments it was assumed that piling would take place either side of the Main Line railway within the area of the site boundary. It was assumed that rotary piling would be used. The assessment undertaken within the demolition and construction sections of each of the relevant assessment topics throughout the ES have taken into consideration the construction of PLOT K when assessing the likely significant effects of the construction of the development, and the residual effects presented have reflected this.</p>
Chapter 6: Waste and Recycling	<p><u>Legislation and Planning Policy Context</u> Since the submission of the June 2015 ES (revised), there have been no significant updates to either policy or guidance relating to waste and recycling. The LBH Development Management Local Plan was adopted by the LBH in June 2015 and contains the development policies that elaborate on policies in the Core Strategy. The Development Management Local Plan was considered in its draft form in the June 2015 ES (revised) and its adoption does not result in any policy changes with regards to waste and recycling. There have been no further updates to legislation or planning policy with regards to waste and recycling since the June 2015 ES (revised).</p> <p><u>Assessment Methodology</u> Since the submission of the June 2015 ES (revised), there have been no changes to the methodology for calculating residential and commercial waste arisings and storage requirements for either LBTH or LBH.</p> <p><u>Material Changes to Likely Significant Effects resulting from the Proposed Additional Scenarios for Tenure and Construction and Demolition Phasing</u> <i>Baseline Conditions</i> There have been no changes to the baseline conditions since the June 2015 ES (revised) submission.</p> <p><i>Demolition and Construction Effects</i> The additional scenario for demolition and construction phasing (moving the construction of Plot E into Phase 1 alongside the construction of Plots C and H) will not affect the indicative demolition and construction methodology / process as detailed in ES Volume I Chapter 5: Demolition and Construction and Chapter 6: Waste and Recycling of the June 2015 ES (revised). Therefore, the residual demolition and construction effects reported in Chapter 6: Waste and Recycling of the June 2015 ES (revised) remain valid.</p> <p><i>Completed and Operational Effects</i> The proposed additional scenarios for tenure of the Proposed Development (25% and 35% onsite in LBTH and offsite in LBH) do not have any affect upon the assessments presented in the June 2015 ES (revised). These assessments are principally based on the floor areas for commercial development and unit numbers and mix for residential development. Since these elements remain unchanged as a result of the additional scenarios for tenure, the residual operational effects presented in <i>ES Volume I: - Chapter 6: Waste and Recycling</i> of the June 2015 ES (revised) remains valid.</p> <p>Overall in the context of the additional scenarios for tenure and demolition and construction phasing it is considered that the conclusions of the June 2015 ES (revised) remain valid both in terms of the significance of impacts and mitigation measures (where identified).</p> <p><u>Cumulative Impact Assessment</u> By applying the same methodology used for assessing cumulative schemes in the June 2015 ES (revised), the additional tenure scenarios and the additional demolition and construction scenario and the additional cumulative schemes do not materially affect the assessment presented in the June 2015 ES (revised).</p> <p><u>Conclusions</u> The proposed additional scenarios for both tenure and demolition and construction phasing have been assessed and it is considered that these do not alter the assessment of waste effects (considered to be a worst case scenario) reported in the June 2015 ES (revised). The conclusions of ES Volume I - Chapter 6: Waste and Recycling of the June 2015 ES (revised) therefore remain valid.</p>

June 2015 ES (revised) Chapter	Description of the Likely Effect on the Assessments presented in the June 2015 ES (revised)
Chapter 7: Socio-Economics	<p><u>Legislation and Planning Policy Context</u></p> <p>Since the submission of the June 2015 ES (revised), there have been no changes in policy that require consideration for the socio-economics assessment of the additional scenarios for affordable housing and demolition and construction phasing.</p> <p>The LBH Development Management Local Plan was adopted by the LBH in June 2015 and contains the development policies that elaborate on policies in the Core Strategy. The Development Management Local Plan was considered in its draft form in the June 2015 ES (revised) and its adoption does not result in any policy changes with regards to socio-economics.</p> <p>There have been no further updates to legislation or planning policy with regards to socio-economics since the June 2015 ES (revised).</p> <p><u>Assessment Methodology</u></p> <p>The assessment methodology has not changed from that presented in the June 2015 ES (revised).</p> <p><u>Material Changes to Likely Significant Effects resulting from the Proposed Additional Scenarios for Tenure and Construction and Demolition Phasing</u></p> <p><i>Baseline Conditions</i></p> <p>The range of datasets used to inform the baseline conditions in the June 2015 ES (revised) remain valid in the context of considering the additional scenarios for affordable housing and the demolition and construction phasing.</p> <p><i>Demolition and Construction Effects</i></p> <p>The additional scenarios for tenure and demolition and construction phasing will not affect the demolition and construction effects assessment detailed in Chapter 7: Socio Economics of the June 2015 ES (revised). Therefore, the residual demolition and construction effects reported in Chapter 7: Socio Economics of the June 2015 ES (revised) remain valid.</p> <p><i>Completed and Operational Effects</i></p> <p>The addition of two further affordable housing scenarios has resulted in further assessment. This additional assessment has been presented in <i>Appendix A - Additional Socio-economic Assessment for 25% and 35% affordable tenure</i> of this ES Addendum and summarised within Section 6 'Topics for Further Consideration'. The assessment identifies minor revisions in populations, child yields for education and playspace and associated socio economics effects, however the changes to affordable tenure have not resulted in any change to the residual effects presented in the June 2015 ES (revised) which remain valid.</p> <p><u>Cumulative Impact Assessment</u></p> <p>The addition of two further affordable housing scenarios has resulted in further assessment. This additional assessment has been presented in <i>Appendix A - Additional Socio-economic Assessment for 25% and 35% affordable tenure</i> of this ES Addendum and summarised within Section 6 'Topics for Further Consideration'. The assessment comprises an update to the Cumulative Impact Assessment and consideration of the additional committed developments however this has not resulted in any change to the residual effects presented in the June 2015 ES (revised) which remain valid.</p> <p><u>Conclusions</u></p> <p>Overall, the additional scenarios for both tenure and demolition and construction phasing do not result in any significant changes to the socio-economic effects identified in the June 2015 ES (revised). However further assessment work has been undertaken and is presented within <i>Appendix A - Additional Socio-economic Assessment for 25% and 35% affordable tenure</i> of this ES Addendum and summarised within Section 6 'Topics for Further Consideration'.</p>
Chapter 8: Ground Conditions	<p><u>Legislation and Planning Policy Context</u></p> <p>Since the submission of the June 2015 ES (revised), there have been no significant updates to either policy or guidance relevant to ground conditions:</p> <p>The LBH Development Management Local Plan was adopted by the LBH in June 2015 and contains the development policies that elaborate on policies in the Core Strategy. The Development Management Local Plan was considered in its draft form in the June 2015 ES (revised) and its adoption does not result in any policy changes with regards to ground conditions.</p> <p>There have been no further updates to legislation or planning policy that are directly relevant to ground conditions since the June 2015 ES (revised).</p> <p><u>Assessment Methodology</u></p> <p>The methodology for assessing impacts on ground conditions has not changed from that presented in the June 2015 ES (revised).</p> <p><u>Material Changes to Likely Significant Effects resulting from the Proposed Additional Scenarios for Tenure and Construction and Demolition Phasing</u></p> <p><i>Baseline Conditions</i></p> <p>The baseline conditions presented in Chapter 8: Ground Conditions of the June 2015 ES (revised) remain valid in the context of considering the additional scenarios for affordable housing and the demolition and construction phasing.</p> <p><i>Demolition and Construction Effects</i></p> <p>The additional scenarios for tenure and demolition and construction phasing will not affect the demolition and construction effects assessment detailed in Chapter 8: Ground Conditions of the June 2015 ES (revised). Therefore, the residual demolition and construction effects reported in Chapter 8: Ground Conditions of the June 2015 ES (revised) remain valid.</p> <p><i>Completed and Operational Effects</i></p> <p>The additional scenarios for tenure will not affect the completed and operational effects assessment detailed in Volume I: Chapter 8: Ground Conditions of the June 2015 ES (revised). Therefore, the residual completed and operational effects reported in Volume I: Chapter 8: Ground Conditions of the June 2015 ES (revised) remain valid.</p> <p><u>Cumulative Impact Assessment</u></p> <p>The cumulative impacts were assessed to be minor to moderate adverse during demolition and construction, and negligible during the completed and operational phases of the Proposed Development. The Cumulative Impact Assessment</p>

June 2015 ES (revised) Chapter	Description of the Likely Effect on the Assessments presented in the June 2015 ES (revised)
	<p>presented in the June 2015 ES (revised) remains unchanged.</p> <p><u>Conclusions</u></p> <p>The additional scenarios for tenure and demolition and construction phasing will not affect the conclusions presented within Chapter 8: Ground Conditions of the June 2015 ES (revised) which remain valid.</p>
Chapter 9:Traffic and Transport	<p><u>Legislation and Planning Policy Context</u></p> <p>Since the submission of the June 2015 ES (revised), there have been no significant updates to either policy or guidance relevant to traffic and transport.</p> <p>The LBH Development Management Local Plan was adopted by the LBH in June 2015 and contains the development policies that elaborate on policies in the Core Strategy. The Development Management Local Plan was considered in its draft form in the June 2015 ES (revised) and its adoption does not result in any policy changes with regards to traffic and transport.</p> <p>There have been no further updates to legislation or planning policy that are directly relevant to traffic and transport since the June 2015 ES (revised).</p> <p><u>Assessment Methodology</u></p> <p>There are no changes to the assessment methodologies that were applied to identify and assess the range of potential traffic and transport effects in the June 2015 ES (revised).</p> <p><u>Material Changes to Likely Significant Effects resulting from the Proposed Additional Scenarios for Tenure and Construction and Demolition Phasing</u></p> <p><u>Baseline Conditions</u></p> <p>Since the submission of the June 2015 ES (revised), there have been no significant changes to the baseline conditions described in the June 2015 ES (revised) which therefore remain valid.</p> <p><u>Demolition and Construction Effects</u></p> <p>The additional scenarios for tenure and demolition and construction phasing will not result in a significant change in the construction traffic flows assessed in the June 2015 ES (revised). The additional demolition and construction scenario comprises Plot E moving forward into the first phase of the development and will result in a corresponding increase to demolition and construction traffic during this time, as is described in paragraph 4.8 and presented in Figure 10. The demolition and construction assessment presented in the June 2015 ES (revised) is based on the worst-case scenario during Phase 2 and 3, Plots A, B and F and G respectively, which peaked at 100 vehicle movements in 2022 / 2023 when Plots A, B, F & G are under construction. This will not change as a result of the additional phasing scenario and remains the worst case scenario for demolition and construction traffic generation. Therefore the assessment of the demolition and construction phase effects on traffic and transport presented in the June 2015 ES (revised) remain valid.</p> <p><u>Completed and Operational Effects</u></p> <p>The additional scenarios for tenure for the Proposed Development will not result in any change to the number of units or breakdown by number of bedrooms assessed for the Amended Scheme. Additionally the commercial floor space areas presented have also not changed. As such, there is no need for any trip generation assessments to be updated. Therefore, the residual completed and operational effects reported in <i>ES Volume 1: Chapter 09: Traffic and Transport</i> of the June 2015 ES (revised) remain valid.</p> <p><u>Cumulative Impact Assessment</u></p> <p>A review of the additional committed developments has been undertaken, to assess the relative additional cumulative effects on the study area assessed for the Site. It is noted that the majority of the sites are located some distance from the Proposed Development Site and respective study area. On this basis, it is considered that such cumulative development related trips on the local highway and transport networks would dissipate accordingly and there would be no noticeable effect on adjacent links.</p> <p>An exception to the above is Site 10 '201-207 Shoreditch High Street and 1 Fairchild Street', which is located on the western side of Shoreditch High Street, opposite the application site. The Transport Assessment (June 2015) prepared for the 201-207 Shoreditch High Street and 1 Fairchild Street. This has been reviewed in detail and is provided as <i>Appendix D: Transport Assessment Addendum</i> to this ES Addendum, however in summary, it is considered that there will be negligible additional cumulative trips on the road network considered for the Goods Yard site, and as such, there will be no need to update the highway assessment work relating the Transport Assessment and Chapter 9: Traffic and Transport of the June 2015 ES (revised).</p> <p>The cumulative assessments have been revised to assess the effects of any additional schemes that have come forward since the June 2015 (revised) scheme. <i>Appendix D: Transport Assessment Addendum</i> identifies additional cumulative trips relevant to the study area assessed for the Goods Yard Site, and these have been distributed on the local highway and transport networks accordingly.</p> <p>It is concluded that the identified additional cumulative trips would have no detrimental impact on the local highway and transport networks, relevant to the June 2015 Transport Assessment prepared for the Proposed Development at the Goods Yard site.</p> <p><u>Conclusions</u></p> <p>The proposed additional scenarios for tenure and demolition and construction phasing do not result in a change to the number of residential units or the commercial floor space assessed. Therefore, the trip generation and the associated assessment of effects on transport infrastructure presented in the June 2015 ES (revised) remain valid.</p> <p><u>Response to ES Review Comments</u></p> <p>The London Borough of Tower Hamlets (LBTH) and the London Borough of Hackney (LBH) commissioned Land Use Consultants (LUC) in association with Cascade Consulting and Delva Patman Redler to undertake a review of the Environmental Statement (ES) (submitted in July 2014) and the revised ES (submitted in June 2015) for the development. The full response has been appended to this ES Addendum (<i>Appendix E: Final Review Report (FRR) – October 2015 Response</i>) and relevant comments answered in the section below.</p>

