

Appendix C: Update to Appendix K - Limited Development Scenario

Introduction

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.
2. An Environmental Statement (ES) was submitted as part of the planning application in June 2014. In June 2015 the scheme was amended (hereafter referred to as the 'Amended Scheme') and a revised ES was submitted incorporating all of the changes to the scheme (hereafter referred to as the June 2015 ES (revised)).
3. The Limited Development Scenario was assessed (in **Appendix K: Limited Development Scenario** of the June 2015 ES (revised)) in the event that only the LBTH planning permission is approved which could result in the entirety of Development Plots of C, D, E, H, I and J to come forward independently of the remaining plots.
4. The June 2015 ES (revised) presents an affordable housing offer of 10% with LBTH affordable housing provided on site and a financial provision to LBH for affordable housing offsite. This is the minimum that will be provided.
5. The ES addendum presents the assessment based on a revised affordable housing provision of 25% and 35%, provided on site in LBTH. These scenarios reflect the mid-range and maximum scenarios that are likely to be provided so that a full range of effects can be considered. Additionally, the ES Addendum presents an additional scenario with regard to the demolition and construction phasing of the development.
6. Therefore, in terms of assessing the Limited Development Scenario, two additional affordable housing scenarios for the Amended Scheme and an additional scenario concerning the phasing of the Proposed Development are considered as follows:
 - An additional scenario for the tenure of the scheme to include a maximum scenario of 35% affordable housing provision on site in LBTH only;
 - An additional scenario for the tenure of the scheme to include a mid-range scenario of 25% affordable housing provision on site in LBTH only; and
 - An additional construction phasing scenario for the Proposed Development bringing forward some of the affordable housing (Plots E) into the first phase.
7. It should be noted that the above listed additional scenarios have no effect upon the number of units stated and 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 tenure have been assessed in this document so to consider the full range of impacts that could be attributed to the affordable housing provision once agreed.
8. This document provides an addendum to the assessment of the likely significant environmental effects of the Limited Development Scenario, with a revised affordable housing provision of 25% and 35% (as set out in the 'Introduction' of the ES Addendum), and an additional scenario with regard to the demolition and construction phasing of the development (as detailed in the 'Demolition and Construction' section of this document and Section 4 'Description of the Additional Scenarios to be Assessed' of the ES Addendum).
9. Further explanation of what constitutes the Limited Development Scenario can be found in paragraphs 13 – 24 of this document and full details of the additional scenarios can be found in the Section 4 'Description of the Additional Scenarios to be Assessed' of the ES Addendum.

10. This document should be read in conjunction with **Appendix K: Limited Development Scenario** of the June 2015 ES (revised). The impacts associated with this Limited Development Scenario are often the same or similar to those considered for the Proposed Development (which considers the impacts associated with the development plots C, D, E, H, I and J, for each of the technical assessments undertaken for the Proposed Development). Therefore, to avoid significant repetition within each technical assessment sections, where the impacts are considered to be the same as those considered for the Proposed Development and within **Appendix K: Limited Development Scenario** of the June 2015 ES (revised), this has been stated and reference should be made to the relevant section within the June 2015 ES (revised) (Table 1 below).

Table 1 Technical Assessments of the Limited Development Scenario, which have or have not been updated to consider the Additional Scenarios stated in Paragraph 6

Chapter / Technical Topic	Refer to Appendix K: Limited Development Scenario of the June 2015 ES (revised)	Refer to Updated Section within this Document
06. Waste and Recycling	✓	
07. Socio-economics	✓	✓
08. Ground Conditions	✓	
09. Traffic and Transport	✓	
10. Wind Microclimate	✓	
11. Daylight and Sunlight	✓	
12. Air Quality	✓	
13. Noise and Vibration	✓	✓
14. Water Resources, Drainage and Flood Risk	✓	✓
15. Archaeology	✓	
16. Built Heritage	✓	
17. Ecology	✓	
18. Electronic Interference	✓	

11. The approach to producing this document has been as follows:
 - AECOM's EIA specialists and other technical contributors have been asked to consider whether the alternative scenarios could materially affect the previously identified effects or introduce new significant effects as a result of the Limited Development Scenario and, therefore, whether further consideration or detailed technical assessment is required;
 - Where no material changes are considered likely to occur to the previously identified effect, no further technical assessment has been considered necessary; and
 - Where the alternative scenarios are considered unlikely to materially change the previously identified effect or introduce new significant effects, but alter the calculations previously undertaken, the revised assessments have been undertaken and presented in this document.
12. The additional scenarios have been assessed and updated where relevant in this report (as noted in Table 1).

Overview of the Limited Development Scenario June 2015 ES (revised)

13. The Limited Development Scenario comprises six principal development plots with buildings, as detailed below. Three of the six plots will provide residential accommodation and three will provide retail at ground floor with a park level above, as follows:
- Plot C – 30 storey building (excluding ground floor) of residential use with retail at 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 H – 2 storey building (including ground floor) or 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; and
 - Plot J – 1 storey building (including ground floor) or retail at ground floor level and a park above.

Table 2 Building Heights across the Limited Development Scenario Site

Development Plot	Height of Building (metres (m) above ordnance datum (AOD))	No. of Storeys (excluding ground level)	Depth of Basement (m)
Plot C (C1)	123.9	30	7
Plot C (C2)	111.4	26	7
Plot D (D1)	103.4*	24	6
Plot D (D2)	76.3*	17	6 (occupied Weavers' Cottages only)
Plot E (E1)	75.0*	16	6
Plot E (E2)	50.4*	9	6
Plot H	As per agreed parameters	1	5.395m (extg)
Plot I	As per agreed parameters	0	n/a
Plot J	As per agreed parameters	1	n/a

*Based on maximum parameters.

14. Plots D, E, H, I and J above ground level are to be submitted in outline. Plot C and Plots H, I and J at ground level are to be submitted in detail.

Key Land Uses

15. The Limited Development Scenario is split into the following main uses:
- Market Residential (Use Class C3);
 - Affordable Residential (Use Class C3);
 - Residential Facilities;
 - Office (Use Class B1); and

- Retail (Use Class A1-A3, A5).

16. The area schedule for the Limited Development Scenario, identifying the break down by area (Gross Internal Area (GIA)) and the uses of outline and detailed plots is provided below.
- Up to 91,469m² or residential use (Class C3);
 - Up to 16,670m² of business use (Class B1);
 - Up to 10,984m² of retail use (Class A1, A2, A3 and A5), of which only 1,960m² (GIA) can be used for hot food takeaways (Class A5);
 - Up to 495m² of non-residential institution use (Class D1);
 - Up to 661m² of assembly and leisure use (Class D2);
 - Up to 36m² of sui generis use;
 - Up to 18,174m² of ancillary and plant space; and
 - Up to 5,224m² of basement.

Market Residential

17. Plot C will accommodate market and intermediate residential units. The dwellings will meet or exceed both the minimum unit sizes and the minimum room sizes as stipulated in the Housing Supplementary Planning Guidance (SPG) by the Mayor of London. Every dwelling is designed to be wheelchair adaptable. Additionally, 10% are defined to be wheelchair adequate.

Affordable Residential

18. Appendix K – Limited Development Scenario of the June 2015 ES (revised) assesses a 10% affordable housing scenario. This ES Addendum appendix assesses the impacts of 25% and 35% affordable housing scenario upon the Limited Development Scenario.
19. The proposed affordable housing has been calculated on 10% of the habitable rooms. The unit mix and housing tenure of the various Plots is provided below for the 10% affordable housing scenario as presented in the June 2015 ES (revised) is provided for information below.

Table 3 - Accommodation Schedule for the Proposed Development (Plots C, D and E) based upon the 10% Affordable Housing Scenario (under the Maximum Development Scenario)

Development Plot	Type of Unit	Number of Units	Housing Tenure		
			Social	Intermediate	Market
Plot C	Studio	64	0	0	64
	1-bed	120	0	9	111
	2-bed	133	0	0	133
	3-bed	36	0	0	36
	4-bed	5	0	0	5
	5-bed	0	0	0	0
Plot D	Studio	15	0	0	15
	1-bed	130	0	0	130
	2-bed	125	0	12	113
	3-bed	43	0	0	43

Development Plot	Type of Unit	Number of Units	Housing Tenure		
			Social	Intermediate	Market
	4-bed	0	0	0	0
	5-bed	0	0	0	0
Plot E	Studio	0	0	0	0
	1-bed	21	20	1	21
	2-bed	28	11	17	28
	3-bed	42	8	29	42
	4-bed	8	2	6	8
	5-bed	4	1	3	4
Total		774	42	26	706

Table 4 Accommodation Schedule for the Proposed Development (Plots C, D and E) based upon the 10% Affordable Housing Scenario (under the Minimum Development Scenario)

Development Plot	Type of Unit	Number of Units	Housing Tenure		
			Social	Intermediate	Market
Plot C	Studio	64	0	0	64
	1-bed	120	0	8	112
	2-bed	133	0	0	133
	3-bed	36	0	0	36
	4-bed	5	0	0	5
	5-bed	0	0	0	0
Plot D	Studio	11	0	0	11
	1-bed	100	0	0	100
	2-bed	98	0	11	87
	3-bed	35	0	0	35
	4-bed	0	0	0	0
	5-bed	0	0	0	0
Plot E	Studio	0	0	0	75
	1-bed	17	17	8	212
	2-bed	21	12	11	229
	3-bed	26	13	0	84
	4-bed	6	2	0	9
	5-bed	3	1	0	2
Total		675			

Description of the Additional Scenarios to be Assessed

Additional Scenarios for Tenure of the Amended Scheme

20. The accommodation schedules for the additional scenarios for affordable housing based upon 25% and 35% for both the minimum and maximum development scenarios have been provided below.

Table 5 - Accommodation Schedule for the Proposed Development (Plots C, D and E) based upon the 25% Affordable Housing Scenario (under the Maximum Development Scenario)

Development Plot	Type of Unit	Number of Units	Housing Tenure		
			Social	Intermediate	Market
Plot C	Studio	64	0	0	64
	1-bed	120	0	8	112
	2-bed	133	0	4	133
	3-bed	36	0	0	36
	4-bed	5	0	0	5
	5-bed	0	0	0	0
Plot D	Studio	15	0	0	15
	1-bed	130	0	0	130
	2-bed	125	0	16	109
	3-bed	43	0	10	33
	4-bed	0	0	0	0
	5-bed	0	0	0	0
Plot E	Studio	0	0	0	0
	1-bed	21	15	6	0
	2-bed	28	28	0	0
	3-bed	42	38	4	0
	4-bed	8	8	0	0
	5-bed	4	4	0	0
Total		774	93	48	637

Table 6 - Accommodation Schedule for the Proposed Development (Plots C, D and E) based upon the 25% Affordable Housing Scenario (under the Minimum Development Scenario)

Development Plot	Type of Unit	Number of Units	Housing Tenure		
			Social	Intermediate	Market
Plot C	Studio	64	0	0	64
	1-bed	120	0	8	112
	2-bed	133	0	4	129
	3-bed	36	0	0	36
	4-bed	5	0	0	5

Development Plot	Type of Unit	Number of Units	Housing Tenure		
			Social	Intermediate	Market
	5-bed	0	0	0	0
Plot D	Studio	11	0	0	11
	1-bed	100	0	0	100
	2-bed	98	8	16	74
	3-bed	35	3	12	20
	4-bed	0	0	0	0
	5-bed	0	0	0	0
Plot E	Studio	0	0	0	0
	1-bed	17	17	0	0
	2-bed	21	21	0	0
	3-bed	26	26	0	0
	4-bed	6	6	0	0
	5-bed	3	3	0	0
Total		675	84	40	551

Table 7 Accommodation Schedule for the Proposed Development (Plots C, D and E) based upon the 35% Affordable Housing Scenario (under the Maximum Development Scenario)

Development Plot	Type of Unit	Number of Units	Housing Tenure		
			Social	Intermediate	Market
Plot C	Studio	64	0	0	64
	1-bed	120	0	10	110
	2-bed	133	0	6	127
	3-bed	36	0	0	36
	4-bed	5	0	0	5
	5-bed	0	0	0	0
Plot D	Studio	15	0	0	15
	1-bed	130	45	13	72
	2-bed	125	16	30	79
	3-bed	43	7	3	33
	4-bed	0	0	0	0
	5-bed	0	0	0	0
Plot E	Studio	0	0	0	0
	1-bed	21	21	0	0
	2-bed	28	28	0	0
	3-bed	42	31	11	0
	4-bed	8	8	0	0
	5-bed	4	4	0	0

Development Plot	Type of Unit	Number of Units	Housing Tenure		
			Social	Intermediate	Market
Total		774	160	73	541

Table 8 Accommodation Schedule for the Proposed Development (Plots C, D and E) based upon the 35% Affordable Housing Scenario (under the Minimum Development Scenario)

Development Plot	Type of Unit	Number of Units	Housing Tenure		
			Social	Intermediate	Market
Plot C	Studio	64	0	0	64
	1-bed	120	0	10	110
	2-bed	133	0	6	127
	3-bed	36	0	0	36
	4-bed	5	0	0	5
	5-bed	0	0	0	0
Plot D	Studio	11	0	0	11
	1-bed	100	28	11	61
	2-bed	98	32	24	42
	3-bed	35	14	1	20
	4-bed	0	0	0	0
	5-bed	0	0	0	0
Plot E	Studio	0	0	0	0
	1-bed	17	17	0	0
	2-bed	21	21	0	0
	3-bed	26	15	11	0
	4-bed	6	6	0	0
	5-bed	3	3	0	0
Total		675	136	63	476

21. The final affordable housing provision will fall between the ranges of tenure presented.

Additional Scenarios for Demolition and Construction of the Amended Scheme

- 22. The phases and the time slices presented within the main demolition and construction impact of the June 2015 ES (revised) are Borough specific. Therefore, the Limited Development Scenario assessment has where necessary applied the relevant phases and time slices and amended the overall programme of works as outlined below.
- 23. It is anticipated that the additional scenario for the demolition and construction works for the Limited Development Scenario will take place in two phases; but involves moving the construction of Plot E to the first phase of the Proposed Development as follows:

- Phase 1 - Plots C, H & E; and
- Phase 4 - Plots D, I & J.