June 2015 ES (revised) Chapter	Description of the Likely Effect on the Assessments presented in the June 2015 ES (revised)
	<p><u>Comment</u> Clarify if paragraph 154 of <i>Appendix K: Limited Development Scenario</i> should state “a reduction by 57 two-way rail trips compared with the maximum build out scenario”.</p> <p><u>Response</u> This is a typographical error. It should state ‘two way rail trips’. It does not alter the assessment, findings or the conclusions set out within the June 2015 ES (Revised).</p> <p><u>Comment</u> Chapter 21 should be revised to detail the difference between the proposed development and the Limited Development Scenario as per paragraph 21.23.</p> <p><u>Response</u> Volume I: Chapter 21 – Summary of the Limited Development Scenario Paragraph 21.25 of the June 2015 ES (Revised) should state that the impact is of moderate adverse reduced to minor adverse significance.</p>
Chapter 10: Wind Microclimate	<p><u>Legislation and Planning Policy Context</u> Since the submission of the June 2015 ES (revised), there have been no significant updates to either policy or guidance relevant to wind microclimate: The LBH Development Management Local Plan was adopted by the LBH in June 2015 and contains the development policies that elaborate on policies in the Core Strategy. The Development Management Local Plan was considered in its draft form in the June 2015 ES (revised) and its adoption does not result in any policy changes with regards to wind microclimate. There have been no further updates to legislation or planning policy that are directly relevant to wind microclimate since the June 2015 ES (revised).</p> <p><u>Assessment Methodology</u> The methodology for assessing impacts has not changed from that presented in the June 2015 ES (revised).</p> <p><u>Material Changes to Likely Significant Effects resulting from the Proposed Additional Scenarios for Tenure and Construction and Demolition Phasing</u></p> <p><u>Baseline Conditions</u> There are no changes to the baseline conditions. The existing site is predominately closed off from public access with small areas which have approved temporary uses. This remains unchanged from the June 2015 ES (revised).</p> <p><u>Demolition and Construction Effects</u> The proposed additional construction phasing has been reviewed with regard to its potential impact on the local wind microclimate. The review has been conducted qualitatively, based on RWDI’s familiarity with the scheme and professional experience of wind effects in the urban environment. The review is also informed by the results of the previous wind tunnel assessment (which was conducted for different phases/configurations of the Amended Scheme, as detailed in the June 2015 ES (revised)), and an analysis of the background wind climate for the Site. The additional demolition and construction scenario brings forward Plot E into the first phase of construction together with Plots C and H. In the wind tunnel assessment presented in Chapter 10: Wind Microclimate of the June 2015 ES (revised), Plots C and H were assessed as a single construction phase, while Plot E was assessed as part of the completed development (all Plots) and as part of the ‘limited development scenario’ (Plots C, D, E, H, I, J). By reviewing and comparing the results of these configurations, the potential impact of Plot E has been considered if it were constructed together with Plots C and H. This review indicates that Plot E has very little effect on the wind microclimate of the surrounding area. This is due to its location in the northeast corner of the site (which makes it unlikely to interact significantly with the prevailing southwesterly winds) and its massing (which is relatively small compared to the other elements of the Proposed Development). Rooftop areas of Plot E would continue to be windier than desired (as identified in the other tested configurations), but these should be reassessed at the detailed design stage of Block E. Appropriate mitigation measures if required will be developed at that time. It is therefore expected that the addition of Plot E to the assessment of Plots C and H during the first phase of construction would not result in any additional significant wind effects within or around the site. Therefore, the residual demolition and construction effects reported in Chapter 10: Wind Microclimate of the June 2015 ES (revised) remain valid.</p> <p><u>Completed and Operational Effects</u> The additional scenarios for tenure will not have any effect upon bulk and massing of the Amended Scheme as assessed in Chapter 10: Wind Microclimate of the June 2015 ES (revised). Therefore, the residual completed and operational effects reported in Chapter 10: Wind Microclimate of the June 2015 ES (revised) remain valid.</p> <p><u>Cumulative Impact Assessment</u> A review of the changes to the committed developments since the June 2015 ES (revised) has shown that these would not have a significant effect on the cumulative effects assessment. The Cumulative Impact Assessment presented in the June 2015 ES (revised) therefore remains unchanged.</p> <p><u>Conclusions</u> Bringing forward the construction of Plot E together with Plots C and H in the construction phasing would not result in any additional adverse wind effects. The wind microclimate assessment of Plots C and H remains valid, and would be representative of an additional construction phase comprising Plots C, H and E. The wind microclimate assessment as presented in the June 2015 ES (revised) remains unchanged by the additional scenarios for tenure, therefore, the residual demolition and construction effects and completed and operational effects reported in Chapter 10: Wind Microclimate of the June 2015 ES (revised) remain valid.</p>
Chapter 11: Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare	<p><u>Legislation and Planning Policy Context</u> Since the submission of the June 2015 ES (revised), there have not been any changes to legislation and planning policy relevant to daylight, sunlight, overshadowing, light pollution and solar glare.</p>

June 2015 ES (revised) Chapter	Description of the Likely Effect on the Assessments presented in the June 2015 ES (revised)
	<p><u>Assessment Methodology</u></p> <p>The methodology for assessing impacts relating to daylight, sunlight, overshadowing, light pollution and solar glare has not changed from that presented in the June 2015 ES (revised).</p> <p><u>Material Changes to Likely Significant Effects resulting from the Proposed Additional Scenarios for Tenure and Construction and Demolition Phasing</u></p> <p><i>Baseline Conditions</i></p> <p>Since the submission of the June 2015 ES (revised), there are no changes that will materially affect the baseline conditions used for the daylight, sunlight, overshadowing, light pollution and solar glare assessments.</p> <p><i>Demolition and Construction Effects</i></p> <p>The additional demolition and construction phasing scenario where Plot E is brought forward into the first demolition and construction phase has been reviewed in regard to its potential impact upon daylight, sunlight and overshadowing. The construction of the new buildings on the site will have a gradual effect upon the levels of daylight, sunlight, overshadowing, light pollution and solar glare as the massing of the Proposed Development increases over time. The impacts upon light spillage and light pollution as a result of any portable lighting apparatus used during the construction phase would be short term, local and of negligible significance to sensitive receptors surrounding the site. Potential impacts due to solar glare would only occur as the façade claddings were added to the buildings.</p> <p>The additional scenario for phasing of the proposed development will not materially affect the demolition and construction stage for the daylight, sunlight, overshadowing, light pollution and solar glare assessments. The demolition and construction assessment provided in the June 2015 ES (revised) remains valid.</p> <p><i>Completed and Operational Effects</i></p> <p>There have been no changes to the bulk and massing or floor layouts of the Amended Scheme presented in the June 2015 ES (revised) as a result of the additional scenarios for affordable housing. Therefore, there are no changes that materially affect the overall completed and operational stage in terms of the daylight, sunlight and overshadowing assessments and the associated significance of effects. The assessment provided in Volume I: Chapter 11 - Daylight, Sunlight and Overshadowing in the June 2015 ES (revised) remains valid.</p> <p>Further detailed analysis and consideration to the daylight and sunlight impacts resulting from the Proposed Development in response to the letter report prepared by Delva Patman Redler (DPR) dated 21 September 2015 and as supplementary information for the GLA has been prepared and appended for consideration in Appendix F: Daylight and Sunlight – Additional Analysis . The specific properties raised by DPR have also been identified by both the London Borough of Hackney and London Borough of Tower Hamlets in their respective committee reports. Appendix F provides further explanation for all such properties identified by DPR as a concern in relation to daylight and sunlight as well as providing further contextual analysis for the site and the surrounding area. DPR were appointed by both authorities to review the ES chapter and daylight/sunlight impacts as a result of the Proposed Development.</p> <p><u>Cumulative Impact Assessment</u></p> <p>A review of the changes to the committed developments since the June 2015 ES (revised) has shown that these would not have a significant effect on the cumulative effects assessment. The Cumulative Impact Assessment presented in the June 2015 ES (revised) therefore remains unchanged.</p> <p><u>Internal Daylight and Sunlight</u></p> <p>A full internal daylight analysis has been undertaken of the Detailed Element Proposed Development. Full details of the Analysis can be found in ES <i>Volume III: Appendix B: Daylight, Sunlight, Sun on Ground, Solar Glare and Light Pollution, Appendix 8</i>.</p> <p>In relation to internal daylight 86.2% of all rooms assessed meet or exceed the minimum levels of ADF recommended by the BRE, the additional scenarios do not result in any changes to the assessment presented in the June 2015 ES (revised) which remains valid.</p> <p><u>Conclusions</u></p> <p>The alternative tenure and demolition and construction phasing scenarios will have no effect on the assessments presented in Chapter 11 - Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare of the June 2015 ES (revised). There are no alterations that materially change the overall conclusions of the daylight, sunlight, overshadowing, light pollution and solar glare assessments presented in the June 2015 ES, which remain valid.</p>
Chapter 12: Air Quality	<p><u>Legislation and Planning Policy Context</u></p> <p>Since the submission of the June 2015 ES (revised), the 2010 EPUK/IAQM guidance has been replaced by the 2015 EPUK/IAQM guidance which has revised the significance criteria for assessment. The section below assesses the Proposed development against the revised criteria.</p> <p>The LBH Development Management Local Plan was adopted by the LBH in June 2015 and contains the development policies that elaborate on policies in the Core Strategy. The Development Management Local Plan was considered in its draft form for the June 2015 ES (revised) and its adoption does not result in any policy changes with regards to air quality.</p> <p>There have been no further updates to legislation or planning policy that are directly relevant to air quality since the June 2015 ES (revised).</p> <p>However, between completion of the assessment and submission of the planning application the significance criteria previously utilised for assessing air quality were updated. As such the results have been updated and are presented below.</p> <p><u>Methodology</u></p> <p>Between the completion of the assessment and the submission of the June 2015 ES (revised), the Institute of Air Quality Management (IAQM) and Environmental Protection UK (EPUK) have released revised significance criteria for the assessment of air quality impacts. For the sake of completeness the new criteria have been applied to the results of the assessment. In addition, the emission factors used to model the emissions from road traffic have been updated since the assessment was completed, so the opportunity has been taken to use the updated emission factors and re-present the results.</p>

June 2015 ES (revised) Chapter	Description of the Likely Effect on the Assessments presented in the June 2015 ES (revised)																																									
	<p><u>Material Changes to Likely Significant Effects resulting from the Proposed Additional Scenarios for Tenure and Construction and Demolition Phasing</u></p> <p><u>Baseline Conditions</u></p> <p>Since the submission of the June 2015 ES (revised), air quality baseline conditions have not changed significantly. This is due to prevailing trends in air quality in recent years in London often show no clear trend in pollutant concentrations.</p> <p><u>Demolition and Construction Effects</u></p> <p>The additional scenario for demolition and construction phasing will not affect the demolition and construction assessment detailed in Chapter 12: Air Quality of the June 2015 ES (revised). Therefore, the residual demolition and construction effects reported in Chapter 12: Air Quality of the June 2015 ES (revised) remain valid.</p> <p><u>Completed and Operational Effects</u></p> <p>The additional scenarios for tenure will not affect the indicative completed and operational assessment detailed in Chapter 12: Air Quality of the June 2015 ES (revised). Therefore, the residual completed and operational effects reported in Chapter 12: Air Quality of the June 2015 ES (revised) remain valid. However, the results and significance have been recalculated as described above due to changes in guidance and emission factors. These do not change the conclusions of the assessment overall. The revisions are detailed below:</p> <p>Significance Criteria</p> <p>Road Traffic and Energy Plant Emissions Assessment of Significance (paragraph 12.133 – 12.139. Table 12.18 removed)</p> <p>The assessment of potential impacts and their effect significance has been based on the criteria outlined by EPUK & IAQM. The significance of an effect is a factor of both the magnitude of the change caused by the Proposed Development and the absolute concentrations at the assessment receptors in relation to the air quality objective. Table 12-17 summarises the significance criteria used in this response in relation to air quality.</p> <p>Table 12-17. Impact Descriptors at Individual Receptors- NO₂ and PM₁₀</p> <table border="1"> <thead> <tr> <th rowspan="2">Annual Mean Pollutant Concentration at Receptor in Assessment Year</th> <th colspan="5">Magnitude of Change in Annual Mean NO₂/PM₁₀ Concentration (µg/m³ as Proportion of Objective Value)</th> </tr> <tr> <th>< 1%</th> <th>1% - 2%</th> <th>2%-5%</th> <th>5% - 10%</th> <th>>10%</th> </tr> </thead> <tbody> <tr> <td>≤30.0</td> <td>Negligible</td> <td>Negligible</td> <td>Negligible</td> <td>Minor</td> <td>Moderate</td> </tr> <tr> <td>30.1 – 37.9</td> <td>Negligible</td> <td>Negligible</td> <td>Minor</td> <td>Moderate</td> <td>Moderate</td> </tr> <tr> <td>38.0 – 40.9</td> <td>Negligible</td> <td>Minor</td> <td>Moderate</td> <td>Moderate</td> <td>Major</td> </tr> <tr> <td>41.0 – 43.9</td> <td>Negligible</td> <td>Moderate</td> <td>Moderate</td> <td>Major</td> <td>Major</td> </tr> <tr> <td>≥44.0</td> <td>Negligible</td> <td>Moderate</td> <td>Major</td> <td>Major</td> <td>Major</td> </tr> </tbody> </table> <p>The EPUK/ IAQM guidance includes seven explanatory notes to accompany the terminology for the effect descriptors. In particular it is noted that the descriptors are for individual receptors only and that overall significance is determined using professional judgement. Additionally, it is noted that it is unwise to ascribe too much accuracy to incremental changes or background concentrations, and this is especially important when total concentrations are close to the objective value. For a given year in the future, it is impossible to define the new total concentration without recognising the inherent uncertainty, which is why there is a category that has a range around the objective value, rather than being exactly equal to it.</p> <p>A change in predicted annual mean concentrations of NO₂ or PM₁₀ of less than 0.5% (0.2 µg/m³) is considered to be so small as to be negligible. A change (impact) that is negligible, given normal bounds of variation, would not be capable of having a direct effect on local air quality that could be considered to be significant.</p> <p>A change in predicted annual mean concentrations of PM_{2.5} of less than 0.5% (0.12 µg/m³) is considered to be so small as to be negligible. A change (impact) that is negligible, given normal bounds of variation, would not be capable of having a direct effect on local air quality that could be considered to be significant.</p> <p>It is understood from the EPUK & IAQM guidance that it is the intention of the effect descriptors around the 1% magnitude of change to capture the potential risk associated with cumulative development. Whereby changes of 1% of a relevant air quality objective could, under the EPUK & IAQM guidance, result in slight to moderate air quality effects at individual receptors. In practice this assessment inherently considers cumulative impacts through the use of traffic data, Defra background concentrations and predictions at committed developments. Therefore it is considered highly unlikely that significant air quality impacts could occur with the Proposed Development for changes in concentrations of 1%.</p> <p>Additionally, the EPUK & IAQM guidance also includes the potential for minor to major air quality effects as a result of changes in pollutant concentrations between 2 and 5% of relevant air quality objectives. For annual average nitrogen dioxide concentrations, this relates to changes in concentrations ranging from 0.6 – 2.1 µg/m³. In practice, changes in concentration of this magnitude, and in particular changes at the lower end of this band are likely to be very difficult to distinguish through any post operational monitoring regime due to the number of sources of NO₂ in an urban environment and the inter annual effects of varying meteorological conditions. Therefore, in the overall evaluation of significance the potential for significant air quality impacts within this band will be considered in this context.</p> <p>Changes in concentration of more than 5% (the two highest bands) are considered to be of a magnitude which is far more likely to be discernible and as such carry additional weight within the overall evaluation of significance for air quality.</p> <p><u>Updated Results</u></p>	Annual Mean Pollutant Concentration at Receptor in Assessment Year	Magnitude of Change in Annual Mean NO ₂ /PM ₁₀ Concentration (µg/m ³ as Proportion of Objective Value)					< 1%	1% - 2%	2%-5%	5% - 10%	>10%	≤30.0	Negligible	Negligible	Negligible	Minor	Moderate	30.1 – 37.9	Negligible	Negligible	Minor	Moderate	Moderate	38.0 – 40.9	Negligible	Minor	Moderate	Moderate	Major	41.0 – 43.9	Negligible	Moderate	Moderate	Major	Major	≥44.0	Negligible	Moderate	Major	Major	Major
Annual Mean Pollutant Concentration at Receptor in Assessment Year	Magnitude of Change in Annual Mean NO ₂ /PM ₁₀ Concentration (µg/m ³ as Proportion of Objective Value)																																									
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≥44.0	Negligible	Moderate	Major	Major	Major																																					

June 2015 ES (revised) Chapter	Description of the Likely Effect on the Assessments presented in the June 2015 ES (revised)																																																																																																																																																																																							
	<p>The Future Baseline and With Development scenarios have been updated, and Tables 12-23, 12-24 and 12-25 (Future baseline results) and Tables 12-26, 12-27 and 12-28 (With Development results) have been superseded. The energy centre contributions are unchanged, so only the total concentrations are shown here. For simplicity, the tables have been combined so Future Baseline and With Development are shown in the same table:</p> <p>Table a: Annual Mean NO₂ results</p> <table border="1"> <thead> <tr> <th rowspan="2">Receptor</th> <th colspan="3">Annual Mean NO₂ (µg/m³)</th> <th rowspan="2">Significance</th> </tr> <tr> <th>Do Minimum</th> <th>Do Something</th> <th>Change</th> </tr> </thead> <tbody> <tr><td>R1</td><td>40.0</td><td>40.2</td><td>0.2</td><td>Slight Adverse</td></tr> <tr><td>R2</td><td>43.3</td><td>43.6</td><td>0.3</td><td>Moderate Adverse</td></tr> <tr><td>R3</td><td>38.4</td><td>38.6</td><td>0.2</td><td>Slight Adverse</td></tr> <tr><td>R4</td><td>39.0</td><td>39.2</td><td>0.2</td><td>Slight Adverse</td></tr> <tr><td>R5</td><td>38.0</td><td>38.2</td><td>0.2</td><td>Slight Adverse</td></tr> <tr><td>R6</td><td>39.0</td><td>39.2</td><td>0.2</td><td>Slight Adverse</td></tr> <tr><td>R7</td><td>42.4</td><td>42.6</td><td>0.2</td><td>Moderate Adverse</td></tr> <tr><td>R8</td><td>38.9</td><td>39.1</td><td>0.2</td><td>Slight Adverse</td></tr> <tr><td>R9</td><td>45.6</td><td>45.9</td><td>0.3</td><td>Moderate Adverse</td></tr> <tr><td>R10</td><td>53.1</td><td>53.6</td><td>0.5</td><td>Moderate Adverse</td></tr> <tr><td>R11</td><td>36.9</td><td>37.0</td><td>0.1</td><td>Negligible</td></tr> <tr><td>R12</td><td>50.9</td><td>51.2</td><td>0.3</td><td>Moderate Adverse</td></tr> <tr><td>R13</td><td>37.7</td><td>37.8</td><td>0.1</td><td>Negligible</td></tr> <tr><td>R14</td><td>38.1</td><td>38.2</td><td>0.1</td><td>Negligible</td></tr> <tr><td>R15</td><td>36.9</td><td>37.0</td><td>0.1</td><td>Negligible</td></tr> <tr><td>R16</td><td>38.7</td><td>38.7</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R17</td><td>40.2</td><td>40.3</td><td>0.1</td><td>Negligible</td></tr> <tr><td>R18</td><td>38.9</td><td>38.9</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R19</td><td>40.1</td><td>40.1</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R20</td><td>37.5</td><td>37.6</td><td>0.1</td><td>Negligible</td></tr> <tr><td>R21</td><td>36.1</td><td>36.2</td><td>0.1</td><td>Negligible</td></tr> <tr><td>R22</td><td>36.5</td><td>36.5</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R23</td><td>38.4</td><td>38.7</td><td>0.3</td><td>Slight Adverse</td></tr> <tr><td>R24</td><td>33.3</td><td>33.4</td><td>0.1</td><td>Negligible</td></tr> <tr><td>R25</td><td>53.6</td><td>54.1</td><td>0.5</td><td>Moderate Adverse</td></tr> <tr><td>R26</td><td>34.8</td><td>34.8</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R27</td><td>41.4</td><td>41.5</td><td>0.1</td><td>Negligible</td></tr> <tr><td>R28</td><td>39.9</td><td>40.1</td><td>0.2</td><td>Slight Adverse</td></tr> <tr><td>PA_1_1</td><td>N/A</td><td>35.8</td><td>N/A</td><td>N/A</td></tr> <tr><td>PA_1_12</td><td>N/A</td><td>34.1</td><td>N/A</td><td>N/A</td></tr> <tr><td>PA_2_1</td><td>N/A</td><td>38.5</td><td>N/A</td><td>N/A</td></tr> <tr><td>PA_2_12</td><td>N/A</td><td>34.2</td><td>N/A</td><td>N/A</td></tr> <tr><td>PA_3_1</td><td>N/A</td><td>39.3</td><td>N/A</td><td>N/A</td></tr> <tr><td>PA_3_12</td><td>N/A</td><td>31.9</td><td>N/A</td><td>N/A</td></tr> <tr><td>PA_4_1</td><td>N/A</td><td>38.1</td><td>N/A</td><td>N/A</td></tr> </tbody> </table>	Receptor	Annual Mean NO ₂ (µg/m ³)			Significance	Do Minimum	Do Something	Change	R1	40.0	40.2	0.2	Slight Adverse	R2	43.3	43.6	0.3	Moderate Adverse	R3	38.4	38.6	0.2	Slight Adverse	R4	39.0	39.2	0.2	Slight Adverse	R5	38.0	38.2	0.2	Slight Adverse	R6	39.0	39.2	0.2	Slight Adverse	R7	42.4	42.6	0.2	Moderate Adverse	R8	38.9	39.1	0.2	Slight Adverse	R9	45.6	45.9	0.3	Moderate Adverse	R10	53.1	53.6	0.5	Moderate Adverse	R11	36.9	37.0	0.1	Negligible	R12	50.9	51.2	0.3	Moderate Adverse	R13	37.7	37.8	0.1	Negligible	R14	38.1	38.2	0.1	Negligible	R15	36.9	37.0	0.1	Negligible	R16	38.7	38.7	<0.1	Negligible	R17	40.2	40.3	0.1	Negligible	R18	38.9	38.9	<0.1	Negligible	R19	40.1	40.1	<0.1	Negligible	R20	37.5	37.6	0.1	Negligible	R21	36.1	36.2	0.1	Negligible	R22	36.5	36.5	<0.1	Negligible	R23	38.4	38.7	0.3	Slight Adverse	R24	33.3	33.4	0.1	Negligible	R25	53.6	54.1	0.5	Moderate Adverse	R26	34.8	34.8	<0.1	Negligible	R27	41.4	41.5	0.1	Negligible	R28	39.9	40.1	0.2	Slight Adverse	PA_1_1	N/A	35.8	N/A	N/A	PA_1_12	N/A	34.1	N/A	N/A	PA_2_1	N/A	38.5	N/A	N/A	PA_2_12	N/A	34.2	N/A	N/A	PA_3_1	N/A	39.3	N/A	N/A	PA_3_12	N/A	31.9	N/A	N/A	PA_4_1	N/A	38.1	N/A	N/A
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R28	39.9	40.1	0.2	Slight Adverse																																																																																																																																																																																				
PA_1_1	N/A	35.8	N/A	N/A																																																																																																																																																																																				
PA_1_12	N/A	34.1	N/A	N/A																																																																																																																																																																																				
PA_2_1	N/A	38.5	N/A	N/A																																																																																																																																																																																				
PA_2_12	N/A	34.2	N/A	N/A																																																																																																																																																																																				
PA_3_1	N/A	39.3	N/A	N/A																																																																																																																																																																																				
PA_3_12	N/A	31.9	N/A	N/A																																																																																																																																																																																				
PA_4_1	N/A	38.1	N/A	N/A																																																																																																																																																																																				

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	PA_4_12	N/A	31.9	N/A	N/A
	PB_1_1	N/A	34.3	N/A	N/A
	PB_1_14	N/A	31.9	N/A	N/A
	PB_2_1	N/A	34.1	N/A	N/A
	PB_2_14	N/A	31.9	N/A	N/A
	PB_3_1	N/A	37.9	N/A	N/A
	PB_3_14	N/A	31.8	N/A	N/A
	PB_4_1	N/A	36.9	N/A	N/A
	PB_4_14	N/A	31.9	N/A	N/A
	PC1_1_1	N/A	33.9	N/A	N/A
	PC1_1_28	N/A	31.7	N/A	N/A
	PC1_2_1	N/A	34.2	N/A	N/A
	PC1_2_30	N/A	32.2	N/A	N/A
	PC1_3_1	N/A	33.3	N/A	N/A
	PC1_3_30	N/A	32.8	N/A	N/A
	PC1_4_1	N/A	33.6	N/A	N/A
	PC2_1_1	N/A	33.1	N/A	N/A
	PC2_1_33	N/A	31.8	N/A	N/A
	PC2_2_1	N/A	33.6	N/A	N/A
	PC2_2_33	N/A	31.7	N/A	N/A
	PC2_3_1	N/A	34.6	N/A	N/A
	PC2_3_33	N/A	31.7	N/A	N/A
	PC2_4_1	N/A	34.9	N/A	N/A
	PC2_4_33	N/A	31.7	N/A	N/A
	PD1_1_1	N/A	33.0	N/A	N/A
	PD1_1_25	N/A	31.8	N/A	N/A
	PD1_2_1	N/A	34.4	N/A	N/A
	PD1_2_25	N/A	31.7	N/A	N/A
	PC1_4_15	N/A	31.9	N/A	N/A
	PC1_4_30	N/A	41.0	N/A	N/A
	PD1_3_1	N/A	33.7	N/A	N/A
	PD1_3_25	N/A	31.6	N/A	N/A
	PD2_1_1	N/A	33.1	N/A	N/A
	PD2_1_25	N/A	31.8	N/A	N/A
	PD2_2_1	N/A	32.9	N/A	N/A
	PD2_2_25	N/A	31.8	N/A	N/A
	PD2_3_1	N/A	32.9	N/A	N/A
	PD2_3_25	N/A	31.7	N/A	N/A
	PD2_4_1	N/A	33.3	N/A	N/A
	PD2_4_25	N/A	31.7	N/A	N/A
	PE_1_1	N/A	33.1	N/A	N/A
	PE_1_16	N/A	32.2	N/A	N/A

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	PE_2_1	N/A	33.0	N/A	N/A		
	PE_2_17	N/A	32.1	N/A	N/A		
	PE_3_1	N/A	33.1	N/A	N/A		
	PE_3_8	N/A	32.6	N/A	N/A		
	PG_1_Gr	N/A	34.8	N/A	N/A		
	PG_1_40	N/A	31.6	N/A	N/A		
	PG_2_Gr	N/A	33.9	N/A	N/A		
	PG_2_40	N/A	31.6	N/A	N/A		
	PG_3_Gr	N/A	34.0	N/A	N/A		
	PG_3_40	N/A	31.6	N/A	N/A		
	PH_1_1	N/A	33.2	N/A	N/A		
	PJ_1_1	N/A	32.8	N/A	N/A		
	PF_1_Gr	N/A	45.8	N/A	N/A		
	PF_1_48	N/A	32.9	N/A	N/A		
	PF_2_Gr	N/A	38.2	N/A	N/A		
	PF_2_48	N/A	32.5	N/A	N/A		
	PF_3_Gr	N/A	37.3	N/A	N/A		
	PF_3_48	N/A	33.4	N/A	N/A		
	PK_1_Gr	N/A	38.5	N/A	N/A		
	PK_1_3	N/A	32.9	N/A	N/A		
Table b – Annual Mean PM ₁₀ results							
Receptor	Do Minimum		Do Something		Change		Significance
	Annual Mean PM10 (µg/m3)	No of days	Annual Mean PM10 (µg/m3)	No of days	Annual Mean PM10 (µg/m3)	No of days	
R1	22.9	8	22.9	8	<0.1	<1	Negligible
R2	23.5	9	23.6	9	0.1	<1	Negligible
R3	22.6	7	22.7	7	0.1	<1	Negligible
R4	22.7	7	22.8	8	0.1	1	Negligible
R5	22.6	7	22.6	7	<0.1	<1	Negligible
R6	22.7	7	22.8	8	0.1	1	Negligible
R7	23.3	9	23.4	9	0.1	<1	Negligible
R8	22.7	7	22.7	7	<0.1	<1	Negligible
R9	23.9	10	23.9	10	<0.1	<1	Negligible
R10	25.0	12	25.1	12	0.1	<1	Negligible
R11	22.3	7	22.3	7	<0.1	<1	Negligible
R12	24.6	11	24.7	11	0.1	<1	Negligible
R13	22.4	7	22.4	7	<0.1	<1	Negligible
R14	22.5	7	22.5	7	<0.1	<1	Negligible
R15	22.3	7	22.3	7	<0.1	<1	Negligible
R16	22.6	7	22.7	7	0.1	<1	Negligible

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	R17	22.9	8	22.9	8	<0.1	<1	Negligible
	R18	22.7	7	22.7	7	<0.1	<1	Negligible
	R19	23.0	8	23.0	8	<0.1	<1	Negligible
	R20	22.5	7	22.5	7	<0.1	<1	Negligible
	R21	22.2	7	22.2	7	<0.1	<1	Negligible
	R22	22.3	7	22.3	7	<0.1	<1	Negligible
	R23	22.6	7	22.6	7	<0.1	<1	Negligible
	R24	21.8	6	21.8	6	<0.1	<1	Negligible
	R25	25.6	14	25.8	14	0.2	<1	Negligible
	R26	22.0	6	22.0	6	<0.1	<1	Negligible
	R27	23.1	8	23.1	8	<0.1	<1	Negligible
	R28	22.9	8	22.9	8	<0.1	<1	Negligible
	PA_1_1	N/A	N/A	22.2	7	N/A	N/A	N/A
	PA_1_12	N/A	N/A	21.9	6	N/A	N/A	N/A
	PA_2_1	N/A	N/A	22.6	7	N/A	N/A	N/A
	PA_2_12	N/A	N/A	21.9	6	N/A	N/A	N/A
	PA_3_1	N/A	N/A	22.8	8	N/A	N/A	N/A
	PA_3_12	N/A	N/A	21.5	5	N/A	N/A	N/A
	PA_4_1	N/A	N/A	22.6	7	N/A	N/A	N/A
	PA_4_12	N/A	N/A	21.5	5	N/A	N/A	N/A
	PB_1_1	N/A	N/A	21.9	6	N/A	N/A	N/A
	PB_1_14	N/A	N/A	21.5	5	N/A	N/A	N/A
	PB_2_1	N/A	N/A	21.9	6	N/A	N/A	N/A
	PB_2_14	N/A	N/A	21.5	5	N/A	N/A	N/A
	PB_3_1	N/A	N/A	22.5	7	N/A	N/A	N/A
	PB_3_14	N/A	N/A	21.5	5	N/A	N/A	N/A
	PB_4_1	N/A	N/A	22.4	7	N/A	N/A	N/A
	PB_4_14	N/A	N/A	21.5	5	N/A	N/A	N/A
	PC1_1_1	N/A	N/A	21.9	6	N/A	N/A	N/A
	PC1_1_28	N/A	N/A	21.5	5	N/A	N/A	N/A
	PC1_2_1	N/A	N/A	21.9	6	N/A	N/A	N/A
	PC1_2_30	N/A	N/A	21.5	5	N/A	N/A	N/A
	PC1_3_1	N/A	N/A	21.8	6	N/A	N/A	N/A
	PC1_3_30	N/A	N/A	21.5	5	N/A	N/A	N/A
	PC1_4_1	N/A	N/A	21.8	6	N/A	N/A	N/A
	PC2_1_1	N/A	N/A	21.7	6	N/A	N/A	N/A
	PC2_1_33	N/A	N/A	21.5	5	N/A	N/A	N/A
	PC2_2_1	N/A	N/A	21.8	6	N/A	N/A	N/A
	PC2_2_33	N/A	N/A	21.5	5	N/A	N/A	N/A
	PC2_3_1	N/A	N/A	22.0	6	N/A	N/A	N/A
	PC2_3_33	N/A	N/A	21.5	5	N/A	N/A	N/A
	PC2_4_1	N/A	N/A	22.0	6	N/A	N/A	N/A