24. This will not result in any changes to the proposed 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 and with an end date of approximately June 2032. The alternative scenario will result in revisions to six Timeslices: 3, 4, 11, 12, 13 and 14 (as shown in Section 4 'Description of the Additional Scenarios to the Proposed Development' of the ES Addendum). The remaining timeslices are still applicable and remain as presented in the June 2015 ES (revised).
25. This revised information is presented in the following section. All other information presented in the Appendix K – Limited Development Scenario and *Volume 1: Chapter 5 – Demolition and Construction* of the June 2015 ES (revised) remains valid for both demolition and construction scenarios considered

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

26. This section provides the vehicle movements and labour resource levels associated with the additional demolition and construction scenario for the Limited Development Scenario which have been used for the purposes of the assessments presented in this ES Addendum appendix. The estimated average number of vehicle movement per day during each of the demolition and construction phases is shown in Table 13. These are based on a worse case daily average.
27. The estimated average number of vehicle movements per day during each phase of the additional demolition and construction scenario is presented in Table 13. These movements represent a worse case daily average.

Table 13 LDS – Demolition and Construction Vehicle Movements per Day

Works	Average Number of Vehicle Movements per Day
Phase 1 – SLT Works + Plots C, E & H	48
Phase 4 – Plots D, I & J	28

28. 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) and Figure 3 of the ES Addendum.
29. The estimated number of deliveries during each month under the additional demolition and construction scenario for is shown in Figure 1 and the estimated labour resources levels are shown in Figure 2.

Figure 1 Predicted Monthly Deliveries during Demolition and Construction Works

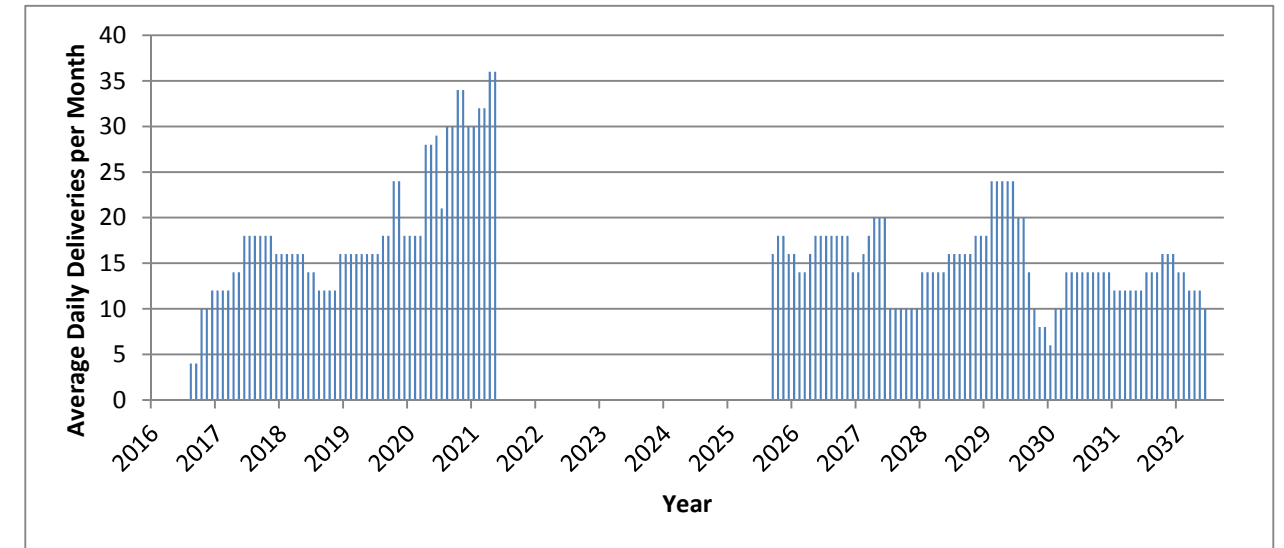
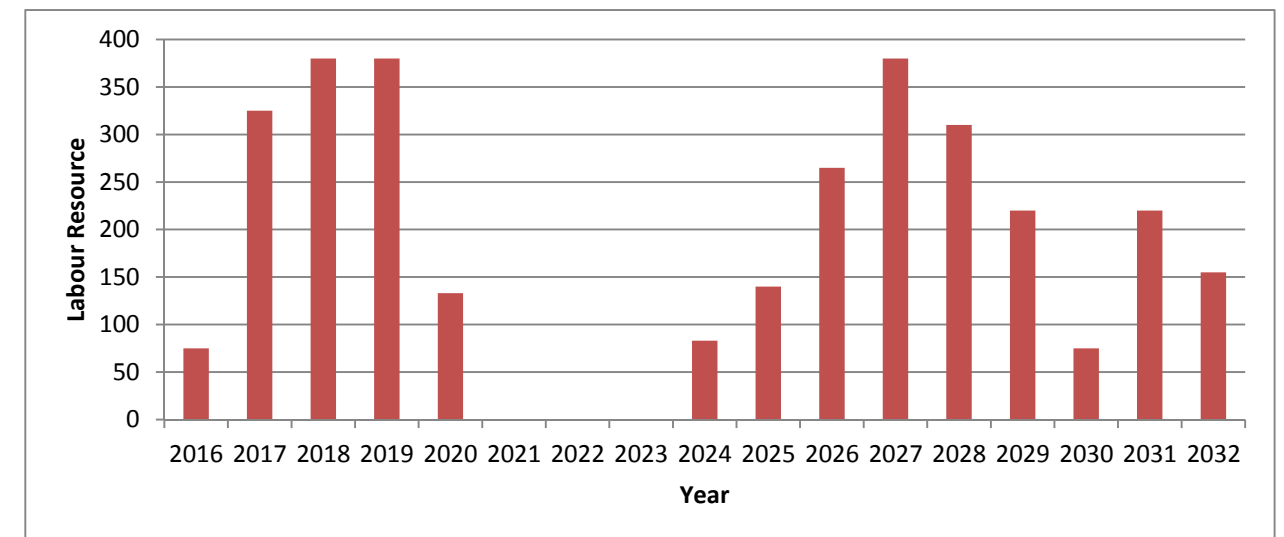


Figure 2 Predicted Labour Resource Levels



Socio-economics

Consideration of Baseline Conditions

30. In considering the Limited Development Scenario, only the relevant information relating to the LBTH baseline is appropriate for this additional impact assessment.

Assessment of Potential Impacts and Significance

30.1 This ES addendum appendix has not considered the effects associated with operational employment as these are unaffected by the additional scenario and are therefore as presented in *Volume 1: Appendix K: Limited Development Scenario* of the June 2015 ES (revised). In addition the effects associated with demolition and construction have not been revisited as these have not changed and are as presented in *Appendix K: Limited Development Scenario* June 2015 ES (revised) and are considered appropriate and valid in the context of the additional scenario.

Value of Local Spending

- 31. As with the Proposed Development, the minimum development scenario has been used here in order to present a 'worst case' for additional local spend.
- 32. The accommodation schedule for the Limited Development Scenario based on a 25% of affordable housing provision is outlined in Table 17. Plots C, D and E are the only plots with residential use in the Limited Development Scenario.

Table 17 Accommodation schedule for the Detailed Component of the Limited Development Scenario (LBTH Plots C, D and E) based on 25% Affordable Housing Provision

Apartments	Private	Intermediate	Social rented	Total
Studio	75	0	0	75
1 bedroom homes	212	8	17	237
2 bedroom homes	203	20	29	252
3 bedroom homes	56	12	29	97
4 bedroom homes	5	0	6	11
5 bedroom homes	0	0	3	3
Total	551	40	84	675

Source: Developer's Accommodation Schedule

- 33. Table 18 shows that, based on the area schedule outlined in Table 11, an estimated 1,287 people will reside within the 675 units to be developed in the Limited Development Scenario (based on a 25% affordable housing provision).