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	PC2_4_33	N/A	N/A	21.5	5	N/A	N/A	N/A
	PD1_1_1	N/A	N/A	21.7	6	N/A	N/A	N/A
	PD1_1_25	N/A	N/A	21.5	5	N/A	N/A	N/A
	PD1_2_1	N/A	N/A	21.9	6	N/A	N/A	N/A
	PD1_2_25	N/A	N/A	21.5	5	N/A	N/A	N/A
	PC1_4_15	N/A	N/A	21.5	5	N/A	N/A	N/A
	PC1_4_30	N/A	N/A	21.5	5	N/A	N/A	N/A
	PD1_3_1	N/A	N/A	21.8	6	N/A	N/A	N/A
	PD1_3_25	N/A	N/A	21.5	5	N/A	N/A	N/A
	PD2_1_1	N/A	N/A	21.7	6	N/A	N/A	N/A
	PD2_1_25	N/A	N/A	21.5	5	N/A	N/A	N/A
	PD2_2_1	N/A	N/A	21.7	6	N/A	N/A	N/A
	PD2_2_25	N/A	N/A	21.5	5	N/A	N/A	N/A
	PD2_3_1	N/A	N/A	21.7	6	N/A	N/A	N/A
	PD2_3_25	N/A	N/A	21.5	5	N/A	N/A	N/A
	PD2_4_1	N/A	N/A	21.7	6	N/A	N/A	N/A
	PD2_4_25	N/A	N/A	21.5	5	N/A	N/A	N/A
	PE_1_1	N/A	N/A	21.7	6	N/A	N/A	N/A
	PE_1_16	N/A	N/A	21.5	5	N/A	N/A	N/A
	PE_2_1	N/A	N/A	21.7	6	N/A	N/A	N/A
	PE_2_17	N/A	N/A	21.5	5	N/A	N/A	N/A
	PE_3_1	N/A	N/A	21.7	6	N/A	N/A	N/A
	PE_3_8	N/A	N/A	21.6	6	N/A	N/A	N/A
	PG_1_Gr	N/A	N/A	22.0	6	N/A	N/A	N/A
	PG_1_40	N/A	N/A	21.5	5	N/A	N/A	N/A
	PG_2_Gr	N/A	N/A	21.9	6	N/A	N/A	N/A
	PG_2_40	N/A	N/A	21.5	5	N/A	N/A	N/A
	PG_3_Gr	N/A	N/A	21.9	6	N/A	N/A	N/A
	PG_3_40	N/A	N/A	21.5	5	N/A	N/A	N/A
	PH_1_1	N/A	N/A	21.8	6	N/A	N/A	N/A
	PJ_1_1	N/A	N/A	21.6	6	N/A	N/A	N/A
	PF_1_Gr	N/A	N/A	24.1	10	N/A	N/A	N/A
	PF_1_48	N/A	N/A	21.5	5	N/A	N/A	N/A
	PF_2_Gr	N/A	N/A	22.6	7	N/A	N/A	N/A
	PF_2_48	N/A	N/A	21.5	5	N/A	N/A	N/A
	PF_3_Gr	N/A	N/A	22.5	7	N/A	N/A	N/A
	PF_3_48	N/A	N/A	21.5	5	N/A	N/A	N/A
	PK_1_Gr	N/A	N/A	22.7	7	N/A	N/A	N/A
	PK_1_3	N/A	N/A	21.7	6	N/A	N/A	N/A

June 2015 ES (revised) Chapter	Description of the Likely Effect on the Assessments presented in the June 2015 ES (revised)																																																																																																																																																																																																									
	Table c: Annual Mean PM _{2.5} results																																																																																																																																																																																																									
	<table border="1"> <thead> <tr> <th rowspan="2">Receptor</th> <th colspan="3">Annual Mean PM_{2.5} (µg/m³)</th> <th rowspan="2">Significance</th> </tr> <tr> <th>Do Minimum</th> <th>Do Something</th> <th>Change</th> </tr> </thead> <tbody> <tr><td>R1</td><td>15.3</td><td>15.3</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R2</td><td>15.7</td><td>15.7</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R3</td><td>15.2</td><td>15.2</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R4</td><td>15.2</td><td>15.2</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R5</td><td>15.1</td><td>15.1</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R6</td><td>15.2</td><td>15.2</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R7</td><td>15.6</td><td>15.6</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R8</td><td>15.2</td><td>15.2</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R9</td><td>15.9</td><td>15.9</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R10</td><td>16.6</td><td>16.6</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R11</td><td>15.0</td><td>15.0</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R12</td><td>16.3</td><td>16.4</td><td>0.1</td><td>Negligible</td></tr> <tr><td>R13</td><td>15.0</td><td>15.0</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R14</td><td>15.1</td><td>15.1</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R15</td><td>15.0</td><td>15.0</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R16</td><td>15.2</td><td>15.2</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R17</td><td>15.3</td><td>15.3</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R18</td><td>15.2</td><td>15.2</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R19</td><td>15.4</td><td>15.4</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R20</td><td>15.1</td><td>15.1</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R21</td><td>14.9</td><td>14.9</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R22</td><td>15.0</td><td>15.0</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R23</td><td>15.1</td><td>15.1</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R24</td><td>14.6</td><td>14.7</td><td>0.1</td><td>Negligible</td></tr> <tr><td>R25</td><td>16.9</td><td>17.0</td><td>0.1</td><td>Negligible</td></tr> <tr><td>R26</td><td>14.8</td><td>14.8</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R27</td><td>15.4</td><td>15.4</td><td><0.1</td><td>Negligible</td></tr> <tr><td>R28</td><td>15.3</td><td>15.3</td><td><0.1</td><td>Negligible</td></tr> <tr><td>PA_1_1</td><td>N/A</td><td>14.9</td><td>N/A</td><td>N/A</td></tr> <tr><td>PA_1_12</td><td>N/A</td><td>14.7</td><td>N/A</td><td>N/A</td></tr> <tr><td>PA_2_1</td><td>N/A</td><td>15.1</td><td>N/A</td><td>N/A</td></tr> <tr><td>PA_2_12</td><td>N/A</td><td>14.7</td><td>N/A</td><td>N/A</td></tr> <tr><td>PA_3_1</td><td>N/A</td><td>15.2</td><td>N/A</td><td>N/A</td></tr> <tr><td>PA_3_12</td><td>N/A</td><td>14.5</td><td>N/A</td><td>N/A</td></tr> <tr><td>PA_4_1</td><td>N/A</td><td>15.1</td><td>N/A</td><td>N/A</td></tr> <tr><td>PA_4_12</td><td>N/A</td><td>14.5</td><td>N/A</td><td>N/A</td></tr> <tr><td>PB_1_1</td><td>N/A</td><td>14.7</td><td>N/A</td><td>N/A</td></tr> <tr><td>PB_1_14</td><td>N/A</td><td>14.5</td><td>N/A</td><td>N/A</td></tr> </tbody> </table>			Receptor	Annual Mean PM _{2.5} (µg/m ³)			Significance	Do Minimum	Do Something	Change	R1	15.3	15.3	<0.1	Negligible	R2	15.7	15.7	<0.1	Negligible	R3	15.2	15.2	<0.1	Negligible	R4	15.2	15.2	<0.1	Negligible	R5	15.1	15.1	<0.1	Negligible	R6	15.2	15.2	<0.1	Negligible	R7	15.6	15.6	<0.1	Negligible	R8	15.2	15.2	<0.1	Negligible	R9	15.9	15.9	<0.1	Negligible	R10	16.6	16.6	<0.1	Negligible	R11	15.0	15.0	<0.1	Negligible	R12	16.3	16.4	0.1	Negligible	R13	15.0	15.0	<0.1	Negligible	R14	15.1	15.1	<0.1	Negligible	R15	15.0	15.0	<0.1	Negligible	R16	15.2	15.2	<0.1	Negligible	R17	15.3	15.3	<0.1	Negligible	R18	15.2	15.2	<0.1	Negligible	R19	15.4	15.4	<0.1	Negligible	R20	15.1	15.1	<0.1	Negligible	R21	14.9	14.9	<0.1	Negligible	R22	15.0	15.0	<0.1	Negligible	R23	15.1	15.1	<0.1	Negligible	R24	14.6	14.7	0.1	Negligible	R25	16.9	17.0	0.1	Negligible	R26	14.8	14.8	<0.1	Negligible	R27	15.4	15.4	<0.1	Negligible	R28	15.3	15.3	<0.1	Negligible	PA_1_1	N/A	14.9	N/A	N/A	PA_1_12	N/A	14.7	N/A	N/A	PA_2_1	N/A	15.1	N/A	N/A	PA_2_12	N/A	14.7	N/A	N/A	PA_3_1	N/A	15.2	N/A	N/A	PA_3_12	N/A	14.5	N/A	N/A	PA_4_1	N/A	15.1	N/A	N/A	PA_4_12	N/A	14.5	N/A	N/A	PB_1_1	N/A	14.7	N/A	N/A	PB_1_14	N/A	14.5	N/A	N/A	
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PA_1_1	N/A	14.9	N/A	N/A																																																																																																																																																																																																						
PA_1_12	N/A	14.7	N/A	N/A																																																																																																																																																																																																						
PA_2_1	N/A	15.1	N/A	N/A																																																																																																																																																																																																						
PA_2_12	N/A	14.7	N/A	N/A																																																																																																																																																																																																						
PA_3_1	N/A	15.2	N/A	N/A																																																																																																																																																																																																						
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	PB_2_1	N/A	14.7	N/A	N/A
	PB_2_14	N/A	14.5	N/A	N/A
	PB_3_1	N/A	15.1	N/A	N/A
	PB_3_14	N/A	14.5	N/A	N/A
	PB_4_1	N/A	15.0	N/A	N/A
	PB_4_14	N/A	14.5	N/A	N/A
	PC1_1_1	N/A	14.7	N/A	N/A
	PC1_1_28	N/A	14.5	N/A	N/A
	PC1_2_1	N/A	14.7	N/A	N/A
	PC1_2_30	N/A	14.5	N/A	N/A
	PC1_3_1	N/A	14.6	N/A	N/A
	PC1_3_30	N/A	14.5	N/A	N/A
	PC1_4_1	N/A	14.7	N/A	N/A
	PC2_1_1	N/A	14.6	N/A	N/A
	PC2_1_33	N/A	14.5	N/A	N/A
	PC2_2_1	N/A	14.7	N/A	N/A
	PC2_2_33	N/A	14.5	N/A	N/A
	PC2_3_1	N/A	14.8	N/A	N/A
	PC2_3_33	N/A	14.5	N/A	N/A
	PC2_4_1	N/A	14.8	N/A	N/A
	PC2_4_33	N/A	14.5	N/A	N/A
	PD1_1_1	N/A	14.6	N/A	N/A
	PD1_1_25	N/A	14.5	N/A	N/A
	PD1_2_1	N/A	14.7	N/A	N/A
	PD1_2_25	N/A	14.5	N/A	N/A
	PC1_4_15	N/A	14.5	N/A	N/A
	PC1_4_30	N/A	14.5	N/A	N/A
	PD1_3_1	N/A	14.7	N/A	N/A
	PD1_3_25	N/A	14.5	N/A	N/A
	PD2_1_1	N/A	14.6	N/A	N/A
	PD2_1_25	N/A	14.5	N/A	N/A
	PD2_2_1	N/A	14.6	N/A	N/A
	PD2_2_25	N/A	14.5	N/A	N/A
	PD2_3_1	N/A	14.6	N/A	N/A
	PD2_3_25	N/A	14.5	N/A	N/A
	PD2_4_1	N/A	14.6	N/A	N/A
	PD2_4_25	N/A	14.5	N/A	N/A
	PE_1_1	N/A	14.6	N/A	N/A
	PE_1_16	N/A	14.5	N/A	N/A
	PE_2_1	N/A	14.6	N/A	N/A
	PE_2_17	N/A	14.5	N/A	N/A

June 2015 ES (revised) Chapter	Description of the Likely Effect on the Assessments presented in the June 2015 ES (revised)				
	PE_3_1	N/A	14.6	N/A	N/A
	PE_3_8	N/A	14.5	N/A	N/A
	PG_1_Gr	N/A	14.8	N/A	N/A
	PG_1_40	N/A	14.5	N/A	N/A
	PG_2_Gr	N/A	14.7	N/A	N/A
	PG_2_40	N/A	14.5	N/A	N/A
	PG_3_Gr	N/A	14.7	N/A	N/A
	PG_3_40	N/A	14.5	N/A	N/A
	PH_1_1	N/A	14.6	N/A	N/A
	PJ_1_1	N/A	14.6	N/A	N/A
	PF_1_Gr	N/A	16.0	N/A	N/A
	PF_1_48	N/A	14.5	N/A	N/A
	PF_2_Gr	N/A	15.1	N/A	N/A
	PF_2_48	N/A	14.5	N/A	N/A
	PF_3_Gr	N/A	15.1	N/A	N/A
	PF_3_48	N/A	14.5	N/A	N/A
	PK_1_Gr	N/A	15.2	N/A	N/A
	PK_1_3	N/A	14.6	N/A	N/A
	<p>While some of the receptor impact descriptors are Moderate Adverse, the changes in concentration are very small (maximum of $0.5 \mu\text{g}/\text{m}^3$). In practice, changes in concentration of this magnitude are likely to be very difficult to distinguish through any post operational monitoring regime due to the number of sources of NO_2 in an urban environment and the inter annual effects of varying meteorological conditions. Therefore, in the overall evaluation of significance the potential for significant air quality impacts within this band will be considered in this context, and the impacts are therefore considered to be not significant. This position is supported by the air quality neutral emissions calculations which demonstrate that the proposed development is air quality neutral.</p>				
	<p>Under the previous criteria, receptor R25 was the only Moderate Adverse impact, so R2, R7, R9, R10 and R12 have increased their impact descriptor under the new criteria.</p>				
	<p>Cumulative Impact Assessment</p>				
	<p>Appendix D: Transport Addendum of this ES Addendum states that the revised affordable housing and an additional demolition and construction phasing scenario results in no changes to the number of units, nor the breakdown by the number of bedrooms. As such, there is no need for any trip generation assessments to be updated. As such the with-scheme scenario as assessed in the air quality assessment is unchanged, and there are no changes required to the assessment.</p>				
	<p>The Transport Addendum also reviewed the cumulative schemes that have come forward since the submission of the previous assessment in June 2015. The relevant developments are for 201-207 Shoreditch High Street and 1 Fairchild Street – both of which are stated to be car-free developments, and no vehicular trips are expected during peak hours. As such there is predicted to be minor increases to the cumulative traffic predictions.</p>				
	<p>While the Cumulative Traffic flows have increased, they are present in both the Do Minimum scenario and the Do Something scenario. As such the change due to the scheme will not be altered. None of the modelled results are close enough to the top of a category such that they would result in an increased significance criteria as a result of a small increase in total concentration. As such the increase in cumulative traffic will have no effect on the conclusions of the report and therefore the conclusions of the Air Quality Assessment remain valid.</p>				
	<p>Conclusions</p>				
	<p>The additional scenarios for tenure and demolition and construction phasing will not affect the conclusions presented within Chapter 12 – Air Quality of the June 2015 ES (revised), which remain valid.</p>				
Chapter 13: Noise and Vibration	<p><u>Legislation and Planning Policy Context</u></p> <p>Since the submission of the June 2015 ES (revised), there have been no changes to noise and vibration legislation.</p> <p>In relation to planning policy, the LBH Development Management Local Plan was adopted by the LBH in June 2015 and contains the development policies that elaborate on policies in the Core Strategy. The Development Management Local Plan was considered in its draft form in the June 2015 ES (revised) and its adoption does not result in any policy changes with regards to noise and vibration.</p> <p>There have been no further updates to legislation or planning policy that are directly relevant to noise and vibration since the June 2015 ES (revised).</p> <p><u>Assessment Methodology</u></p>				

June 2015 ES (revised) Chapter	Description of the Likely Effect on the Assessments presented in the June 2015 ES (revised)																																																																						
Chapter 13: Noise and Vibration (continued)	<p>The noise and vibration methodology set out in the June 2015 ES (revised) has not changed and remains valid.</p> <p><u>Material Changes to Likely Significant Effects resulting from the Proposed Additional Scenarios for Tenure and Construction and Demolition Phasing</u></p> <p><i>Baseline Conditions</i> Since submission of the June 2015 ES (revised), no change have occurred in the area of the Site that may result in significant changes to the baseline conditions.</p> <p><i>Demolition and Construction Effects</i> The noise and vibration effects of demolition of the existing building and construction of the Proposed Development have been assessed based on a 16 year (continuous) programme of works (refer to Volume I: Chapter 5 - Demolition and Construction of the June 2015 ES (revised) for further detail). The alternative demolition and construction phasing scenario has resulted in further assessment, which is presented below.</p> <p>As described within Volume I: Chapter 2: EIA Methodology of the June 2015 ES (revised), the 16 year demolition and construction programme has been divided into timeslices to allow for a comprehensive and robust assessment. The timeslices represent worst case scenarios for construction noise impacts due to the activities taking place, simultaneous construction phases and their location in relation to the identified receptors. Additionally it also represents the period of time when the buildings on Plots A, B, C, D, E, F and G have been completed and are occupied, providing an indication of the worst case impacts to the future on site residential receptors. Table 8-1 below identifies the activities included within the timeslices assessed in the June 2015 ES (revised).</p> <p>Table 8-1 Activities Included Within the Assessed Timeslices</p> <table border="1"> <thead> <tr> <th>Timeslice</th> <th>Year</th> <th>Construction Activity</th> <th>Timeslice</th> <th>Year</th> <th>Construction Activity</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2016</td> <td>• Plot C Substructure</td> <td>10</td> <td>2025</td> <td>• Plot I Landscaping, Plot J Landscaping</td> </tr> <tr> <td>2</td> <td>2017</td> <td>• Plot C Substructure, Plot E Substructure and Plot H Landscaping</td> <td>11</td> <td>2026</td> <td>• Plot D Substructure, Plot I Landscaping and Plot J Landscaping</td> </tr> <tr> <td>3</td> <td>2018</td> <td>• Plot C Superstructure, Plot E Substructure and Plot H Landscaping</td> <td>12</td> <td>2027</td> <td>• Plot D Superstructure</td> </tr> <tr> <td>4</td> <td>2019</td> <td>• Plot C Fit Out, Plot E Superstructure and Plot H Landscaping</td> <td>13</td> <td>2028</td> <td>• Plot D Fit out</td> </tr> <tr> <td>5</td> <td>2020</td> <td>• Plot A Substructure, Plot B Substructure</td> <td>14</td> <td>2029</td> <td>• Plot D Fit out</td> </tr> <tr> <td>6</td> <td>2021</td> <td>• Plot A Superstructure, Plot B Superstructure and Plot G Substructure</td> <td>15</td> <td>2030</td> <td>• Plot K Deck Over Rail Line</td> </tr> <tr> <td>7</td> <td>2022</td> <td>• Plot A Fit Out, Plot B Fit Out, Plot F Substructure, Plot G Substructure and Plot L Structure</td> <td>16</td> <td>2031</td> <td>• Plot K Cladding</td> </tr> <tr> <td>8</td> <td>2023</td> <td>• Plot A Fit Out, Plot B Fit Out, Plot F Superstructure, Plot G Superstructure and Plot L Fit out</td> <td>17</td> <td>2032</td> <td>• Plot K Fit Out</td> </tr> <tr> <td>9</td> <td>2024</td> <td>• Plot F Fit Out, Plot G Fit Out</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><i>Demolition and Construction Works Noise</i> Noise predictions and the methodology used to assess the effects have been carried out with reference to the methodology presented in Volume I: Chapter 13: Noise and Vibration of the June 2015 ES (revised). Significance criteria for construction noise have been derived from the LBTH's Code of Construction Practice (CoCP) (Ref. 3). A semantic scale for the description of demolition and construction noise impacts as measured outside the nearest window for daytime working outside residences and offices is shown in Table 8-2 below.</p> <p>Table 8-2 Semantic Scale for Description of Construction Noise Impacts</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Impact Category</th> </tr> </thead> <tbody> <tr> <td>Daytime noise levels less than measured ambient noise level</td> <td>Negligible</td> </tr> <tr> <td>Daytime noise levels exceeding ambient noise level, but not exceeding LBTH criteria</td> <td>Minor adverse</td> </tr> <tr> <td>Daytime noise levels exceeding LBTH criteria, but not exceeding 5 dB above LBTH criteria</td> <td>Moderate adverse</td> </tr> <tr> <td>Daytime noise levels exceeding 5 dB above LBTH criteria</td> <td>Major adverse</td> </tr> </tbody> </table> <p>Based on the guidance in BS 5228 the criterion for the onset of potentially significant effects at high sensitivity receptors is set at LBTH construction noise criteria for normal daytime operations. This is considered to be equivalent to the SOAEL, the LOAEL is set at the measured ambient noise level.</p> <p>The significance of predicted construction and demolition noise levels presented in Table 8-3 have been assessed using the methodology and colour coding presented in Table 8-2. Noise contour plots showing the predicted propagation of noise during each construction phase are presented in <i>Appendix A</i> of this ES Addendum, which comprises an update to <i>ES Volume III, Technical Appendix F: Noise and Vibration</i> of the June 2015 ES (revised).</p>	Timeslice	Year	Construction Activity	Timeslice	Year	Construction Activity	1	2016	• Plot C Substructure	10	2025	• Plot I Landscaping, Plot J Landscaping	2	2017	• Plot C Substructure, Plot E Substructure and Plot H Landscaping	11	2026	• Plot D Substructure, Plot I Landscaping and Plot J Landscaping	3	2018	• Plot C Superstructure, Plot E Substructure and Plot H Landscaping	12	2027	• Plot D Superstructure	4	2019	• Plot C Fit Out, Plot E Superstructure and Plot H Landscaping	13	2028	• Plot D Fit out	5	2020	• Plot A Substructure, Plot B Substructure	14	2029	• Plot D Fit out	6	2021	• Plot A Superstructure, Plot B Superstructure and Plot G Substructure	15	2030	• Plot K Deck Over Rail Line	7	2022	• Plot A Fit Out, Plot B Fit Out, Plot F Substructure, Plot G Substructure and Plot L Structure	16	2031	• Plot K Cladding	8	2023	• Plot A Fit Out, Plot B Fit Out, Plot F Superstructure, Plot G Superstructure and Plot L Fit out	17	2032	• Plot K Fit Out	9	2024	• Plot F Fit Out, Plot G Fit Out				Description	Impact Category	Daytime noise levels less than measured ambient noise level	Negligible	Daytime noise levels exceeding ambient noise level, but not exceeding LBTH criteria	Minor adverse	Daytime noise levels exceeding LBTH criteria, but not exceeding 5 dB above LBTH criteria	Moderate adverse	Daytime noise levels exceeding 5 dB above LBTH criteria	Major adverse
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June 2015 ES (revised) Chapter	Description of the Likely Effect on the Assessments presented in the June 2015 ES (revised)																	
Chapter 13: Noise and Vibration (continued)	Table 8-3 - Demolition and Construction Noise Assessment for the Alternative Demolition and Construction Scenario																	
	Receptor	Measured Daytime L_{Aeq,16h} dB	Predicted dB L_{Aeq,1h} Noise Level for Timeslice															
			1	2	3	4	5	6	7	8	9	10	11	12	13/14	15	16	17
	Off-site receptors																	
	S1	62	67	69	72	64	65	64	66	55	51	70	75	73	56	57	54	49
	S2	62	68	71	69	68	68	67	68	57	54	69	74	72	55	60	57	51
	S3	62	68	70	67	66	66	70	71	59	56	64	69	68	51	64	61	56
	S4	62	69	72	70	70	72	74	75	64	60	61	69	68	51	74	71	66
	S5	61	63	64	70	61	62	61	63	52	49	67	71	69	51	52	49	44
	S6	61	62	63	72	62	60	60	63	51	48	66	70	67	50	51	48	43
	S7	68	62	63	88	76	60	56	58	48	44	62	73	73	56	46	43	38
	S8	68	63	64	81	69	63	57	59	49	44	60	77	77	60	47	44	38
	S9	68	76	76	78	66	70	62	62	54	47	60	86	86	69	49	46	41
	S10	73	68	69	62	60	79	71	73	64	55	49	62	61	44	51	48	43
	S11	72	66	67	62	60	73	72	80	68	68	55	62	61	44	71	68	63
	S12	73	64	65	60	57	70	68	73	62	59	48	59	58	41	58	55	49
	S13	61	61	62	82	70	59	55	57	47	43	62	67	66	49	45	42	37
	S14	72	65	66	63	60	70	71	74	62	60	56	64	63	46	71	68	62
	S15	62	67	69	66	65	71	74	75	64	61	59	66	65	48	76	73	67
	S16	68	83	83	72	69	73	64	64	57	49	59	84	84	67	50	47	42
	On-site receptors																	
	S17	62	-	-	-	-	84	79	79	69	64	74	84	84	66	65	62	57
	S18	62	-	-	-	-	-	-	-	-	72	61	64	63	54	52	49	44
S19	62	-	-	-	-	-	-	-	-	71	62	70	70	69	58	55	50	
S20	62	-	-	-	-	-	-	-	-	-	63	69	68	50	75	72	66	
S21	62	-	-	-	-	-	-	-	-	-	-	-	-	-	61	58	53	
S22	62	-	-	-	-	62	68	70	58	55	83	87	86	69	65	62	57	
<p>The demolition and construction noise predictions presented in Table 8-3 indicate that the SOAEL is likely to be exceeded at receptors in proximity to construction works during most timeslices with the exception of timeslices 8, 9, 10, 13, 14, 16 and 17. Noise impacts at noise sensitive receptors due to construction and demolition activities are predicted to range from negligible to major adverse significance, with major adverse noise impacts being predicted during timeslice 1, 2, 3, 5, 10, 11 and 12. It is likely that major adverse noise impacts may occur at receptors directly adjacent to sites where sub-structure works are taking place. Noise mitigation measures and management plans should be put into place to minimise noise impact due to demolition and construction.</p> <p>It should be noted that construction noise predictions are based on a worst case scenario where, over the course of a working day, all plant are operational at all areas of all worksites during each timeslice. In reality, it is likely that the worst case noise levels predicted will only occur for limited periods of time.</p> <p>Construction work in timeslice 15 involves the construction of decking over railway lines. Due to safety issues of constructing over busy railway lines, restrictions may be put in place by Network Rail which only allows work to be undertaken at night when the density of train movements is significantly reduced. If this is the case, there is potential for major adverse impacts at nearby receptors.</p> <p>To carry out night-time construction works, it will be necessary to complete a Section 61 application so consent to carry out noisy works outside of normal working hours may be granted. This application should be made when a detailed construction methodology is available. The application should show that methods have been employed to reduce potential impacts as far as practicable and will contain conditions agreed with LBTH that should be adhered to at all times.</p> <p>The residual effects from demolition and construction noise will remain negligible to major adverse and the construction vibration effects are predicted to remain minor adverse. Therefore, the residual demolition and construction effects reported in Chapter 13 – Noise and Vibration of the June 2015 ES (revised) remain valid.</p> <p><i>Completed and Operational Effects</i></p> <p>The proposed additional scenarios for tenure will not affect the completed and operational noise and vibration assessment detailed in Volume I: Chapter 13: Noise and Vibration of the June 2015 ES (revised). Therefore, the residual completed and operational effects reported in Volume I: Chapter 13: Noise and Vibration of the June 2015 ES (revised) remain valid.</p>																		