Table 18 Total number of residents within the Detailed Component of the Limited Development Scenario (LBTH Plots C, D and E) based on 25% Affordable Housing Provision

Apartments	Private	Intermediate	Social rented	Total
Studio	110	0	0	110
1 bedroom homes	312	10	21	343
2 bedroom homes	390	35	70	495
3 bedroom homes	152	24	97	273
4 bedroom homes	18	0	32	50
5 bedroom homes	0	0	16	16
Total	982	69	236	1,287

Source: AECOM Calculations 2015

- 34. Applying annual direct, indirect and induced spending figures per person in Greater London (as outlined in the whole site assessment) to the 1,051 residents of the private and intermediate dwellings

projected to reside within the Limited Development Scenario (based on a 25% affordable housing provision), results in a total economic benefit of approximately £13.3 million per annum gross direct expenditure, as outlined in Table 19 below.

Table 19 Local Spending in Greater London resulting from the Limited Development Scenario, based on 25% Affordable Housing Provision

	Gross Direct Expenditure	Gross Local Expenditure
Total Spending (£)	£13,324,019	£11,991,617

Source: ONS Family Spending 2013 (Ref. 2); English Partnerships (Ref. 3), AECOM Calculations 2015

- 35. The Limited Development Scenario will result in an anticipated 1,287 residents, likely to generate an overall £13.3M Gross Direct Expenditure and £11.9M Gross Local Expenditure. As such, the value of local spending as a result of the Limited Development Scenario (based on a 25% affordable housing provision) would give rise to a potential **long-term permanent** impact of **minor beneficial significance** on the Greater London economy. When assessed as a stand-alone scheme, this is in line with the findings outlined for the Proposed Development. The Limited Development Scenario would have a lower financial value for the Greater London economy however.
- 36. The accommodation schedule for the Limited Development Scenario (Plots C, D and E) based on a 35% of affordable housing provision is outlined in Table 20.

Table 20 Accommodation schedule for the Detailed Component of the Limited Development Scenario (LBTH Plots C, D and E) based on 35% Affordable Housing Provision

Apartments	Private	Intermediate	Social rented	Total
Studio	75	0	0	75
1 bedroom homes	171	21	45	237
2 bedroom homes	169	30	53	252
3 bedroom homes	56	12	29	97
4 bedroom homes	5	0	6	11
5 bedroom homes	0	0	3	3
Total	476	63	136	675

Source: Developer's Accommodation Schedule

- 37. Table 20 shows that, based on the area schedule outlined in Table 14, an estimated 1,286 people will reside within the 675 units to be developed in the Limited Development Scenario (based on a 35% affordable housing provision).

Table 20 Total number of residents within the Detailed Component of the Limited Development Scenario (LBTH Plots C, D and E) based on 35% Affordable Housing Provision

Apartments	Private	Intermediate	Social rented	Total
Studio	110	0	0	110
1 bedroom homes	251	25	56	332
2 bedroom homes	324	53	128	505
3 bedroom homes	152	24	97	273
4 bedroom homes	18	0	32	50
5 bedroom homes	0	0	16	16
Total	855	102	329	1286

Source: AECOM Calculations 2015

38. Applying annual direct, indirect and induced spending figures per person in Greater London (as outlined in the whole site assessment) to the 957 residents of the private and intermediate dwellings projected to reside within the Limited Development Scenario (based on a 35% affordable housing provision), results in a total economic benefit of approximately £12.1 million per annum gross direct expenditure, as outlined in Table 21 below.

Table 21 Local Spending in Greater London resulting from the Limited Development Scenario, based on 35% Affordable Housing Provision

	Gross Direct Expenditure	Gross Local Expenditure
Total Spending (£)	£12,132,337	£10,919,103

Source: ONS Family Spending 2013 (Ref. 2); English Partnerships (Ref. 3), AECOM Calculations 2015

39. The Limited Development Scenario will result in an anticipated 1,286 residents, likely to generate an overall £12.1M Gross Direct Expenditure and £10.9M Gross Local Expenditure. As such, the value of local spending as a result of the Limited Development Scenario (based on a 35% affordable housing provision) would give rise to a potential **long-term permanent** impact of **minor beneficial significance** on the Greater London economy. When assessed as a stand-alone scheme, this is in line with the findings outlined for the Proposed Development. The Limited Development Scenario would have a lower financial value for the Greater London economy however.

Broader Social and Community Impact

40. Expected broader social and community impacts of the Limited Development Scenario are:

- Increase in the stock of private and affordable housing;
- Increased demand for places at local schools and provision of school places;
- Increased demand for health services;
- Increased patronage of open space; and
- Increased demand for play space.

Housing

41. The new housing targets outlined in the London Plan 2011 have been revised in the Further Alterations to the London Plan (FALP) 2015, with a target for 39,314 additional homes within the LBTH, or an average of 3,931 new homes per year (Ref. 4).

42. The Limited Development Scenario will contribute to meeting the LBTH annual housing target of 3,931 dwellings, by adding between 675 and 774 units to the existing housing stock of the LBTH (dependent on whether the minimum or maximum development scenario is preferred). This represents between 17.2% and 19.7% of LBTH's yearly target for new build developments. Of the 675 to 774 homes within the Limited Development Scenario, 8.8% will be suitable for families in the minimum scenario, and 10.2% in the maximum scenario (for entire range 10%, 25% and 35% affordable housing scenarios).

43. Once the Limited Development Scenario is complete, the additional dwellings would give rise to a potential **long term permanent** impact of **moderate beneficial significance** towards meeting the targets for new housing provision in the LBTH; the same magnitude as the Proposed Development (under the 10% affordable housing scenario), as described in **Chapter 7:Socio-economics** of the June 2015 ES (revised).

Affordable Housing

44. Under the 25% affordable housing provision scenario, 25% (141 units) of all residential units (measured by habitable room) within the Limited Development Scenario will be for affordable housing, under the maximum development option.

45. While on-site provision of affordable units within the Limited Development Scenario (under the 25% affordable housing provision) is below the LBTH's target of 35%, affordable housing (measured by habitable rooms) provision at the Limited Development Scenario represents an increase in the availability of affordable housing in the area compared with existing baseline conditions (where no affordable housing is offered currently) and this can be seen as an improvement to the existing baseline situation.

46. Once the Limited Development Scenario (under the 25% affordable housing provision) is complete, the additional 141 affordable units would give rise to a potential **long term permanent** impact of **minor beneficial significance** on new affordable housing in LBTH; the same magnitude as the whole Site development (under the 10% affordable housing scenario), as described in **Chapter 7:Socio-economics** of the June 2015 ES (revised).

47. Under the 35% affordable housing scenario, 35% (233 units) of all residential units (measured by habitable room) within the Limited Development Scenario will be for affordable housing, under the maximum development option.

48. While on-site provision of affordable units within the Limited Development Scenario (under the 35% affordable housing provision scenario) is in line with the LBTH's target of 35%, affordable housing (measured by habitable rooms) the Limited Development Scenario represents an increase in the availability of affordable housing in the area compared with existing baseline conditions (where no affordable housing is offered currently) and this can be seen as an improvement to the existing baseline situation.