June 2015 ES (revised) Chapter	Description of the Likely Effect on the Assessments presented in the June 2015 ES (revised)
	<p><u>Cumulative Impact Assessment</u></p> <p>The cumulative impacts were assessed to be negligible during demolition and construction and negligible during the completed and operational phases of the Proposed Development. The Cumulative Impact Assessment has been reviewed to take into consideration the additional cumulative schemes. Seventeen schemes are located adjacent to the Proposed Development which have the potential to result in cumulative noise impacts in conjunction with the Proposed Development. Considering the existing high noise levels at the Proposed Development and the acoustic screening provided by the intervening buildings, any schemes beyond the developments identified are unlikely to add to the cumulative noise levels. The findings of the cumulative noise and vibration assessment in the ES chapter provide a qualitative assessment of potential cumulative effects. Consequently, although additional cumulative development schemes have been identified, the conclusions of the cumulative noise and vibration assessment remain valid. The cumulative assessment as presented in the June 2015 ES (revised) therefore remains unchanged.</p> <p><u>Conclusions</u></p> <p>The additional demolition and construction scenario has been assessed in terms of the noise and vibration effects. It has been concluded that the additional scenario will not result in any change to the demolition and construction noise and vibration effects presented in Chapter 13: Noise and Vibration of the June 2015 ES (revised), which remain valid. The additional scenarios for tenure and demolition and construction phasing will not affect the conclusions presented within Volume I: Chapter 13: Noise and Vibration of the June 2015 ES (revised) which remain valid.</p>
<p>Chapter 14: Water Resource, Drainage and Flood Risk</p>	<p><u>Legislation and Planning Policy Context</u></p> <p>Since the submission of the June 2015 ES (revised), there have been no changes to water resource, drainage and flood risk legislation.</p> <p>The LBH Development Management Local Plan was adopted by the LBH in June 2015 and contains the development policies that elaborate on policies in the Core Strategy. The Development Management Local Plan was considered in its draft form for the June 2015 ES (revised) and its adoption does not result in any policy changes with regards to water resources, drainage and flood risk.</p> <p>There have been no further updates to legislation or planning policy that are directly relevant to water resources, drainage and flood risk since the June 2015 ES (revised).</p> <p><u>Assessment Methodology</u></p> <p>The assessment methodology utilised for water resources, drainage and flood risk presented in the June 2015 ES (revised) has not changed and remains valid.</p> <p><u>Material Changes to Likely Significant Effects resulting from the Proposed Additional Scenarios for Tenure and Construction and Demolition Phasing</u></p> <p><u>Baseline Conditions</u></p> <p>Since submission of the June 2015 ES (revised), no significant development has occurred in the area of the Site that may result in significant changes to the baseline conditions relating to water resources, drainage and flood risk.</p> <p><u>Demolition and Construction Effects</u></p> <p>The demolition of the existing building and construction of the Proposed Development have been assessed based on a 16 year (continuous) programme of works (refer to ES Volume I: Chapter 5 : Demolition and Construction of the June 2015 ES (revised) for further detail). The additional scenario for the demolition and construction phasing will result in Plot E coming forward into the first phase of construction. This will not alter the assessment undertaken and presented in Volume I: Chapter 14: Water Resource, Drainage and Flood Risk of the June 2015 ES (revised) which remains valid.</p> <p><u>Completed and Operational Effects</u></p> <p>The proposed additional scenarios for tenure (25% and 35% affordable housing onsite in LBTH and offsite in LBH) have resulted in two different totals for the residential population of the development. As a result the calculations for water demand have been updated for the residential proportion of the Amended Scheme only. The office and retail water demand remain as presented in ES Volume I: Chapter 14: Water Resources, Drainage and Flood Risk of the June 2015 ES (revised).</p> <p>An indication of the proposed water demand volumes have been calculated as follows using CIRIA Guidance C657 (Ref. 4):</p> <ul style="list-style-type: none"> • 25% Affordable Housing results in a reduction in residential population of 78 residents resulting in a reduction of water demand by 9,750 litres/day to 284,125 litres/day for residential use (based on the maximum development parameter population of estimated occupancy 2,273 residents at 125 litres/person/day). • 35% Affordable Housing results in reduction in residential population of 85 residents resulting in a reduction of water demand by 10,625 litres/day to 283,250 litres/day for residential use (based on the maximum development parameter population of estimated occupancy 2,266 residents at 125 litres/person/day). <p>It is anticipated that the Amended Scheme is expected to increase the water demand. If there are pressure issues in the existing water supply network (low pressure causing issues with water supply to tall buildings) the increase in water demand could have an impact on the Thames Water Utilities Ltd (TWUL) water supply infrastructure (water mains). Detailed studies to establish this will be undertaken at the post planning stage.</p> <p>The water demand calculations do not take into account the use of water efficient fixtures and fittings (as they will be based upon standardised average levels of demand) and which will be implemented as mitigation within the Proposed Development in order to adhere to CfSH level 4 and the requirement for water consumption of 105 l/person/day for residential users (and to reduce the potential domestic demand to approximately 238,665 litres/day under the 25% affordable housing scenario and 237,930 litres/day under the 35% affordable housing scenario). In the longer-term it is the duty of TWUL to ensure the supply of adequate water for domestic purposes in accordance with the Water Industry Act 1991.</p> <p>TWUL have been consulted with regard to water supply and waste capacity of the local network. A water application depicting the current needs of the scheme has been issued to them for consideration. A detailed network (waste water) capacity assessment is currently being undertaken by TWUL. This assessment will determine the capacity of the local network and the point of connection and will identify any requirement to upgrade the local network. If TWUL determine that there is not capacity within the local sewer network then it will be necessary for works to be undertaken to upgrade it.</p> <p>The long-term residual impacts of the Proposed Development on water supply are considered to remain of negligible significance as presented in the June 2015 ES (revised).</p>

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	<p><u>Cumulative Impact Assessment</u></p> <p>Cumulative impacts during demolition and construction and once the Amended Scheme is completed and operational were both assessed to be negligible. The Cumulative Impact Assessment remains unchanged.</p> <p><u>Conclusions</u></p> <p>The proposed additional scenario for demolition and construction does not affect the assessment undertaken and presented in ES Volume I: Chapter 14: Water Resources, Drainage and Flood Risk of the June 2015 ES (revised) therefore the residual effects presented in the June 2015 ES (revised) remain valid. The additional scenarios for tenure have resulted in a small additional water demand for both the 25% and 35% scenario for affordable housing associated with the minor increase in population. This however has not resulted in any change to the residual effects identified in ES Volume I: Chapter 14: Water Resources, Drainage and Flood Risk of the June 2015 ES (revised), which remain valid.</p>
Chapter 15: Archaeology	<p><u>Legislation and Planning Policy Context</u></p> <p>Since the submission of the June 2015 ES (revised), there have been no changes to archaeology legislation.</p> <p>The LBH Development Management Local Plan was adopted by the LBH in June 2015 and contains the development policies that elaborate on policies in the Core Strategy. The Development Management Local Plan was considered in its draft form for the June 2015 ES (revised) and its adoption does not result in any policy changes with regards to archaeology.</p> <p>There have been no further updates to legislation or planning policies that are directly relevant to archaeology since the June 2015 ES (revised).</p> <p><u>Assessment Methodology</u></p> <p>The methodology utilised for assessment of effects on archaeology presented in the June 2015 ES (revised) has not changed and remains valid.</p> <p><u>Material Changes to Likely Significant Effects resulting from the Proposed Additional Scenarios for Tenure and Construction and Demolition Phasing</u></p> <p><i>Baseline Conditions</i></p> <p>Since submission of the June 2015 ES (revised), no change has occurred in the area of the Site that may result in significant changes to the baseline conditions.</p> <p><u>Assessment Methodology</u></p> <p>The methodology for assessing impacts on archaeology has not changed from that presented in the June 2015 ES (revised).</p> <p><u>Material Changes to Likely Significant Effects resulting from the Proposed Additional Scenarios for Tenure and Construction and Demolition Phasing</u></p> <p><i>Baseline Conditions</i></p> <p>The baseline conditions presented in Volume I: Chapter 15: Archaeology of the June 2015 ES (revised) have not changed and remain valid.</p> <p><i>Demolition and Construction Effects</i></p> <p>The additional scenario for demolition and construction phasing will not affect the demolition and construction assessment as detailed in Volume I: Chapter 15: Archaeology of the June 2015 ES (revised). Therefore, the residual demolition and construction effects reported in Volume I: Chapter 15: Archaeology of the June 2015 ES (revised) remain valid.</p> <p><i>Completed and Operational Effects</i></p> <p>The proposed additional scenarios for tenure will not affect the indicative completed and operational methodology / process as detailed in Volume I: Chapter 15: Archaeology of the June 2015 ES (revised). Therefore, the residual completed and operational effects reported in Volume I: Chapter 15: Archaeology of the June 2015 ES (revised) remain valid.</p> <p><u>Cumulative Impact Assessment</u></p> <p>No cumulative impacts on archaeology were identified during the demolition and construction phase and the completed and operational phase of the Proposed Development in Chapter 15: Archaeology of the June 2015 ES (revised). The Cumulative Impact Assessment remains unchanged.</p> <p><u>Conclusions</u></p> <p>The proposed additional scenarios for tenure and demolition and construction phasing will not affect the conclusions presented within Volume I: Chapter 15: Archaeology of the June 2015 ES (revised), which remain valid.</p>
Chapter 16: Built Heritage	<p><u>Legislation and Planning Policy Context</u></p> <p>Since the submission of the June 2015 ES (revised), there have been no changes to legislation, policy or guidance concerning built heritage.</p> <p>The LBH Development Management Local Plan was adopted by the LBH in June 2015 and contains the development policies that elaborate on policies in the Core Strategy. The Development Management Local Plan was considered in its draft form for the June 2015 ES (revised) and its adoption does not result in any policy changes with regards to built heritage.</p> <p>There have been no further updates to legislation or planning policies that are directly relevant to built heritage since the June 2015 ES (revised).</p> <p><u>Assessment Methodology</u></p> <p>The methodology used for the assessment of built heritage effects in the June 2015 ES (revised) has not changed and remains valid.</p> <p><u>Material Changes to Likely Significant Effects resulting from the Proposed Additional Scenarios for Tenure and Construction and Demolition Phasing</u></p>

June 2015 ES (revised) Chapter	Description of the Likely Effect on the Assessments presented in the June 2015 ES (revised)
	<p><u>Baseline Conditions</u> The baseline conditions at the site have not changed and remain as presented in ES Volume I: Chapter 16: Built Heritage of the June 2015 ES (revised).</p> <p><u>Demolition and Construction Effects</u> The additional scenario for demolition and construction phasing will not affect the demolition and construction assessment as detailed in Volume I: Chapter 16: Built Heritage of the June 2015 ES (revised). Therefore, the residual demolition and construction effects reported in Volume I: Chapter 16: Built Heritage of the June 2015 ES (revised) remain valid.</p> <p><u>Completed and Operational Effects</u> The proposed additional scenarios for tenure will not affect the indicative completed and operational methodology / process as detailed in Volume I: Chapter 16: Built Heritage of the June 2015 ES (revised). Therefore, the residual completed and operational effects reported in Volume I: Chapter 16: Built Heritage of the June 2015 ES (revised) remain valid.</p> <p><u>Cumulative Impact Assessment</u> No cumulative impacts on built heritage were identified during the demolition and construction phase or the completed and operational phase of the Proposed Development. The Cumulative Impact Assessment remains unchanged.</p> <p><u>Conclusions</u> The proposed additional scenarios for tenure and demolition and construction phasing will not affect the conclusions presented within <i>ES Volume I: Chapter 16: Built Heritage</i> of the June 2015 ES (revised) which remain valid.</p>
Chapter 17: Ecology	<p><u>Legislation and Planning Policy Context</u> Since the submission of the June 2015 ES (revised), there have been no changes to wildlife and conservation legislation that require consideration for the assessment of the additional scenarios for tenure and demolition and construction phasing. The LBH Development Management Local Plan was adopted by the LBH in June 2015 and contains the development policies that elaborate on policies in the Core Strategy. The Development Management Local Plan was considered in its draft form in the June 2015 ES (revised) and its adoption does not result in any policy changes with regards to ecology. There have been no further updates to legislation or planning policy that are directly relevant to ecology since the June 2015 ES (revised).</p> <p><u>Assessment Methodology</u> The method of ecological impact assessment (EclA) used in the June 2015 ES (revised) follows current best practice guidelines from the Chartered Institute of Ecology and Environmental Management. This methodology has not changed and remains valid.</p> <p><u>Material Changes to Likely Significant Effects resulting from the Proposed Additional Scenarios for Tenure and Construction and Demolition Phasing</u></p> <p><u>Baseline Conditions</u> The baseline conditions at the site have not changed and remain as presented in the June 2015 ES (revised). As such, the baseline ecology conditions presented in ES Volume I: Chapter 17: Ecology from the June 2015 ES (revised) remain valid.</p> <p><u>Demolition and Construction Effects</u> The additional scenario for demolition and construction phasing will not affect the demolition and construction assessment as detailed in Volume I: Chapter 17: Ecology of the June 2015 ES (revised). Therefore, the residual demolition and construction effects reported in Volume I: Chapter 17: Ecology of the June 2015 ES (revised) remain valid.</p> <p><u>Completed and Operational Effects</u> The proposed additional scenarios for tenure will not affect the completed and operational assessment as detailed in Volume I: Chapter 17: Ecology of the June 2015 ES (revised). Therefore, the residual completed and operational effects reported in Volume I: Chapter 17: Ecology of the June 2015 ES (revised) remain valid.</p> <p><u>Cumulative Impact Assessment</u> The cumulative impacts were assessed to be negligible during demolition and construction, and minor beneficial during the completed and operational phase of the Proposed Development. The Cumulative Impact Assessment remains unchanged.</p> <p><u>Conclusions</u> The proposed additional scenarios for tenure and demolition and construction phasing will not affect the conclusions presented within Volume I: Chapter 17: Ecology of the June 2015 ES (revised) which remain valid.</p>
Chapter 18 Electronic Interference	<p><u>Legislation and Planning Policy Context</u> There has been no update to legislation or planning policy with regard to electronic interference since submission of the June 2015 ES (revised). The LBH Development Management Local Plan was adopted by the LBH in June 2015 and contains the development policies that elaborate on policies in the Core Strategy. The Development Management Local Plan was considered in its draft form in the June 2015 ES (revised) and its adoption does not result in any policy changes with regards to electronic interference. There have been no further updates to legislation or planning policy that are directly relevant to electronic interference since the June 2015 ES (revised).</p>

June 2015 ES (revised) Chapter	Description of the Likely Effect on the Assessments presented in the June 2015 ES (revised)
	<p><u>Assessment Methodology</u> The methodology for assessing electronic interference impacts has not changed from that presented in the June 2015 ES (revised).</p> <p><u>Material Changes to Likely Significant Effects resulting from the Proposed Additional Scenarios for Tenure and Construction and Demolition Phasing</u></p> <p><u>Baseline Conditions</u> There have been no material changes to the baseline conditions presented in the June 2015 ES (revised). Therefore, the baseline conditions presented in Chapter 18: Electronic Interference of June 2015 ES (revised) remain valid.</p> <p><u>Demolition and Construction Effects</u> The additional scenario for demolition and construction phasing will not affect the demolition and construction assessment as detailed in Volume I: Chapter 18: Electronic Interference of the June 2015 ES (revised). The predicted effects during the demolition and construction phase will remain as presented in the June 2015 ES (revised) i.e. during demolition, the level of effect in relation to electronic interference to the properties predicted to be adversely affected, will vary depending on the level of obstruction caused. This is not anticipated to change significantly with moving the construction of Plot E into the first phase. The demolition and construction assessment provided in the June 2015 ES (revised) remains valid.</p> <p><u>Completed and Operational Effects</u> The proposed additional scenarios for tenure will not change the bulk and massing of the Amended Scheme presented in the June 2015 ES (revised). Therefore, there are no changes that materially affect the overall completed and operational phase in terms of the effects on electronic interference. The assessment provided in Volume I: Chapter 18L Electronic Interference in the June 2015 ES (revised) remains valid.</p> <p><u>Cumulative Impact Assessment</u> No cumulative impacts were identified during demolition and construction nor the completed and operational phase of the Proposed Development. The Cumulative Impact Assessment remains unchanged.</p> <p><u>Conclusions</u> The proposed additional scenarios for tenure and demolition and construction phasing will not affect the conclusions presented within <i>ES Volume I: Chapter 18: Electronic Interference</i> of the June 2015 ES (revised), which remain valid.</p>
Chapter 19: Residual Impact Assessment	<p><u>Demolition and Construction Effects</u> Overall the residual effects remain unchanged as a result of the additional scenarios for tenure and demolition and construction phasing described in this ES Addendum and therefore the results presented in the June 2015 ES (revised) remain valid.</p> <p><u>Completed and Operational Effects</u> The proposed additional scenarios for tenure (25% and 35% affordable housing onsite in LBTH and offsite in LBH) have resulted in minor alterations to the residential population and therefore child yields, and open space requirement of the development this has not led to any changes to the residual effect presented within <i>Volume I: Chapter 19 – Residual Impact Assessment</i> which can therefore still be considered valid in the context of the additional scenarios.</p> <p><u>Conclusions</u> Additional assessment has been undertaken to assess the impact of the additional scenarios for residential tenure and demolition and construction phasing. This has resulted in minor changes to the assessments under these scenarios however this has not led to any change in the residual effects presented in the June 2015 ES (revised).</p> <p><u>Response to ES Review Comments</u> The London Borough of Tower Hamlets (LBTH) and the London Borough of Hackney (LBH) commissioned Land Use Consultants (LUC) in association with Cascade Consulting and Delva Patman Redler to undertake a review of the Environmental Statement (ES) (submitted in July 2014) and the revised ES (submitted in June 2015) for the development. The full response has been appended to this ES Addendum (<i>Appendix E: Final Review Report (FRR) – October 2015 Response</i>) and relevant comments answered in the section below.</p> <p><u>Comment</u> The effects recorded in Table 53 and 54 are the same as set out in Tables 47 and 48 of the original <i>Appendix K</i>. This is considered acceptable subject to Table 53 being amended to reflect the correct impact recorded against construction dust and short term concentrations of PM₁₀ – negligible to minor adverse and Table 54 being amended to reflect the correct impact recorded against pedestrian movement and capacity and pedestrian delay – minor adverse as per table 20.1 and 20.1.</p> <p><u>Response</u> Table 53 of <i>Volume III: Technical Appendices – Appendix K – Limited Development Scenario - Impact Interactions and Cumulative Effects Assessment</i> of the June 2015 ES (revised) should have read: “Air Quality (impact from construction dust and short-term concentrations of PM10 - Minor Adverse)” Table 54 should have read: “Traffic and Transport (pedestrian movement and capacity – Minor Adverse)” This was incorrectly presented, however the correct residual impact was used within the assessment and therefore this is considered to be clarification. This information will also be presented in an ES addendum document to follow this submission.</p>
Chapter 20: Impact Interactions	<p>An assessment of cumulative impacts for the additional scenarios and the revised list of cumulative schemes has been carried out for each of the topics within this ES Addendum. Refer to the 'Cumulative Impact Assessment' heading for each technical topic within this ES Addendum.</p> <p><u>Conclusion</u></p>

June 2015 ES (revised) Chapter	Description of the Likely Effect on the Assessments presented in the June 2015 ES (revised)
	<p>The additional scenarios and additional cumulative schemes do not materially alter the assessment conclusions of Type 2 effects presented in Chapter 20: Impact Interactions of the June 2015 ES (revised).</p> <p>The additional scenarios and additional cumulative schemes have also been reviewed against the assessment of 'Type 1 effects' (combined effects of individual effects arising as a result of the additional scenarios for tenure and demolition and construction phasing) outlined within the June 2015 ES (revised) and it is considered that the additional scenarios and additional cumulative schemes do not significantly or materially alter the effects identified previously. Therefore, the conclusions of <i>ES Volume I: Chapter 20: Impact Interactions</i> of the June 2015 ES (revised) remain valid.</p>
<p>Chapter 21: Summary of Impacts of the Limited Development Scenario</p>	<p>The additional scenarios for tenure and demolition and construction phasing have resulted in minor changes to the demolition and construction information and the calculations presented within the socio-economics section of <i>ES Volume III – Appendix K: Limited Development Scenario. Appendix C: Update to Appendix K - Limited Development Scenario</i> appended to this ES Addendum provides an assessment of the effects associated with the additional scenarios. However the residual effects and conclusions presented in the <i>ES Volume III: Chapter 21 Limited Development Scenario</i> the June 2015 ES (revised) have not changed as a result of the additional scenarios and remain valid.</p> <p><u>Response to ES Review Comments</u></p> <p>The London Borough of Tower Hamlets (LBTH) and the London Borough of Hackney (LBH) commissioned Land Use Consultants (LUC) in association with Cascade Consulting and Delva Patman Redler to undertake a review of the Environmental Statement (ES) (submitted in July 2014) and the revised ES (submitted in June 2015) for the development. The full response has been appended to this ES Addendum (<i>Appendix E: Final Review Report (FRR) – October 2015 Response</i>) and relevant comments answered in the section below.</p> <p><u>Comment</u></p> <p>Table 48 of <i>Appendix K</i> should be revised to reflect to the correct predicted impacts on pedestrian movement and capacity and pedestrian delay.</p> <p><u>Response</u></p> <p>Table 54 (previously 48) of <i>Volume III: Technical Appendices – Appendix K – Limited Development Scenario - Impact Interactions and Cumulative Effects Assessment</i> of the June 2015 ES (revised) should have read:</p> <p>“Traffic and Transport (pedestrian movement and capacity – Minor Adverse)”</p> <p>This was incorrectly presented, however the correct impact was used within the assessment.</p>
<p>ES Volume II: Townscape, Heritage and Visual Impact Assessment</p>	<p>The additional scenarios for tenure and demolition and construction phasing have no impact upon the existing design of the buildings, their heights, bulk and massing remains as presented within the June 2015 ES (revised). Therefore there are no changes to <i>Volume II: Townscape, Heritage and Visual Impact Assessment</i> of the June 2015 ES (revised), which remains valid.</p>
<p>ES Volume III: Technical Appendix A - Scoping</p>	<p>The additional scenarios for tenure and demolition and construction phasing do not materially affect Technical Appendix A of the June 2015 ES (revised). The material appended to the June 2015 ES (revised) therefore remains valid.</p>
<p>ES Volume III: Technical Appendix B - Daylight and Sunlight</p>	<p>The additional scenarios for tenure and demolition and construction phasing do not materially affect Technical Appendix B of the June 2015 ES (revised). The material appended to the June 2015 ES (revised) therefore remains valid.</p>
<p>ES Volume III: Technical Appendix C - Ecology</p>	<p>The additional scenarios for tenure and demolition and construction phasing do not materially affect Technical Appendix C of the June 2015 ES (revised). The material appended to the June 2015 ES (revised) therefore remains valid.</p>
<p>ES Volume III: Technical Appendix D - Water Resources, Drainage and Flood Risk</p>	<p>The additional scenarios for tenure and demolition and construction phasing do not materially affect Technical Appendix D of the June 2015 ES (revised). The material appended to the June 2015 ES (revised) therefore remains valid.</p>
<p>ES Volume III: Technical Appendix E - Ground Conditions</p>	<p>The additional scenarios for tenure and demolition and construction phasing do not materially affect Technical Appendix E of the June 2015 ES (revised). The material appended to the June 2015 ES (revised) therefore remains valid.</p>
<p>ES Volume III: Technical Appendix F - Noise and Vibration</p>	<p>The additional scenarios for tenure and demolition and construction phasing do not materially affect Technical Appendix F of the June 2015 ES (revised). The additional demolition and construction scenario has been reviewed and assessed, the additional results are presented in the table above under 'Chapter 13: Noise and Vibration' this has resulted in a change to the noise contour plots which are presented in Appendix B of this ES Addendum.</p> <p>The material appended to the June 2015 ES (revised) therefore remains valid. Appendix B of this ES Addendum should be considered in relation to the additional demolition and construction scenario.</p>
<p>ES Volume III: Technical Appendix G - Traffic Assessment</p>	<p>The additional scenarios for tenure and demolition and construction phasing do not materially affect Technical Appendix G of the June 2015 ES (revised). To demonstrate the further consideration of additional cumulative schemes a Transport Addendum has been appended to this document Appendix D – Transport Addendum. The material appended to the June 2015 ES (revised) still remains valid.</p>
<p>ES Volume III: Technical Appendix H - Wind Microclimate</p>	<p>The additional scenarios for tenure and demolition and construction phasing do not materially affect Technical Appendix H of the June 2015 ES (revised). The material appended to the June 2015 ES (revised) therefore remains valid.</p>
<p>ES Volume III: Technical Appendix I - Archaeology</p>	<p>The additional scenarios for tenure and demolition and construction phasing do not materially affect Technical Appendix I of the June 2015 ES (revised). The material appended to the June 2015 ES (revised) therefore remains valid.</p>
<p>ES Volume III: Technical Appendix J - Built Heritage</p>	<p>The proposed additional scenarios for tenure and demolition and construction phasing do not materially affect Technical Appendix J of the June 2015 ES (revised). The material appended to the June 2015 ES (revised) therefore remains valid.</p>

June 2015 ES (revised) Chapter	Description of the Likely Effect on the Assessments presented in the June 2015 ES (revised)
ES Volume III: Technical Appendix K - Limited Development Scenario	The proposed additional scenarios for tenure and demolition and construction phasing have resulted in minor changes to <i>ES Volume III: Technical Appendix K - Limited Development Scenario</i> these have been presented in Appendix C of this ES addendum. The material appended to the June 2015 ES (revised) therefore remains valid . Appendix C of this ES Addendum should be considered when looking at the additional demolition and construction scenario.
ES Volume III: Technical Appendix L - Waste	The proposed additional scenarios for tenure and demolition and construction phasing do not materially affect Technical Appendix L of the June 2015 ES (revised). The material appended to the June 2015 ES (revised) therefore remains valid .
ES Volume III: Technical Appendix M - Development Specification	The proposed additional scenarios for tenure and demolition and construction phasing do not materially affect Technical Appendix M of the June 2015 ES (revised). The material appended to the June 2015 ES (revised) therefore remains valid .
ES Volume III: Technical Appendix N - Air Quality	The proposed additional scenarios for tenure and demolition and construction phasing do not materially affect Technical Appendix N of the June 2015 ES (revised). The material appended to the June 2015 ES (revised) therefore remains valid .
ES Volume III: Technical Appendix O - Table of Amendments	The proposed additional scenarios for tenure and demolition and construction phasing do not materially affect Technical Appendix O of the June 2015 ES (revised). The material appended to the June 2015 ES (revised) therefore remains valid .

6. Topics for Further Consideration

Socio-Economics

- 6.1 When considering the additional scenarios for affordable housing there are a number of minor changes to; population, child yield (for both education and play space), open space requirements, local spending health and the cumulative assessment. The reassessment taking into consideration the additional scenarios has been presented in *Appendix A: Additional Socio-economic Assessment for 25% and 35% affordable tenure* of this ES Addendum. This goes through each of the additional scenarios and their corresponding effects upon the assessment presented in the June 2015 ES (revised).
- 6.2 Although this has resulted in changes to the calculations and overall requirements for play space etc in line with policy, the changes are relatively minor in the context of the scale of the development and therefore the residual impacts and conclusions presented in the June 2015 ES (revised) remain unchanged. Please see *Appendix A: Additional Socio-economic Assessment for 25% and 35% Affordable Housing Scenarios* of this ES Addendum for full details.

Limited Development Scenario

- 6.3 The Limited Development Scenario (LDS) was considered in *Volume III: Appendix K – Limited Development Scenario* of the June 2015 ES (revised). The additional scenarios for affordable housing and demolition and construction have resulted in minor changes to the assessments presented within the LDS when considering these scenarios. Therefore an update to the LDS has been provided in *Appendix C: Update to Appendix K – Limited Development Scenario* of this ES Addendum.
- 6.4 The additional scenarios do not result in any changes to the overall residual impacts or conclusions presented within the *Volume III: Appendix K – Limited Development Scenario* of the June 2015 ES (revised).

7. Conclusions

- 7.1 The technical assessments presented in the June 2015 ES (revised) have been reviewed in the context of the proposed additional scenarios for affordable housing and demolition and construction phasing. The additional scenarios are not considered to have any material effect on the assessments undertaken, the residual impacts and conclusions presented in the June 2015 ES (revised) for a number of technical topics listed below:

- Chapter 6: Waste and Recycling;
- Chapter 8: Ground Conditions;
- Chapter 9: Traffic and Transport;
- Chapter 10: Daylight, Sunlight & Overshadowing;
- Chapter 15: Archaeology;
- Chapter 16: Built Heritage;
- Chapter 17: Ecology; and
- Chapter 18: Electronic Interference.

- 7.2 As such, these technical assessments were not considered further within the ES Addendum as the residual impacts and conclusions can still be considered valid in the context of the proposed additional scenarios.
- 7.3 Where the additional scenarios would lead to a minor changes in the assessments presented in the June 2015 ES (revised) further assessments have been undertaken, these have been presented in *Table 8 Review of the likely effects of the Additional Scenarios for Tenure and Demolition and Construction Phasing on the June 2015 ES (revised)* and in Appendices A-E of this ES Addendum. A summary of the resultant effects is presented under each technical assessment heading below.

Socio-Economics

- 7.4 There have been no significant changes in policy that require consideration for the socio-economics assessment and the range of datasets used to inform the baseline conditions in the June 2015 ES (revised) remain valid in the context of considering the additional scenarios for affordable housing and the demolition and construction phasing.
- 7.5 This ES Addendum and the June 2015 ES (revised) has assessed the socio-economic impacts of the Proposed Development compared to baseline conditions for a range of affordable housing tenures; 10 % (in the June 2015 ES (revised)) and 25% and 35% (this ES Addendum).

Demolition and Construction Effects

- 7.6 The additional scenarios for tenure and demolition and construction phasing will not affect the demolition and construction effects assessment detailed in *Volume I: Chapter 7: Socio Economics* of the June 2015 ES (revised).

Completed and Operational Effects

- 7.7 Once the development is complete and operational as a result of the change in tenure as the affordable housing percentage increases, the child yield associated with both education and play space also increases as presented in Table 9.

7.8 With the increase in affordable housing the population of the development has decreased while the child yield has increased (this is due to the use of the local authorities specific populations yields, which reflect the local borough situation, these are very accurate and do not always follow a typical trend as is the case here) which has had a corresponding decrease in open space requirement. In addition to this local spending has decreased with a corresponding increase in affordable housing.