49. Once the Limited Development Scenario (under the 35% affordable housing provision) is complete, the additional 233 affordable units would give rise to a potential **long term permanent** impact of **minor beneficial significance** on new affordable housing in LBTH; the same magnitude as the whole Site development (under the 10% affordable housing scenario), as described in **Chapter 7:Socio-economics** of the June 2015 ES (revised).

Education

50. The Limited Development Scenario will result in an increased demand for education if any households with children occupy the dwellings. This impact is assessed in the following section.

Child Occupancy Rates and School Yield

51. Applying the LBTH SPD (Ref. 5) methodology for the calculation of child occupancy rates to determine the 'school yield' indicates that children aged up to 16 years old residing at the Limited Development Scenario (based on the 25% and 35% affordable housing provision scenarios) could require education places, as outlined in Table 22 and Table 23.

Table 22 Estimated Education Demand from the Limited Development Scenario (LBTH Plot C, D and E) based on 25% affordable housing provision

	Children Aged (years)			Total
	Nursery	Primary	Secondary	
Private	14	15	4	33
Intermediate	6	11	5	21
Social Rented	17	42	8	67
Total	37	68	17	121

Source: AECOMS Calculations 2015. Note that figures do not always sum due to rounding.

Table 23 Estimated Education Demand from the Limited Development Scenario (LBTH Plot C, D and E) based on 35% affordable housing provision

	Children Aged (years)			
	Nursery	Primary	Secondary	Total
Private	13	14	3	30
Intermediate	8	15	6	29
Social Rented	23	48	8	79
Total	44	77	17	138

Source: AECOMS Calculations 2015. Note that figures do not always sum due to rounding.

Early Years Education

52. Under the 25% affordable housing scenario, it is estimated that 37 children could require early years education places (see Table 22) and under the 35% affordable housing scenario, it is estimated that 44 children could require early years education places (see Table 23). As outlined in the baseline of the June 2015 ES (revised), the LBTH Childcare Supply and Demand Assessment (Ref. 6) concluded that on the basis of available data, there was likely to be a deficit in the availability of early years education places. Therefore, the Limited Development Scenario (based on the 25% and 35% affordable housing scenarios) is likely to generate a requirement for additional early years education places. As such, this would give rise to a potential **long term temporary** impact of **minor adverse significance** on early years education provision; the same magnitude as the Proposed Development (under the 10% affordable housing scenario), as described in **Chapter 7:Socio-economics** of the June 2015 ES (revised).

Primary School Education

53. Under the 25% affordable housing scenario, it is estimated that 68 children could require primary school places (see Table 22) and under the 35% affordable housing scenario, it is estimated that 77 children could require primary school places (see Table 23). Table 7-6 of **Chapter 7:Socio-economics** of the June 2015 ES (revised) indicates there is currently a surplus of 1,230 primary education places within a 2.7 km radius of the Limited Development Scenario, although this is reduced to 278 surplus places if 95% occupancy is considered to mean a school is at capacity. Therefore, the children requiring primary education places as a result of the Limited Development Scenario (based on the 25% and 35% affordable housing scenarios) are likely to be able to be accommodated within the existing primary schools local to the site. As such, this would give rise to a potential **long term temporary** impact of **negligible significance** on primary education provision, 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 Limited Development Scenario; the same magnitude as the Proposed Development (under the 10% affordable housing scenario).

Secondary School Education

54. Under the 25% affordable housing scenario, it is estimated that 17 children could require secondary school places (see Table 22) and under the 35% affordable housing scenario, it is estimated that 17 children could require secondary school places (see Table 23). Table 7-7 of **Chapter 7:Socio-economics** of the June 2015 ES (revised) shows that there is currently a surplus of 2,886 secondary education places within 5.1km of the site, although this is reduced to 1,295 surplus places if a 95% occupancy is used. As such, there is likely to be adequate capacity at the existing local secondary schools to cope with the increased demand for places as a result of construction of the Limited Development Scenario (based on the 25% and 35% affordable housing scenarios). As such, this would give rise to a potential **long term temporary** impact of **negligible significance** on secondary education provision, 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 Limited Development

Scenario; the same magnitude as the Proposed Development (under the 10% affordable housing scenario).

Health

- 55. The Limited Development Scenario will include floorspace to accommodate a healthcare facility with capacity for two GPs. This provision will serve residents at the Limited Development Scenario and is unlikely to offer healthcare services to residents within the surrounding area, due to the planned service only being staffed by 1FTE GP at the time the Limited Development Scenario becomes operational.
- 56. An estimated 1,492 people (under the 25% affordable housing scenario) and 1,485 people (under the 35% affordable housing scenario) will reside at the Limited Development Scenario (under the maximum development scenario), based on the LBTH Planning Obligations SPG (Ref. 5). These residents would place additional demand on local health facilities.
- 57. The baseline for the LBTH suggests there are on average 61.17 GPs per 100,000 people, exceeding the Borough target of 59 GPs per 100,000 people (however this equates to approximately 1,634 patients per GP; somewhat below the target patient list of 1,800 FTE patients per GP recommended by the Department of Health). Within the five GP surgeries within 1km of the site, there are a total of 17 GPs. With a total combined practice list size of 38,545, this gives a ratio of 2,267 patients per GP, which is a lower level of service (i.e. worse) than the average provision target for England of 1,800 patients per GP.
- 58. There is predicted to be an increase of approximately 1,492 residents (under the 25% affordable housing scenario) and 1,485 residents (under the 35% affordable housing scenario) as a result of the Limited Development Scenario. While the existing provision of GPs within the LBTH is above the national average, within the GP surgeries closest to the site, there is a considerably higher ratio of patients per GP than the national average. Taking account of the combined overall practice list size of the five GP practices within 1km of the Limited Development Scenario (38,545 people) and the total combined number of FTE GPs at those practices (17 GPs), with the addition of 1,492 residents (under the 25% affordable housing scenario) and 1,485 residents (under the 35% affordable housing scenario) as a result of the Limited Development Scenario (bringing the overall practice list size to 40,037 (under the 25% affordable housing scenario and 40,030 (under the 35% affordable housing scenario)) and an additional FTE GP within the healthcare facility on-site (bringing the total to 18 GPs), there would be an average of 2,224 patients (under both the 25% and 35% affordable housing scenario) per GP. This is a slight improvement in healthcare provision locally however it is a notably lower level of service (i.e. worse) than the average provision target for England of 1,800 patients per GP (Ref. 6)The healthcare facility would however reduce the additional demand for GP services the Limited Development Scenario would place on the local surgeries surrounding the site.
- 59. As such, this would give rise to a potential **long term temporary** impact of **negligible significance** on GP provision within the locality as a result of the Limited Development Scenario (under both the 25% and 35% affordable housing scenarios); the same magnitude as the Proposed Development (under the 10% affordable housing scenario), as described in **Chapter 7:Socio-economics** of the June 2015 ES (revised).

Open Space Provision

- 60. The Limited Development Scenario will include a new public park; The Goodsyard Gardens, which will serve the whole development. Table 7-9 of **Chapter 7:Socio-economics** of the June 2015 ES (revised) shows that there are three Pocket Parks and three Local Parks within 400m of the site and five Small Open Spaces within 1.2km. The baseline analysis has shown that there is good access from the site to a range of open spaces locally, as well as a range of parks at a strategic level.
- 61. The LBTH Planning Obligations SPG outlines minimum standards for the provision of public open space for new residents and employees at commercial premises within the Borough on the basis of a minimum provision of 12m² per resident (Ref. 7). This provision is also applicable to employees at new

developments, with a discount of 17.38% on the basis of LBTH research (Ref. 7). These assumptions have been applied to the anticipated residential occupancy and employment generating floorspace (based on maximum development parameters) for the Limited Development Scenario to determine the open space requirement of the Limited Development Scenario.

Table 24 Total Open Space Requirement - Residents and Employees of the Limited Development Scenario (LBTH Plots) based on 25% Affordable Housing Provision

Number of Residents	Discount rate (%)	Minimum open space per resident (m ²)	Total open space required (m ²)
1,492	-	12	17,904
Net number of Employees	Discount rate (%)	Minimum open space per employee (m ²)	Total open space required (m ²)
686	17.38	9.9144	6,801
Total open space required (m²)			24,705

Source: AECOM calculations 2015

Table 25 Total Open Space Requirement - Residents and Employees of the Limited Development Scenario (LBTH Plots) based on 35% Affordable Housing Provision

Number of Residents	Discount rate (%)	Minimum open space per resident (m ²)	Total open space required (m ²)
1,485	-	12	17,820
Net number of Employees	Discount rate (%)	Minimum open space per employee (m ²)	Total open space required (m ²)
686	17.38	9.9144	6,801
Total open space required (m²)			24,621

Source: AECOM calculations 2015

62. The Limited Development Scenario will bring forward a total of approximately 23,153m² open space:
- *Approximately 17,153 m² of public open space:*
 - *Approximately 9,434 m² raised public park*
 - *Approximately 7,719 m² ground floor public realm*
 - *Approximately 6,000 m² of private/ semi private space:*
 - *424 m² private gardens attached to ground floor residential units*
 - *3,200m² roof gardens accessible to residents at the Limited Development Scenario*
 - *2,400 m² semi private space, comprising bio-diverse roof gardens accessible to residents and employees at the site.*
63. It is calculated that 1,492 people (under the 25% affordable housing scenario) and 1,485 people (under the 35% affordable housing scenario) would reside in the Limited Development Scenario using the maximum population figures. The provision of approximately 9,434 m² public park, approximately 7,719 m² landscaped ground floor public realm and roof gardens (accessible to residents) comprising approximately 6,000 m² would help to mitigate any impact the new population may have on existing public space and provide ample accessible space for residents. Additionally, a number of residents in Plot C would have access to private gardens attached to a small number of residential units. The public park and ground floor public realm, and approximately 2,400m² semi private bio-diverse roof gardens could also be used by employees at the Limited Development Scenario. Existing local residents and patrons of the scheme would also have access to the raised public park and landscaped public realm

64. The new open space accessible to residents (23,153 m²) is likely to be used by the majority of residents during evenings and weekends (as opposed to during the day, when the majority of residents are likely to be at work). As such, during these times the approximately 23,153 m² open space provided exceeds the required 17,904m² (under the 25% affordable housing scenario) and 17,820m² (under the 35% affordable housing scenario) to serve residents. Similarly, the new publically accessible open space accessible to employees at the scheme (approximately 17,153 m²) is likely to be used by the majority of employees during their lunch break, and occasionally before and after work (as opposed to predominantly during weekend and evenings, when the majority of employees are unlikely to be in the local area). As such, during these times the 17,153 m² public open space is considerably higher than the 6,801m² required to serve employees.
65. As such, while the provision of open space and landscaped public realm is slightly smaller than the required 24,261m² (based on the LBTH Planning Obligations SPGs) for the Limited Development Scenario, the space is likely to be more than sufficient for the specific types of users who will access the area at various times during the day. The Goodsyard Gardens and associated areas will also enhance the locality, creating a considerable amount of new publicly accessible open space where there is currently none. As such, there is still a notable improvement on the baseline situation at the site, representing a considerable benefit for local residents, despite the exact requirement for public open space not being met.
66. The total provision of publicly accessible open space would therefore give rise to a **long-term permanent impact of minor beneficial significance** for the Limited Development Scenario (under both the 25% and 35% affordable housing scenarios); the same magnitude as for the Proposed Development (under the 10% affordable housing scenario), as described in **Chapter 7:Socio-economics** of the June 2015 ES (revised).

Child and Young People’s Play Space

67. The Limited Development Scenario will include a new public park with playable space and a privately accessible playground which will serve residents at the site.
68. The GLA’s SPG recommends that 10m² of play and recreation space be provided for children and young people in new developments (Ref. 8) the LBTH emphasise this guidance should be adhered to within their Planning Obligations SPD. In order to calculate the estimated number of children aged 0-15 living at the Limited Development Scenario in the LBTH Plots, guidance within the LBTH Planning Obligation SPD notes that the child yield assumptions set out in the LBTH ‘Planning for Population Change and Growth’ report (Ref. 9) should be applied to the accommodation schedule for the Limited Development Scenario.
69. There are six play areas within 800m of the site; which is the maximum radial distance from which playspace for children should be accessible from their homes in accordance with the GLA’s SPG. These areas comprise a variety of equipped and recreational play space, and some have hard surfaced multi-use games areas (MUGA). The site is well served by spaces suitable for older children (who are likely to travel further to access play facilities) but that there are limited play opportunities for children aged under five.
70. Applying the accommodation schedule for LBTH plots to the GLA’s child playspace calculator indicates that 133 children (under the 25% affordable housing scenario) and 153 children (under the 35% affordable housing scenario) could reside within the Limited Development Scenario, as outlined in Table 26 and Table 27 respectively.

Table 26 Estimated Child Yield from the Limited Development Scenario, based on 25% Affordable Housing Provision

	Children Aged (years)			Total
	Under 5	5-11	12+	
Private	12	14	3	29

Intermediate	5	10	5	20
Social Rented	14	45	24	84
Total	31	70	33	133

Source: GLA Playspace Calculator, AECOM Calculations 2015

Table 27 Estimated Child Yield from the Limited Development Scenario, based on 35% Affordable Housing Provision

	Children Aged (years)			Total
	Under 5	5-11	12+	
Private	11	13	3	27
Intermediate	7	15	6	28
Social Rented	19	52	27	98
Total	37	80	36	153

Source: GLA Playspace Calculator, AECOM Calculations 2015

71. Applying the GLA's SPG guidance, there is a requirement for 1,330m² of play space to serve the 133 children (based on the 25% affordable housing scenario) and 1,530m² of play space to serve the 153 children (based on the 35% affordable housing scenario) estimated to reside within the Limited Development Scenario. The Limited Development Scenario will bring forward several large areas of playable space, including 'natural play' spaces (with logs, balance beams and natural materials), integrated play spaces (including architectural features, planting, and water play), and educational play spaces (banks, slopes, areas to build dens and other features drawing on the biodiversity of the site).
72. Additionally, Wheeler House MUGA (which is located within 100m of the site), Spitalfields City Farm Playground and Shacklewell Street Playground and MUGA (both located within 400m of the site) are appropriate for older children and can also contribute to meeting the play space requirements of children aged 5+ years.
73. The addition of play facilities as part of the Limited Development Scenario is beneficial, especially given the baseline situation where no play space exists currently. As the requirements for child play space will be met by on-site provision and some existing additional offsite provision can also be used by resident children, the Limited Development Scenario (under both the 25% and 35% affordable housing scenarios) would give rise to a potential **long term permanent** impact of **minor beneficial significance** on the provision of child playspace in the local area; the same magnitude as the Proposed Development (under the 10% affordable housing scenario), as described in **Chapter 7: Socio-economics** of the June 2015 ES (revised).