Table 9 – Socio economic changes with Increased Affordable Housing Provision

	Affordable Housing Scenario		
	10%	25%	35%
Child Yield (Education)	110	205	221
Child Yield (Playspace)	131	208	229
Open Space Requirement	80,214m ²	63,980 m ²	63,896 m ²
Population	2,162 (min scenario) 2,351 (max scenario)	2,068 (min scenario) 2,273 (max scenario)	2,067 (min scenario) 2,266 (max scenario)
Local Spending	£26 Million	£23.2 Million	£22 Million

- 7.9 The Proposed Development under the full range of affordable housing scenarios will still have a number of beneficial impacts within the local area. These include the provision of employment opportunities; with an estimated operational employment of 4,781 gross jobs and 6,095 net jobs (under a minimum development scenario).
- 7.10 Under the minimum development scenario there is a total provision of 1,257 residential units. These give rise to an estimated 1,838 and the 1,738 of private and intermediate residents under the 25% and 35% affordable housing scenarios respectively. These in turn are estimated to increase expenditure in the local area by approximately £23.2 (under the 25% scenario) and £22million annually (under the 35% scenario).
- 7.11 The change in affordable housing tenure gives rise to minor changes in the population of the Proposed Development and increases child yield (for both education and play space provision). With regard to early years education places the increased demand for places as a result of the Proposed Development is unlikely to be met by the current level of provision. In line with the LBTH and LBH Planning Obligations SPDs (Ref. 5 and Ref. 6) the impact would be mitigated as a result of s.106 contributions. However for the entire range 10%, 25% and 35% affordable housing scenarios the residual impact would remain consistent giving rise to a long term temporary impact of negligible significance on early years education provision locally. The impacts upon Primary and Secondary places also would not change as the level of surplus capacity currently estimated to be available would be able to accommodate the children requiring education places as a result of the Proposed Development.
- 7.12 In conclusion, the range of affordable housing scenarios gives rise to minor changes in the population of the Proposed Development giving rise to increases in child yield (for both education and play space provision) decreases in the requirement for healthcare provision and decreases in local spending. These changes are considered to be minor in the context of the scale of the Proposed Development and do not change the residual impacts presented in the June 2015 ES (revised) which remain as presented in *Appendix A: Additional Socio-economic Assessment for 25% and 35% Affordable Housing Scenarios* Table A7-52 appended to this ES Addendum.

Cumulative Impact Assessment

7.13 This ES Addendum considered 10 additional committed developments in the surrounding area which would bring forward increases to commercial floorspace and residential housing, bringing financial benefits in the form of additional local spending and pressure on existing social infrastructure. It is concluded that each development would have associated with it either CIL payments or s.106 contributions which would mitigated against any adverse effects. Therefore this would not result in any changed to the residual impacts presented within the June 2015 ES (revised).

Wind Microclimate

7.14 There have been no significant changes in policy that require consideration for the wind microclimate assessment and the range of datasets used to inform the baseline conditions in the June 2015 ES (revised) remain valid in the context of considering the additional scenarios for affordable housing and the demolition and construction phasing. The methodology for assessing impacts has not changed from that presented in the June 2015 ES (revised).

Demolition and Construction Effects

- 7.15 A qualitative review of the local wind microclimate was undertaken based on professional judgement and informed by the results of the previous wind tunnel assessment.
- 7.16 The potential impact of Plot E has been considered if it were constructed together with Plots C and H. This review indicates that Plot E has very little effect on the wind microclimate of the surrounding area. This is due to its location in the northeast corner of the site (which makes it unlikely to interact significantly with the prevailing southwesterly winds) and its massing (which is relatively small compared to the other elements of the Proposed Development). Rooftop areas of Plot E would continue to be windier than desired (as identified in the other tested configurations). It is therefore expected that the addition of Plot E to the assessment of Plots C and H during the first phase of construction would not result in any additional significant wind effects within or around the site. Therefore, the residual demolition and construction effects reported in *Volume I Chapter 10: Wind Microclimate* of the June 2015 ES (revised) remain valid.

Completed and Operational Effects

7.17 The additional scenarios for tenure will not have any effect upon bulk and massing of the Amended Scheme as assessed in *Volume I Chapter 10: Wind Microclimate* of the June 2015 ES (revised). Therefore, the residual completed and operational effects reported in *Volume I Chapter 10: Wind Microclimate* of the June 2015 ES (revised) remain valid.

Cumulative Impact Assessment

- 7.18 A review of the changes to the committed developments since the June 2015 ES (revised) has shown that these would not have a significant effect on the cumulative effects assessment. The Cumulative Impact Assessment presented in the June 2015 ES (revised) therefore remains unchanged.
- 7.19 Bringing forward the construction of Plot E together with Plots C and H in the construction phasing would not result in any additional adverse wind effects. The wind microclimate assessment of Plots C and H remains valid, and would be representative of an additional construction phase comprising Plots C, H and E.
- 7.20 The wind microclimate assessment as presented in the June 2015 ES (revised) remains unchanged by the additional scenarios for tenure, therefore, the residual demolition and construction effects and completed and operational effects reported in *Volume I Chapter 10: Wind Microclimate* of the June 2015 ES (revised) remain valid.

Air Quality

- 7.21 Since the submission of the June 2015 ES (revised), the 2010 EPUK/IAQM guidance has been replaced by the 2015 EPUK/IAQM guidance which has revised the significance criteria for assessment. The new criteria have been applied to the results of the assessment and have been presented in Table 8 above.
- 7.22 The LBH Development Management Local Plan was adopted by the LBH in June 2015 and contains the development policies that elaborate on policies in the Core Strategy. The Development Management Local Plan was considered in its draft form for the June 2015 ES (revised) and its adoption does not result in any policy changes with regards to air quality.
- 7.23 There have been no further updates to legislation or planning policy that are directly relevant to air quality since the June 2015 ES (revised).

Demolition and Construction Effects

- 7.24 The additional scenario for demolition and construction phasing will not affect the demolition and construction assessment detailed in *Chapter 12: Air Quality* of the June 2015 ES (revised). Therefore, the residual demolition and construction effects reported in *Chapter 12: Air Quality* of the June 2015 ES (revised) remain valid.

Completed and Operational Effects

- 7.25 The additional scenarios for tenure will not affect the indicative completed and operational assessment detailed in *Chapter 12: Air Quality* of the June 2015 ES (revised). Therefore, the residual completed and operational effects reported in *Chapter 12: Air Quality* of the June 2015 ES (revised) remain valid. However, the results and significance have been recalculated as described above due to changes in guidance and emission factors. These do not change the conclusions of the assessment overall and they can still be considered to be valid. Section 12 Air Quality in Table 8 provides details of all of the revisions in line with the revised guidance and criteria.

Cumulative Impact Assessment

- 7.26 Appendix D: Transport Addendum of this ES Addendum states that the revised affordable housing and an additional demolition and construction phasing scenario results in no changes to the number of units, nor the breakdown by the number of bedrooms. As such, there is no need for any trip generation assessments to be updated. As such the with-scheme scenario as assessed in the air quality assessment is unchanged, and there are no changes required to the assessment.
- 7.27 The Transport Addendum also reviewed the cumulative schemes that have come forward since the submission of the previous assessment in June 2015. The relevant developments are for 201-207 Shoreditch High Street and 1 Fairchild Street – both of which are stated to be car-free developments, and no vehicular trips are expected during peak hours. As such there is predicted to be minor increases to the cumulative traffic predictions.
- 7.28 While the Cumulative Traffic flows have increased, they are present in both the Do Minimum scenario and the Do Something scenario. As such the change due to the scheme will not be altered. None of the modelled results are close enough to the top of a category such that they would result in an increased significance criterion as a result of a small increase in total concentration. As such the increase in cumulative traffic will have no effect on the conclusions of the report and therefore the conclusions of the Air Quality Assessment remain valid.

Noise and Vibration

- 7.29 There have been no significant changes in policy that require consideration for noise and vibration assessment and the range of datasets used to inform the baseline conditions in the June 2015 ES (revised) remain valid in the context of considering the additional scenarios for affordable housing and the demolition and construction phasing. The noise and vibration methodology set out in the June 2015 ES (revised) has not changed and remains valid.

Demolition and Construction Effects

- 7.30 The additional demolition and construction phasing results in Plot E coming forward into the first phase of the development, therefore increasing the number of potential future on site receptors for further construction phases of the development. Therefore in line with this further demolition and construction noise predictions were undertaken.
- 7.31 It was identified that SOEL would likely to be exceeded at receptors in proximity to construction works during most timeslices requiring mitigation measures and noise management plans to be put in place minimise impacts. In addition in line with the construction of Plot K it will likely be necessary to complete a Section 61 application to carry out noisy works outside of normal working hours
- 7.32 However the residual effects from demolition and construction noise will remain negligible to major adverse and the construction vibration effects are predicted to remain minor adverse as presented in the June 2015 ES (revised). Therefore, the residual demolition and construction effects reported in *Chapter 13: Noise and Vibration* of the June 2015 ES (revised) remain valid.

Completed and Operational Effects

- 7.33 The proposed additional scenarios for tenure will not affect the completed and operational noise and vibration assessment detailed in *Chapter 13: Noise and Vibration* of the June 2015 ES (revised). Therefore, the residual completed and operational effects reported in *Chapter 13: Noise and Vibration* of the June 2015 ES (revised) remain valid.

Cumulative Impact Assessment

- 7.34 The cumulative impacts were assessed to be negligible during demolition and construction and negligible during the completed and operational phases of the Proposed Development. The Cumulative Impact Assessment has been reviewed to take into consideration the additional 10 cumulative schemes. These schemes do not lie in close proximity to the development and would therefore have a negligible effect upon noise. The cumulative assessment as presented in the June 2015 ES (revised) therefore remains unchanged.
- 7.35 The additional demolition and construction scenario has been assessed in terms of the noise and vibration effects. It has been concluded that the additional scenario will not result in any change to the demolition and construction noise and vibration effects presented in *Chapter 13: Noise and Vibration* of the June 2015 ES (revised), which remain valid. The additional scenarios for tenure and demolition and construction phasing will not affect the conclusions presented within *Chapter 13: Noise and Vibration* of the June 2015 ES (revised) which remain valid.

Water Resources Drainage and Flood Risk

- 7.36 There have been no significant changes in policy that require consideration for the water resource, drainage and flood risk assessment and the baseline conditions in the June 2015 ES (revised) remain valid in the context of considering the additional scenarios for affordable housing and the demolition and construction

phasing. The assessment methodology utilised for water resources, drainage and flood risk presented in the June 2015 ES (revised) has not changed and remains valid.

Demolition and Construction Effects

7.37 The additional scenario for the demolition and construction phasing will result in Plot E coming forward into the first phase of construction will not alter the assessment undertaken and presented in *Chapter 14: Water Resource, Drainage and Flood Risk* of the June 2015 ES.

Completed and Operational Effects

7.38 The proposed additional scenarios for tenure (25% and 35% affordable housing onsite in LBTH and offsite in LBH) have resulted in two different totals for the residential population of the development.

7.39 These both result in an overall reduction by 78 and 85 residents respectively resulting in a reduction in the overall water demand of the development. Therefore the long-term residual impacts of the Proposed Development on water supply are considered to remain of negligible significance as presented in the June 2015 ES (revised).

Cumulative Impact Assessment

7.40 Cumulative impacts during demolition and construction and once the Amended Scheme is completed and operational were both assessed to be negligible. The Cumulative Impact Assessment remains unchanged.

7.41 The proposed additional scenario for demolition and construction does not affect the assessment undertaken and presented in *Volume 1: Chapter 14: Water Resources, Drainage and Flood Risk* of the June 2015 ES (revised) therefore the residual effects presented in the June 2015 ES (revised) remain valid. The additional scenarios for tenure have resulted in a small additional water demand for both the 25% and 35% scenario for affordable housing associated with the minor increase in population. This however has not resulted in any change to the residual effects identified in *Volume 1: Chapter 14: Water Resources, Drainage and Flood Risk* of the June 2015 ES (revised), which remain valid.

Daylight and Sunlight

7.42 There have been no significant changes in policy that require consideration for the Daylight and Sunlight assessment and the baseline conditions in the June 2015 ES (revised) remain valid in the context of considering the additional scenarios for affordable housing and the demolition and construction phasing. The assessment methodology utilised for Daylight and Sunlight presented in the June 2015 ES (revised) has not changed and remains valid.

Demolition and Construction Effects

7.43 The additional demolition and construction phasing scenario where Plot E is brought forward into the first demolition and construction phase has been reviewed in regard to its potential impact upon daylight, sunlight and overshadowing. The construction of the new buildings on the site will have a gradual effect upon the levels of daylight, sunlight, overshadowing, light pollution and solar glare as the massing of the Proposed Development increases over time. The impacts upon light spillage and light pollution as a result of any portable lighting apparatus used during the construction phase would be short term, local and of negligible significance to sensitive receptors surrounding the site. Potential impacts due to solar glare would only occur as the façade claddings were added to the buildings.

7.44 The additional scenario for phasing of the proposed development will not materially affect the demolition and construction stage for the daylight, sunlight, overshadowing, light pollution and solar glare

assessments. The demolition and construction assessment provided in the June 2015 ES (revised) remains valid.

Completed and Operational Effects

7.45 There have been no changes to the bulk and massing or floor layouts of the Amended Scheme presented in the June 2015 ES (revised) as a result of the additional scenarios for affordable housing. Therefore, there are no changes that materially affect the overall completed and operational stage in terms of the daylight, sunlight and overshadowing assessments and the associated significance of effects. The assessment provided in *Volume 1: Chapter 11 - Daylight, Sunlight and Overshadowing* in the June 2015 ES (revised) remains valid.

7.46 Further detailed analysis and consideration to the daylight and sunlight impacts resulting from the Proposed Development in response to the letter report prepared by Delva Patman Redler (DPR) dated 21 September 2015 and as supplementary information for the GLA has been prepared and appended for consideration in Appendix F: Daylight and Sunlight – Additional Analysis. The specific properties raised by DPR have also been identified by both the London Borough of Hackney and London Borough of Tower Hamlets in their respective committee reports. Appendix F provides further explanation for all such properties identified by DPR as a concern in relation to daylight and sunlight as well as providing further contextual analysis for the site and the surrounding area. DPR were appointed by both authorities to review the ES chapter and daylight/sunlight impacts as a result of the Proposed Development.

Overall Conclusions

7.47 This ES Addendum has assessed the effects associated with additional scenarios for both demolition and construction and affordable housing. These additional scenarios have resulted in minor changes to the assessments presented in June 2015 ES (revised). However these changes are not considered material and do not affect the residual impacts or conclusions presented in the June 2015 ES (revised).

8. Environmental Statement Availability

8.1 The June 2015 ES and this ES Addendum are available for viewing by the public during normal office hours at the Planning Department of the LBTH and LBH via the LBTH and LBH websites:

- <http://development.towerhamlets.gov.uk/online-applications/>
- <http://planning.hackney.gov.uk/Northgate/PlanningExplorer/generalsearch.aspx>

References

- Ref. 1 Her Majesty's Stationery Office (HMSO), (2011); Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended 2015).
- Ref. 2 LBH, (2015), Development Management Local Plan.
- Ref. 3 London Borough of Tower Hamlets, (2007); Code of Construction Practice.
- Ref. 4 CIRIA (2006) 'Water Key Performance Indicators and benchmarks for Offices and Hotels', C657.
- Ref. 5 LBH, (2012) Local Development Framework (LDF) Draft Development Management Local Plan.
- Ref. 6 LBTH, (2012); SPG: Planning Obligations (Section 106).