Mitigation Measures

Mitigation during Demolition and Construction

74. There is no direct mitigation which is required as a result of the socio-economic assessment of demolition and construction phase impacts.

Mitigation Once the Limited Development Scenario is Complete and Occupied

75. As a result of the socio-economic assessment of operational impacts, s106 provisions towards the provision of additional early years education places will be agreed with the LBTH, in order to mitigate any adverse impacts on the demand for and supply of places as a result of development of the Limited

Development Scenario. As a result of mitigation, the potential environmental impact on early years education provision will be **long term, temporary, negligible significance**; the same residual significance as the Proposed Development (under the 10% affordable housing scenario).

Residual Impacts

76. This chapter has analysed the socio-economic impacts of the Limited Development Scenario (under both the 25% and 35% affordable housing scenarios) compared to baseline conditions and the assessment of the Proposed Development (under the 10% affordable housing scenario). Residual impacts are summarised within Table 28. It should be noted that while all residual impacts for the Limited Development Scenario (under both the 25% and 35% affordable housing scenarios) have been assessed as being the same as those for the Proposed Development, this is relative to the size of each scheme and the different population size and child yield associated with each. As such, it is recognised that benefits such as additional local spend will be greater as a result of development of the Proposed Development, however relative to the geographical scale of the impact (e.g. Greater London); benefits for both development options are minor beneficial and long term. Conversely however, development of the Proposed Development will place greater demand on local services and social infrastructure (such as education) due to higher population yields. Both schemes will deliver beneficial impacts to the local and regional area, and therefore will deliver an improved scenario compared with the baseline situation.
77. The Limited Development Scenario will have a number of beneficial impacts within the local area. These include the provision of employment opportunities; with an estimated operational employment of 538 gross jobs and 686 net jobs.
78. There is a total provision of 675 to 774 residential units (dependent on the development scenario). The 1,257 residents of the units within the minimum development scenario are estimated to increase expenditure in the local area by approximately £13.3 million (based on the 25% affordable housing scenario) and £12.1 million (based on the 35% affordable housing scenario) annually.

Table 28 Summary of Residual Impacts

Description of Impact	Residual Impact Significance	Nature of Impact	Geographic Scale
Demolition and Construction			
Demolition and Construction Employment	Minor	Beneficial, Long term, Temporary	Regional
Completed and Occupied Development			
Operational Employment	Minor	Beneficial, Long term, Permanent	Regional
Additional Local Spending	Minor	Beneficial, Long term, Permanent	Regional
Housing	Moderate	Beneficial, Long term, Permanent	Local
Affordable Housing	Minor	Beneficial, Long term, Permanent	Local
Education	Negligible	Long term, Temporary	Local
Health	Minor	Beneficial, Long term, Permanent	Local
Open Space	Minor	Beneficial, Long term, Permanent	Local
Play Space	Minor	Beneficial, Long term, Permanent	Local

Impact Interactions and Cumulative Impacts Assessment

Cumulative Impacts during Demolition and Construction

79. There are 49 schemes in the vicinity of the development (40 of which are consented, two of which are under construction, and 7 currently being considered at the time of writing) with the potential to result in cumulative impacts. It should be noted however that despite being permitted, the 40 consented schemes may not necessarily be constructed, and the 7 schemes being considered may not necessarily be granted permission.
80. The combined impacts of the Limited Development Scenario are likely to have a beneficial impact on construction employment, due to the potential for these 49 schemes to generate construction phase employment; there is the potential for a considerable number of full time equivalent jobs (in addition to the Limited Development Scenario) which could be created.

Cumulative Impacts Once the Limited Development Scenario is Completed and Occupied

81. If the 49 cumulative schemes are developed, approximately 2,580 new residential units are expected to come forward. This will be a substantial provision to the provision of market and affordable housing within LBTH, providing a range of dwellings and types of tenure for new residents.
82. If the schemes are to be realised there will be substantial new commercial, retail, and leisure space created that will help meet the needs of the new population and surrounding neighbourhoods. The new employment space will provide job opportunities for existing and new residents to the area. Using the employment densities from the LBTH Section 106 SPD, the known dedicated office space could result in approximately 30,900 gross new employees.
83. Residents within the forthcoming residential developments in the surrounding area are likely to place additional demand on existing social infrastructure. It is acknowledged that the socio-economic assessment found that there would be a deficit in primary education places subsequent to the construction of the Development. There is the potential (should all 49 committed developments in the vicinity be constructed) for a requirement for additional early years education facilities and possibly primary and secondary school Forms of Entry. However, in line with the principles relating to planning obligations set out in the LBTH Planning Obligations SPDs, it is assumed that each of the schemes will agree an appropriate level of s.106 provisions, which will help mitigate any shortfall in capacity which might cause adverse socio-economic impacts. The s.106 provisions from the 49 schemes will help contribute towards provision of early years, primary and secondary places and help resolve any shortfall which may occur, resulting in a negligible cumulative impact on education.
84. If the 49 schemes are realised, there is the potential for additional pressure on health services. The existing provision of GPs within the LBTH is above the national average however (despite surgeries within close proximity of the Site having a low level of service provision). It is considered likely that taking into account the 2,580 new residential units that could come forward there may be a requirement for additional health facilities. As outlined above however, in line with the principles relating to planning obligations set out in the LBTH Planning Obligations SPDs, it is assumed that each of the schemes will agree an appropriate level of s.106 provisions, which will help mitigate any shortfall. Therefore the cumulative impact on healthcare provision is anticipated to be negligible.
85. The surrounding area is well served by 'Pocket Parks', 'Small Open Spaces', 'District Parks' and 'Metropolitan Parks'. In addition, the Limited Development Scenario a number of the 48 schemes provide new public open or landscaped space for use by residents and employees at the developments and members of the public. Therefore the cumulative impact on open space is anticipated to be negligible.
86. The surrounding area is served by five play spaces within 800m. In addition, the Limited Development Scenario provides several large areas of play space and a considerable amount of playable space at park level, as well as dedicated play facilities at several of the cumulative schemes. As such, the cumulative impact on play space is anticipated to be negligible.

87. It is therefore assumed that in line with the principles of the s.106 obligations set out in the Town and Country Planning Act (1990) each development will have mitigated for any adverse impacts, resulting in negligible cumulative impacts on services and community facilities in the area and beneficial cumulative impacts on employment creation, office and retail provision, and additional local spending.

Conclusions

88. All residual impacts for the Limited Development Scenario have been assessed as being the same as those for the Proposed Development (under the 10% affordable housing scenario). It should be noted however that this is relative to the size of each scheme; as such, certain benefits will be greater as a result of the Proposed Development, however there will also be greater demand placed on local services and social infrastructure as a result of the Proposed Development. Both schemes will deliver beneficial impacts to the local and regional area, and therefore will result in an improved scenario compared with the baseline situation, regardless of which development option is taken forward.

Noise and Vibration

89. This section provides an additional assessment of the impacts associated with the additional demolition and construction phase of the Limited Development Scenario which falls within the LBTH boundary only and comprises Plots C, D, E, H, I, and J.
90. The additional demolition and construction scenario will result in Plot E moving into the first phase of the development therefore an additional assessment has been undertaken to identify the operational noise limits and the impacts upon the onsite receptors generated from Plot E.

Consideration of Baseline Conditions

91. The baseline conditions have not changed and are as presented in *Chapter 13 Noise and Vibration* of the June 2015 ES (revised).

Assessment of Impacts and Significance

Impacts during Demolition and Construction

92. Time slices one to four and 10 to 17 cover demolition and construction work to be carried out for Limited Development Scenario whereas time slices five to nine cover demolition and construction work to be carried out for the Proposed Development. The predicted demolition and construction noise impacts for time slices one to four and 10 to 17 (the Limited Development Scenario) for the additional construction scenario are presented in Table 30.

Table 30 Recommended Operational Noise Limits for Noise Sensitive Properties

Receptor	Measured Daytime L _{Aeq,16h} dB	Predicted dB L _{Aeq,1h} Noise Level for Timeslice										
		1	2	3	4	10	11	12	13/14	15	16	17
Off-site receptors												
S1	62	67	69	72	64	70	75	73	56	57	54	49
S2	62	68	71	69	68	69	74	72	55	60	57	51
S3	62	68	70	67	66	64	69	68	51	64	61	56
S4	62	69	72	70	70	61	69	68	51	74	71	66
S5	61	63	64	70	61	67	71	69	51	52	49	44
S6	61	62	63	72	62	66	70	67	50	51	48	43
S7	68	62	63	88	76	62	73	73	56	46	43	38
S8	68	63	64	81	69	60	77	77	60	47	44	38
S9	68	76	76	78	66	60	86	86	69	49	46	41
S10	73	68	69	62	60	49	62	61	44	51	48	43
S11	72	66	67	62	60	55	62	61	44	71	68	63
S12	73	64	65	60	57	48	59	58	41	58	55	49
S13	61	61	62	82	70	62	67	66	49	45	42	37
S14	72	65	66	63	60	56	64	63	46	71	68	62
S15	62	67	69	66	65	59	66	65	48	76	73	67
S16	68	83	83	72	69	59	84	84	67	50	47	42
On-site receptors												
S17	62	-	-	-	-	74	84	84	66	65	62	57
S18	62	-	-	-	-	61	64	63	54	52	49	44
S19	62	-	-	-	-	62	70	70	69	58	55	50
S20	62	-	-	-	-	63	69	68	50	75	72	66
S21	62	-	-	-	-	-	-	-	-	61	58	53
S22	62	-	-	-	-	83	87	86	69	65	62	57

Impact Category
Negligible
Minor adverse
Moderate adverse
Major adverse

93. Noise predictions of demolition and construction activities indicate noise impacts are likely to be range from **negligible** to **moderate adverse**. Although significant construction noise impacts have been identified, noise predictions represent a worst case scenario that is only likely to occur for limited time periods. Mitigation measures should be adopted as standard practice across construction sites to ensure that construction noise impacts are reduced as far as practicable.

Impacts Once the Limited Development Scenario is Complete and Occupied

94. The assessment and conclusions presented in **Appendix K: Limited Development Scenario** of the June 2015 ES (revised) have not changed and remain valid.

Mitigation Measures

95. The mitigation measures (recommended to be adopted for the Limited Development Scenario) presented in **Appendix K: Limited Development Scenario** of the June 2015 ES (revised) have not changed and remain valid.

Residual Impacts

96. The residual impacts presented in **Appendix K: Limited Development Scenario** of the June 2015 ES (revised) have not changed and remain valid.

Impact Interactions and Cumulative Impact Assessment

97. The impact interactions and cumulative impact assessment and conclusions presented in **Appendix K: Limited Development Scenario** of the June 2015 ES (revised) have not changed and remain valid.

Conclusions

98. The conclusions presented in **Appendix K: Limited Development Scenario** of the June 2015 ES (revised) have not changed and remain valid.

Water Resources, Drainage and Flood Risk

Consideration of Baseline Conditions

99. The baseline conditions have not changed and are as presented in **Chapter 14: Water Resources, Drainage and Flood Risk** of the June 2015 ES (revised) the June 2015 ES (revised).

Assessment of Potential Impacts and Significance

Impacts during Demolition and Construction

100. The assessment and conclusions presented in **Appendix K: Limited Development Scenario** of the June 2015 ES (revised) have not changed and remain valid.

Impacts Once the Limited Development Scenario is Complete and Occupied

101. The assessment and conclusions presented in **Appendix K: Limited Development Scenario** of the June 2015 ES (revised) have not changed and remain valid.

102. In terms of water demand, the proposed water demand volumes for the completed and operational Limited Development Scenario (under both the 25% and 35% affordable housing scenarios) are as follows:

- 160,875 litres/day for residential use (based on the 25% affordable housing scenario and a maximum development parameter population of estimated occupancy 1,287 residents at 125 litres/person/day); and
- 160,750 litres/day for residential use (based on the 35% affordable housing scenario and a maximum development parameter population of estimated occupancy 1,286 residents at 125 litres/person/day).

103. Based on the above calculations, the Limited Development Scenario (under the 25% and 35% affordable housing scenarios) would be slightly reduced in comparison to the Proposed Development (under the 10% affordable housing scenario) (as assessed in **Chapter 14: Water Resources, Drainage and Flood Risk** of the June 2015 ES (revised)).

Ref. 9 LBTH, (2009); Planning for Population Change and Growth, LBTH, London.

Residual Impacts

104. The residual impacts presented in **Appendix K: Limited Development Scenario** of the June 2015 ES (revised) have not changed and remain valid.

Impact Interactions and Cumulative Impact Assessment

105. The impact interactions and cumulative impact assessment and conclusions presented in **Appendix K: Limited Development Scenario** of the June 2015 ES (revised) have not changed and remain valid.

Conclusions

106. The conclusions presented in **Appendix K: Limited Development Scenario** of the June 2015 ES (revised) have not changed and remain valid.

Conclusions

107. In conclusion, this report has assessed likely significant environmental effects of bringing forward the Limited Development Scenario (under the additional scenarios of 25% affordable housing, 35% affordable housing, and bringing forward the construction of some of the affordable housing (Plot E) to the first phase of demolition and construction works.
108. The two additional affordable housing scenarios and additional construction phasing scenario resulted in non-material changes to some of the technical assessments presented in **Appendix K: Limited Development Scenario** of the June 2015 ES (revised), the residual impacts and conclusions presented in **Appendix K: Limited Development Scenario** of the June 2015 ES (revised) have not changed and remain valid.

References

- Ref. 1 ONS, (2012); Construction Skills Annual.
- Ref. 2 ONS, (2011); Family Spending: a Report on the 2010 Living Costs and Food Survey, ONS, London.
- Ref. 3 English Partnerships, (2008); Additionality Guide: A Standard Approach to Assessing the Additional Impact of Projects, 3rd Edition.
- Ref. 4 GLA, (2014); The London Plan 2011 Spatial Development Strategy for Greater London Early Minor Alterations: Affordable housing, hazardous installations, cycle parking standards and minor clarifications.
- Ref. 5 LBTH, (2012); SPG: Planning Obligations (Section 106).
- Ref. 6 LBTH, (2009); Childcare Supply and Demand Assessment, LBTH, London.
- Ref. 7 House of Commons, (2004); Planning and Compulsory Purchase Act 2004.
- Ref. 8 GLA, (2012); SPG: Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation.