
Bishopsgate Goodsynd
Regeneration Ltd
Bishopsgate Goodsynd
Environmental Compliance Report
Draft Scoping Note



BISHOPSGATE GOODSYARD PLOT 1 ENVIRONMENTAL COMPLIANCE REPORT - DRAFT SCOPING NOTE

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Document Control

Version No.	Date	Author	Reviewed	Approved
0.1 Draft	22/5/2023	Kat Lail	Charlie Irwin	James Sanders
0.2 Draft	13/6/2023	Kat Lail	Charlie Irwin	James Sanders

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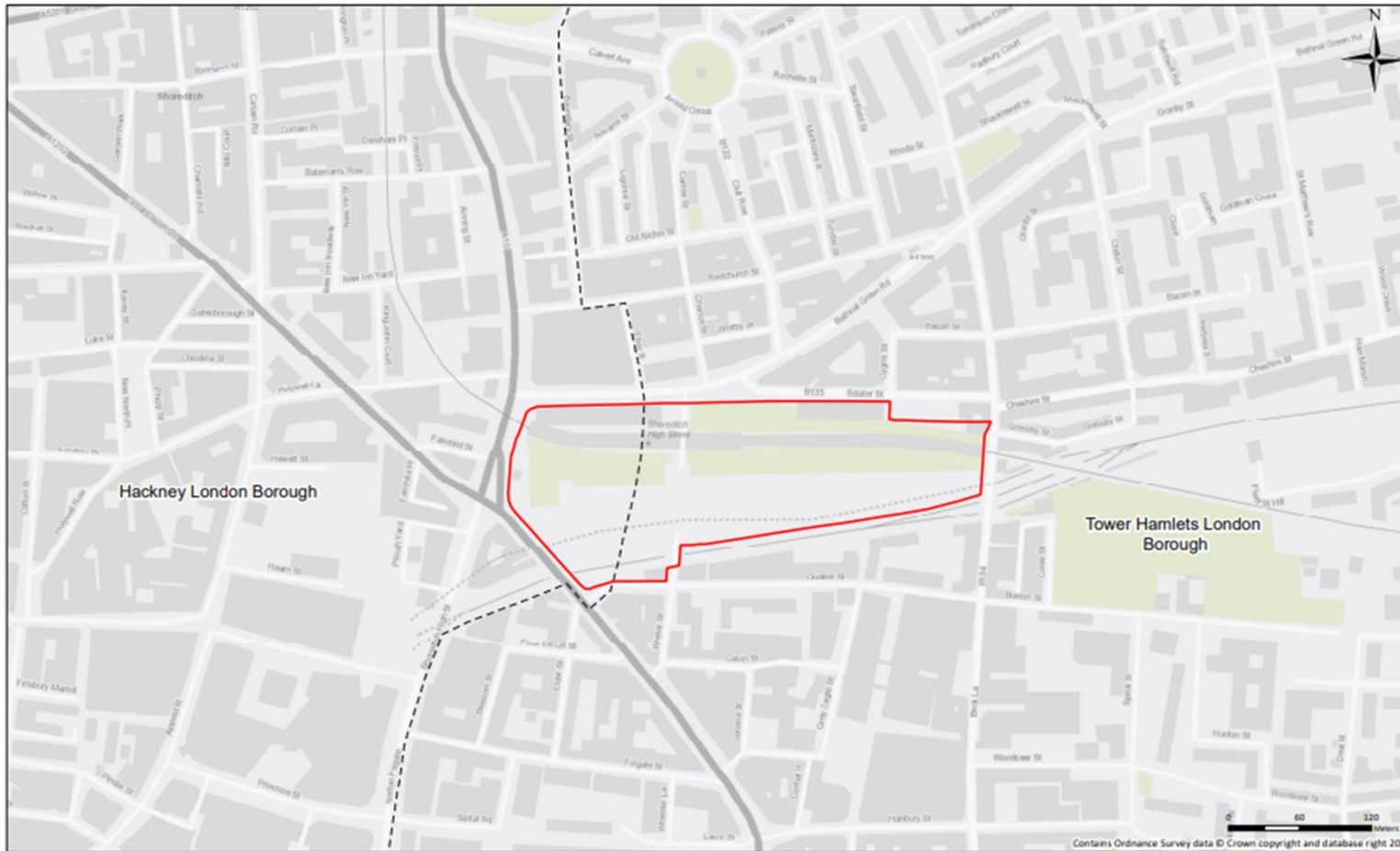
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1.0 Introduction

1.1 Background

- 1.1.1 Bishopsgate Goods Yard Regeneration Limited, ('the Applicant'), intends to submit a reserved matters application (RMA) associated with the mixed use redevelopment ('the Proposed Development') of Bishopsgate Goodsyard (the "Site"). The determining authority for the RMA is the Greater London Authority (GLA).
- 1.1.2 The RMA will be for Plot 1, partly within the administrative area of the London Borough of Hackney ("LBH") and partly within the London Borough of Tower Hamlets ("LBTH". **Figure 1.2** shows the plot boundaries across the Site.
- 1.1.3 Previously, the Applicant has sought a hybrid planning permission for the Proposed Development, with identical planning applications submitted on the 21st July 2014 to both LBH (planning reference 2014/2425) and LBTH (planning reference PA/14/02011) for determination. Following consultation, amended planning applications were submitted to LBH and LBTH in August 2015. On the 23rd September 2015, the former Mayor notified LBH and LBTH that he would act as the local planning authority for the purposes of determining the planning applications (GLA reference D&P/1200c&d). Subsequently, the Applicant made amendments to the applications for which an ES Addendum (ESA) was produced to reflect these, submitted in 2019 ('the 2019 ESA'). Following further information submitted in 2020, planning permissions for this hybrid application was issued by the GLA in March 2022. References to the 2019 ESA in this note are considered to be inclusive of the 2020 further information unless otherwise stated. The site boundary for the wider Site is shown on Figure 1.1.
- 1.1.4 Temple Group Ltd (Temple) have been commissioned by the Applicant to prepare an Environmental Compliance Report - Scoping Note to inform the scope of the Environmental Compliance Report to support the RMA for Plot 1

Figure 1.1: Site Boundary

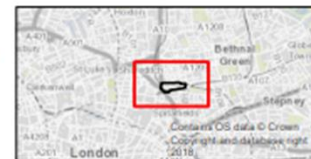


Project: Bishopsgate Goods yard
Client: Bishopsgate Goods Yard Regeneration Ltd

Figure 1.1 Application Site Boundary



Legend
[Red outline] Site Boundary
[Dashed line] Borough Boundary



2.0 Description of Reserved Matters Application

2.1 Approach to Assessment

- 2.1.1 The Plot 1 building is anticipated to be either fully within the outline maximum parameters of the hybrid consent, or parameters will be amended marginally to accommodate the evolving design in terms of the relationship with the lower and upper elements of the building, as per current discussions with LBH. These parameters were the basis of assessment for the 2019 ESA submitted in support of the consented planning application. Some illustrative details of the Proposed Development on which the 2019 ESA was based have changed – specifically the construction timeframes.
- 2.1.2 The Environmental Compliance Report will therefore consider the details of Plot 1 submitted for approval in the RMA and the changes to the illustrative details, and the extent to which the effects remain in conformance in the 2019 ESA.
- 2.1.3 There is no mechanism by which substantive changes would be anticipated to affect the conclusions presented within the ES and 2019 ESA for waste and resources, ground conditions, water resources, archaeology or ecology. For these topics a high level summary of the 2019 ESA findings will be presented, with justification outlining that no changes to the residual effects or required mitigation are expected, with reference to any updated information such as recent ecology surveys.
- 2.1.4 For other topics, such as climate change and socioeconomics, while the residual effects are not expected to change, the confirmed details of the scheme merit an update to the calculations that inform the assessment.
- 2.1.5 The revised construction programme will have implications for construction and operational traffic and the extent of simultaneous construction on different phases of the wider development. Therefore transport, air quality and noise and vibration will require more detailed assessment.
- 2.1.6 Assessments based on the massing of the Proposed Development building, such as wind microclimate, townscape and visual impact and built heritage, will be revised to consider the details of these plots provided within the RMA. However, for daylight, sunlight and overshadowing, the maximum parameters assessed in the 2019 ESA provide the maximum possible extent of the building and therefore the worst case scenario in terms of daylight, sunlight and overshadowing on existing and proposed receptors, and the total maximum height will not be exceeded. As the Proposed Development is being brought forward entirely within the approved maximum parameter envelope a high level summary of the 2019 ESA findings is considered sufficient.

- 2.1.7 Where more detailed assessment is proposed, the effects identified in the Environmental Compliance Report for the Plot 1 RMA will be compared against those presented in the 2019 ESA on which basis approval was granted.

2.2 Wider Site Description

- 2.2.1 The wider Site has been derelict since a fire on the Site in the December of 1964 and demolition of the majority of the buildings in 2004. It is occupied in part by the Shoreditch High Street Rail Station on the London Overground, a number of Power League temporary football pitches and the temporary Box Park Shopping Mall, comprising of shops and cafes, in refurbished shipping containers. The southern section of the Site including the listed arches and viaduct is vacant and overgrown with scrub-like vegetation and several low value trees. Aside from the Shoreditch High Street Rail Station building and associated elevated London Overground rail line, there are currently no other permanent buildings within the boundary wall. The Weavers' Cottages and former Mission Chapel are situated on the Site to the north of the boundary wall.
- 2.2.2 There are a number of below ground constraints including a BT tunnel, the Central Line, the suburban line tunnel and existing basements between the main railway line and suburban line. The Braithwaite Viaduct, Forecourt Wall (to the west), gates and Oriel are Grade II listed. The Boundary Wall has a medium to high level of significance for historic interest. The Weavers' Cottages and former Mission Chapel have a medium to high level of significance for historic interest.

2.3 Description of Site for Plot 1

- 2.3.1 This plot is located to the north-west of the Site within LBH and also LBTH. It is bound by Bethnal Green Road to the north and Shoreditch High Street to the west. The raised and concrete-encased London Overground line runs east-west through the centre of this plot.
- 2.3.2 The Plot 1 Site includes temporary uses such as the BoxPark food and retail outlets to the north, the Powerleague sports pitches in the north-west quadrant of the Site and Shoreditch High Street Station.

2.4 Construction

- 2.4.1 The construction programme that formed the basis of assessment of the 2019 ESA was based on a duration of 13 years. It is now anticipated that the demolition and construction of Bishopsgate Goodsyrd as a whole will be undertaken over a circa 7 year period between 2024 and 2031. It is currently envisaged that Plot 1 will be constructed over circa 4 years with completion in around 2029.
- 2.4.2 The construction programme is significantly shorter than assessed in the 2019 ESA, therefore there is likely to be simultaneous and overlapping construction and a

higher volume of construction traffic and activity. This may also alter some of the previous assumptions made with regard to the site construction logistics. Therefore, the Environmental Compliance Report will update any topic assessments based on construction traffic and activity.

- 2.4.3 No other aspect of the construction of the Proposed Development is anticipated to change.

2.5 Plot 1 Details

- 2.5.1 The RMA would seek detailed approval for Plot 1. This is a commercial building, described in the 2019 ESA as follows:

Plot 1

- 2.5.2 The Proposed Development will contain a building comprising of office space and ground floor retail floorspace. The height of the building is proposed to be 12-16 storeys currently envisaged to be a maximum 89.2m AOD.

3.0 Cumulative Effects

- 3.1.1 The Environmental Compliance Report will consider the updated list of surrounding committed developments and set out the implications of this update for the conclusions of the 2019 ESA cumulative effects assessment. A revised list of cumulative schemes is shown in **Figure 3.1** and **Table 3.1** below.
- 3.1.2 GLA officers are invited to identify any additional committed or consented major development that officers believe are likely to require consideration within the Environmental Compliance Report.
- 3.1.3 A comparison of both intra-project and inter-project effects between the 2019 ESA and the Environmental Compliance Report for the Plot 1 RMA will be provided.

Table 5.2: Consented and Committed Schemes

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
1 (LBTH)	Block C, Truman's Brewery 91 Brick Lane PA/21/00140/NC PA/21/00145/NC PA/14/02147	Demolition of existing 2 storey element to the north part of the development site and existing second floor bridge links across Former Wilkes Street, extension to existing basement, change of use of upper floors of existing building from B2 (general industry) to a mixed development of B8 (data centre) and B1 (offices) including new 7 storey extension to existing building, external facade alterations and the addition of two new upper floors to Block C and the erection of a new second floor bridge link to Block B across Former Wilkes Street to provide office space and walkway	Granted
2 (LBTH)	Blossom Street Land bounded by Elder Street, Folgate Street, Blossom Street, Norton Folgate, Shoreditch High Street and Commercial Street, E1 (LPA ref: PA/14/03548, PA/19/01608).	Redevelopment of the former Nicholls and Clarke urban block and adjoining former depot site, Loom Court and land and buildings north of Fleur de Lis Passage and Fleur de Lis Street, including retention and refurbishment of buildings, for commercially led mixed use purposes comprising buildings of between 4 and 14 storeys to provide B1 (office), A1 (retail), A3 (restaurants and cafés), A4 (public house) and 40 residential units; together with new public open spaces and landscaping, new pedestrian accesses, works to the public highway and public realm, the provision of off-street parking, and all necessary ancillary and enabling works, plant and equipment.(AMENDED PLANS RECEIVED showing retention of 12-13 Blossom Street Warehouses as separate buildings) Land bounded by Elder Street, Folgate Street, Blossom Street, Norton Folgate, Shoreditch High Street and Commercial Street, E1	Under Construction
3 (LBTH)	Huntingdon Industrial Estate Land bounded by 2-10 Bethnal Green Road, 1-5 Chance Street (Huntingdon Industrial Estate) and 30-32 Redchurch Street PA/20/00557	Demolition of the existing buildings, excluding the façade of 30-32 Redchurch Street, and redevelopment to provide a mixed-use development within a single building rising to three, seven and nine storeys maximum AOD height circa 56m comprising office (up to 14393 sq.m of B1(a)) floorspace, up to 1444 sq.m flexible commercial floorspace (B1(a)/B1(c)), and up to 1181 sq.m flexible retail floorspace (Use Class A1 and A3) along with servicing facilities, cycle parking, vehicle parking and associated works.	Granted

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
4 (LBTH)	Black Lion House, 45 Whitechapel Road (LPA Ref. PA/13/02162)	Change of use, refurbishment and extension to existing office building (Use Class B1), to provide 11, 537m ² / 217 bed hotel (Use Class C1) including an additional 7th, 8th and 9th storey extension. Erection of a single storey office building.	Under construction
5 (LBTH)	Aldgate Place (LPA Ref. PA/13/00218)	Demolition of existing buildings and creation of a mixed use development, comprising three towers of 22, 25 and 26 storeys and a series of lower buildings ranging from 6 to 9 storeys. Provision of 463 private and affordable residential dwellings (use class C3), together with office (use class B1), hotel (use class C1), retail including restaurants, cafes and drinking establishments (use classes A1-A4) and leisure (use class D2) uses; creation of new pedestrianized street, public open spaces, children's play spaces and associated car and cycle parking together with associated highways works and landscaping.	Under construction
6 (LBTH)	130 Whitechapel High Street (LPA Ref: PA/19/00976/A1)	Demolition of the existing building and erection of a part 5/part 8 storey (plus basement) mixed use development comprising basement and ground floor retail (A1/A2/A3) and upper floor office floorspace (Use Class B1a).	Granted
7 (LBH)	Development House 56-64 Leonard Street LONDON EC2A 4LT (2017/4694)	Demolition of existing office building (B1) and construction of new ten storey office building (B1) with flexible retail use (A1/A3) at ground floor, terraces and other associated works.	Granted
8 (LBTH)	11-31 Toynbee Street and 67-69 Commercial Street, London (LPA Ref: PA/16/02878/A1)	Demolition of the existing buildings on site and redevelopment to provide a part three, part four, part five storey building with basement, comprising a flexible workspace area on ground floor and basement (Use Class B1); a fitness tuition facility in basement (Use Class D2); office space on ground floor (Use Class B1); a larger commercial unit on ground floor for flexible A1/A2/A3/A5 use; two smaller commercial units on ground floor for flexible A1/A2/A3/A5/B1 use; an internal commercial unit on ground floor for flexible A1/A2/A3/A5 use; 23 residential units (Use Class C3); creation of roof terrace, amenity space and bin store; landscaping works.	Under Construction

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
9 (LBTH)	Site At 3-11 Goulston Street And 4-6 And 16-22 Middlesex Street (LPA Ref: PA/18/01544)	Demolition of existing substation and construction of a part 8/16/20/24 storey building with basement, including 988 rooms of purpose built student accommodation (sui generis); 488sqm of incubator floorspace and 2,919sqm of affordable workspace (Use Class B1) at ground, first, second and third floor levels; together with cycle parking; landscaping and public realm improvements.	Approved
10 (LBTH)	Enterprise House, 21 Buckle Street, London, E1 8NN (PA/16/03552).	Demolition of existing office building and erection of a 13 storey building (plus enclosed roof top level plant storey) rising to 56.32m (AOD) containing 103 unit aparthotel (C1 Use) with B1 Use Class office workspace at ground and mezzanine level with an ancillary café (A3 Use Class) and hotel reception space at ground floor, together with ancillary facilities, waste storage and associated cycle parking store.	Under Construction – Superstructure complete
11 (LBTH)	Site at 2-6 Commercial Street, 98 and 101-105 Whitechapel High Street, carpark to the rear of 95-97 Whitechapel High Street (known as Spredaeagle Yard) and Canon Barnett Primary School (LPA Ref: PA/18/02615/A1)	Demolition of 98 - 105 Whitechapel High Street, 2 - 6 Commercial Street and the western annex of the Canon Barnett Primary School; retention of the façade of 102 -105 Whitechapel High Street; to facilitate a redevelopment to provide buildings ranging from ground plus 3, 19 storeys, comprising office floorspace (Class B1), retail floorspace (Class A1-A5), educational floorspace (Class D1); relocation and expansion of the existing school playground; associated car and cycle parking, hard and soft landscaping and other associated works.	Approved
12 LBTH	Whitechapel Estate PA/15/02959, PA/20/00370, PA/20/01743/A1	Demolition of all existing buildings and redevelopment to provide 12 buildings ranging from ground plus 2-23 storeys, comprising residential dwellings (Class C3), specialist accommodation units (Class C2), office floorspace (Class B1), flexible office and non-residential institution floorspace (Class B1/D1), retail floorspace (Class A1-A3), car parking, cycle parking, hard and soft landscaping and other associated works.	Granted

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
13 (LBTH)	Whitechapel Central (Silk District) Site bound by Raven Row, Stepney Way and Sidney Street (LPA references: PA/15/01789/A1, PA/18/00917/A1, PA/16/00784, PA/20/00571)	Demolition of existing buildings and erection of three blocks comprising residential units (Use Class C3), commercial floorspace, off-street car parking spaces, communal courtyards, associated landscaping and associated ancillary works. 698 residential units in buildings up to 26 storeys.	Under Construction
14 (LBH)	The Stage (Plough Yard) Curtain Road/Hewett Street / Great Eastern Street / Fairchild Place / Plough Yard / Hearn Street (LPA Ref: 2012/3871, 2015/3276, 2015/37112015/3453)	Minor material amendment (under Section 73 of the Town and County Planning Act 1990) to planning permission 2012/3871, dated 07/10/2015. The amendment is to vary conditions 1 (approved plans), 55 (floorspace) and 56 (unit mix) in order to provide 27 additional units in Building one (412 residential units in total); the relocation of plant and uses ancillary to the residential building; alterations to the basement of the development; alterations to the floorplans, the cladding material and the elevations of Building one; and, minor increases in A1 - A4, B1 and C3 floorspace. The development is subject to an Environmental Impact Assessment (EIA) in accordance with the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011.	Under Construction – Part Occupied

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
15 (LBH)	5-29 Sun Street 8-16 Earl Street & 54 Wilson Street (LPA Ref: 2015/0877)	Demolition of 17-29 Sun Street, 1-17 Crown Place and 8-16 Earl Street (excluding front façade) and construction within the eastern part of the site of a 3 level basement plus lower ground, ground level and mezzanine and part 6, part 10 storey podium building above ground level/mezzanine level with two towers of 29 and 33 storeys above ground/mezzanine level. The new building provides flexible office/retail floorspace at lower ground level (Class B1/A1/A3/A4), retail at ground and mezzanine level (Class A1, A3 and A4), office (Class B1) at lower ground, ground, mezzanine and levels 1-6 and 247 residential units (Class C3) at levels 7 - 33. Refurbishment of 5-15 Sun Street with roof extension and three storey rear extension (plus basement) to provide a 32 bed hotel (Class c1), Class A3 restaurant, Sui Generis clubhouse and hotel courtyard. Refurbishment and extension of 54 Wilson Street to provide a 7 storey (plus basement) office building (Class B1) with flexible office/retail (Class b1/A1/A3) at ground floor level. Provision of vehicle access, public courtyard, amenity space, car parking, with associated plant and works.	Under Construction
16. (COL)	1-2 Broadgate EC2M 2QS 18/01065/FULEIA	Demolition of the existing buildings and construction of a building arranged over two basement levels, lower ground, upper ground and 12 upper floors plus rooftop plant to provide flexible retail, leisure and mixed retail/leisure uses (Class A1/A3/A4/D2/Sui Generis) at lower levels (Basement to 2nd floor), restaurant (Class A3) at 7th floor level and office (Class B1) at upper floor levels (3rd to 12th floor); hard and soft landscaping works; outdoor seating associated with ground level retail and other works incidental to the development. (78,020sq.m GEA)	Under Construction – Superstructure complete
17 (LBH)	201-207 Shoreditch High Street (LPA Ref: 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 with ancillary retail, restaurant, event space, lounge and amenity areas; roof terraces; refuse and recycling facilities; cycle parking; servicing and plant; and landscaping.	Under Construction

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
18 (LBH)	13-14 Appold Street (LPA Ref: 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. The application is accompanied by an Environmental Statement pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.	Granted
19 (LBH)	Sans Pere Café 84-86 Great Eastern Street (Art'otel) (LPA Ref: 2015/1834)	Demolition of existing buildings on the site and construction of a part twenty two storey (Block A: Ground plus twenty one floors) and part five/ part six storey (Block B: Ground plus four/ five floors) building for use as a 346 room hotel (22,174sqm GIA use Class C1 including health and leisure facilities); flexible uses including retail, bar and restaurant, art gallery and art cinema (3,324sqm GIA Use Class A1/ A3/ A4/ D1 and D2); private members club/ hotel use (781 sqm GIA sui generis/ Class C1); Offices (6,734 sqm GIA use Class B1); and public bar and restaurant (662 sqm GIA Use Class A3/ A4); together with ancillary hard and soft landscaping, revised vehicular access/ egress, 130 cycle spaces, 6 disabled vehicular spaces, refuse/ service arrangements, and all other works associated with the development	Under construction
20 (LBTH)	Life Sciences Building PA/21/02707	Redevelopment of site involving erection of five buildings and refurbishment and extension of one building for provision of up to 83,786 sq.m (GIA) of Class E(g) space for flexible life science purpose uses and provision of up to 5,933 sq.m (GIA) of flexible use Class E, with associated landscaping; public realm and highway works; re-provision of existing on-street car parking; and erection of a single pavilion building comprising up to 786 sq.m of flexible use class E/F2 set within a new landscaped open square.	Registered
21 (LBTH)	PA/21/01713/A1 26-38 Leman Street, London E1	Demolition of the existing buildings and redevelopment of the site to provide a building ranging from basement, ground plus 19 storeys, comprising office (Class E) and aparthotel (Class C1); associated cycle and car parking, hard and soft landscaping and other associated works. (182 aparthotel units)	Granted

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
22(LBH)	2021/0406 G F I House, 9 Hewett Street, Hackney, London, EC2A 3RP	Demolition of existing office building and erection of new office building of 8 storeys (plus basement) with roof plant enclosure and erection of building for use as a hotel and associated restaurant facilities of 12 storeys (plus basement) with roof plant enclosure, public realm and other associated work	Granted
23 (LBTH)	PA/19/02717/A1 Marian Place Gasholder Site, Bethnal Green, London, E2 9AP	Demolition of existing substation and construction of a part 8/16/24 storey building with basement, including 913 rooms of purpose built student accommodation (sui generis); 430sqm of exhibition space (Use Class D1); 120sqm of incubator floorspace and 1380sqm of office space (Use Class B1) at ground, first, second and third floor levels; together with cycle parking; landscaping and public realm improvements.	Granted
24 (COL)	2-3 Finsbury Avenue 16/00149/FULEIA	Demolition of existing buildings and construction of a building arranged over three basement floors, ground and 32 upper floors plus mezzanine and three rooftop plant levels (168.4m AOD) to provide office accommodation (Class B1) (61,867sq.m); flexible retail uses (for either class A1, A2 or A3) at part ground and mezzanine levels (4,250sq.m GIA); cafe/restaurant uses (Class A3) at 13th floor level (1,291sq.m); flexible retail uses (for either class A1 or A3) at part ground floor level (248sq.m); a flexible space for office, conferencing, events and/or leisure use (for either Class B1, D1 or D2) at 13th to 18th floor levels (5,333sq.m) and a publicly accessible roof terrace and associated facilities at 13th floor level; hard and soft landscaping works; servicing facilities; and other works incidental to the development (total floor area 85,378sq.m GIA). 2-3 Finsbury Avenue London EC2M 2PA	Under Construction

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
25 (LBI)	Speedfix House and Monmouth House, 19 – 23 Featherstone Street (LPA Ref: P2015/3136/FUL)	Demolition of existing buildings and redevelopment of the site to provide a building of part 10, part 11 storeys fronting City Road and five storeys along Featherstone Street to provide 13,393sq.m. of office space (B1) including affordable workspace; 404sq.m. of retail (A1); together with ancillary hard and soft landscaping, revised vehicular access/egress, 302 cycle spaces, one disabled vehicular space, refuse/service arrangements and all other works associated with the development. This application may affect the character and appearance of a conservation area and the setting of a listed building. Town and Country Planning (Listed Building and Conservation Areas) Act 1990 (as amended).	Under Construction
26 (LBI)	Finsbury Leisure Centre Site, Land bounded by Central Street, Mitchell Street, Paton Street, Norman Street and St Luke's Gardens EC1 P2022/3139/EIA	Request for a Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as to whether the following proposals constitute Environmental Impact Assessment (EIA) development: Redevelopment in association with the Finsbury Leisure Centre project, including demolition of existing buildings and erection of new leisure centre, health centre, energy centre and up to 200 residential units along with associated landscaping and other works	Registered
27 (LBI)	Castle House, 37 - 45 Paul Street Fitzroy House - 13-17 Epworth Street and 1-5 Clere Street London P2022/2893/FUL	Demolition of the existing buildings and construction of a part 5, part 6 and part 7 storey building with basement, comprising Class E(g)(i) Office floorspace, including the provision of affordable workspace, alongside Class E(a) Retail, Class E(b) Food and Drink and Class E(d) leisure uses at ground, lower ground, and basement levels. The proposals also comprise the delivery of a dedicated off-street servicing yard and the delivery of cycle parking alongside the provision of landscaped roof terraces and wider public realm works at grade, and all associated and ancillary works	Registered

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
28 (LBI)	20 Ropemaker Street, 101-117 Finsbury Pavement and 10-12 Finsbury Street London EC2Y 9AR 2017/3103/FUL P2022/0135/NMA	Demolition of the existing buildings and erection of a 27-storey building (part 10, part 15, part 20, part 27 storeys) with 3 basement levels to provide office floorspace (Use Class B1(a)) and flexible retail/ professional services/ restaurant/café floorspace (Use Class A1/A2/A3) along with associated access and servicing arrangements, cycle parking, refuse storage and landscaping works	Under Construction
29 (LBH)	Shoreditch Village (183-187 Shoreditch High Street, bounded by Holywell Lane, New Inn Yard and rail viaduct) (LPA Ref: 2017/0596)	Demolition of 17 Anning Street, rear of 186 Shoreditch High Street and rear of 187 Shoreditch High Street. Redevelopment to provide 3 mixed-use buildings ranging from 2 to 8 storeys (plus basement), comprising office (B1) use, flexible retail (A1/A3) use and flexible office/retail (B1/A1/A3) use. Works include external alterations and refurbishment of 187 Shoreditch High Street, with change of use to flexible office/retail (B1/A1/A3) use; new public realm and street market; and façade retention of 186 Shoreditch High Street including accommodating new ground floor public access passageway from Shoreditch High Street to new public realm, along with associated landscaping, roof plant, terraces and other works incidental to the proposed development.	Under Construction
30 (LBH)	49-51 Paul Street Hackney London EC2A 4LJ (2018/2104).	Redevelopment of the site by the erection of a building up to 10 storeys in height to accommodate a 145 room hotel (C1 Use Class), and a 147sqm restaurant/café (A3 Use Class) at ground floor level, with roof plant enclosure and other associated works.	Under Construction
31 (LBTH)	281-285 Bethnal Green Road, London, E2 6AH (PA/17/00299/A1).	Demolition of the existing building (Use Classes B8 and B1a) and redevelopment, including the reinstatement and restoration of the principal facade and the former Rex Cinema auditorium, to provide a single screen cinema (Use Class D2) measuring 390 sq.m (GIA), 130 bedroom hotel (Use Class C1) measuring 3,885 sq.m (GIA) and restaurant and bar (Use Class A3), collectively measuring 276 sq.m (GIA), along with 24 no. cycle spaces and 1 no. disabled car park and associated highways works.	Under Construction

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
32 (LBTH)	140, 146 Brick Lane and 25 Woodseer Street (PA/20/00415)	Redevelopment to include erection of a part five storey office building (Class B1) plus rooftop plant with ground floor and first floor commercial units (Class A1/A3) and two storey basement for provision of plant, servicing, storage and a gym (Class D2) (140 Brick Lane - Plot S1), linked to the reconfigured ground floor of the adjacent building and provision for commercial units (Class A1) (146 Brick Lane - Plot H), refurbishment and two storey extension of the adjacent building (25 Woodseer Street - Plot S2) for office use (Class B1) with ground floor commercial unit (Class A3), plus rooftop plant and external landscaping.	Permit
33 (LBTH)	Central House, 59-63 Whitechapel High Street, London, E1 7PF (PA/18/01914)	Retention, refurbishment, part-four and part-five storey side extension, six storey upward extension and change of use of the vacant, existing building from an education facility (D1 use class) to office accommodation (B1a use class) with flexible units (A1/A2/A3/A4/D1/D2 use classes) at ground floor.	Construction Complete
34 (LBTH)	Joiners Arms, 114 - 150 Hackney Road, London (PA/20/00034)	Mixed use redevelopment of site including part demolition, part retention, part extension of existing buildings alongside erection of complete new buildings ranging in height from four to eight storeys above a shared basement, to contain a maximum 9 residential units (Class C3) up to 10,739 m ² (GIA) hotel floorspace (Class C1) up to 3,529 m ² (GIA) employment floorspace (Class B1), up to 358 m ² (GIA) flexible office and retail floorspace at ground level (Class A1, A2, A3 and B1) and provision of Public House (Class A4) along with associated landscaping and public realm improvements, cycle parking provision, plant and storage.	Permit

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
35 (LBTH)	Sainsbury's, 1 Cambridge Heath Road, London, E1 5SD (PA/21/01682)	Request for an Environmental Impact Assessment (EIA) Scoping Opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), in respect of the demolition of the existing single storey Sainsbury's store and associated three-storey car park to facilitate the construction of a new replacement Sainsbury's store with up to 150 car parking spaces, approximately 650-680 residential units and 1,675 sqm of retail development in addition to Sainsbury's store. Overall providing approximately 70,000 Sqm Gross Internal Area (sqm GIA) of new floorspace, approximately 18,200 sqm of which would be retail space.	Scoping Opinion Issued
Included for consideration of Townscape and Visual Impact effects only			
36 (COL)	1 Leadenhall Leadenhall Court 1 Leadenhall Street London EC3V 1PP (LPA Ref: 18/00740/FULEIA)	Demolition of the existing building and redevelopment to provide a 36 storey building with 28 floors for office use (Class B1) with retail floorspace (Class A1-A4) at basement, ground and fourth floor, office lobby and loading bay at ground floor, a publicly accessible terrace at fourth floor, 5 floors of plant and ancillary basement cycle parking (63,613sq.m GIA).	Under Construction
37 (COL)	1 Undershaft, London EC3P 3DQ (LPA Ref: 16/00075/FULEIA)	Demolition of the existing buildings and construction of a ground plus 72 storey building (304.94m AOD) for office use (Class B1) [131,937sq.m GEA], retail (Class A1-A3) [2,178sq.m GEA] at ground and lower ground floor, a publicly accessible viewing gallery (Sui Generis) [2,930sq.m GEA] at level 71-72 and a restaurant (Class A3) [1,220sq.m] at level 70. Public Realm improvement works, ancillary basement cycle parking, servicing and plant. [Total 154,100sq.m GEA]	Granted
38 (COL)	100 Leadenhall Street, 100, 106 & 107 Leadenhall Street London EC3A 3BP, (LPA Ref: 18/00152/FULEIA)	Demolition of the existing buildings and construction of a ground plus 56 storey building (263.4m AOD) for office use (Class B1) [102,043sq.m GEA], retail use (Class A1/A3/A4) [882sq.m GEA] at lower levels, a publicly accessible viewing gallery (Sui Generis) and after hours Restaurant/Bar (Sui Generis) [1,934sq.m GEA] at levels 55 and 56, new and improved Public Realm, ancillary basement cycle parking, servicing area and plant. [Total Scheme Area: 122,091sq.m GEA]	Granted

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
39 (COL)	40 Leadenhall Street Site Bounded By 19-21 & 22 Billiter Street, 49 Leadenhall Street, 108 & 109-114 Fenchurch Street, 6-8 & 9-13 Fenchurch Buildings London EC3 (LPA Ref: 13/01004/FULEIA.)	Partial demolition and works of refurbishment and reinstatement to 19-21 Billiter Street; demolition of all other buildings on the site; redevelopment to provide a new building comprising two basement levels and ground plus part 10, 14 and 34 storeys plus plant (total height 170m AOD) containing offices (B1) and flexible retail/financial and professional services/café and restaurant uses (A1/A2/A3) at ground floor level; food and drink (A3/A4) uses at levels 13 and 14; change of use at ground and first floor of 19-21 Billiter Street to retcafécafe and restaurant/bar use (A1/A3/A4); the provision of hard and soft landscaping; alterations to Fenchurch Buildings and other incidental works. (125,699sq.m GIA).	Under construction
40 (COL)	6-8 Bishopsgate (2017)	Demolition of existing buildings and the erection of a new building comprising lower ground level, three basement levels, ground floor plus part 10, 25 and 51 storeys including plant [221.2m AOD] to provide office (Class B1) use [85,892sq.m GEA], flexibcaféhop/cafe and restaurant (Class A1/ A3) uses [445sq.m GEA] at part ground floor and level 1 and flcaféle shop/cafe/restaurant/office (A1/A3/B1) uses [199sq.m GEA] at part ground floor and level 1; The provision of a publicly accessible roof top viewing gallery (Sui Generis) [819sq.m GEA] at level 50 with dedicated entrance at ground floor level; the provision of hard and soft landscaping. [TOTAL 87,355sq.m GEA].	Under Construction

4.0 Environmental Topics to be Scoped into the Environmental Compliance Report

4.1.1 The following topics were considered in the 2019 ESA:

- Waste;
- Socio Economics;
- Ground Conditions;
- Traffic and Transport;
- Wind Microclimate;
- Daylight, Sunlight and Overshadowing;
- Air Quality;
- Noise and Vibration;
- Water Resources and Flood Risk;
- Archaeology;
- Built Heritage;
- Ecology; and
- Climate Change Adaption and Mitigation.

4.1.2 The scope of consideration of each topic will focus only on those aspects where there is a potential for change to the likely significant effects. Topics are therefore grouped as follows:

No Potential Changes to Likely Significant Effects

- Waste;
- Ground Conditions;
- Water Resources and Flood Risk;
- Archaeology;
- Ecology – in light of updated survey information; and
- Socio-Economics.

4.1.3 These topics will be covered in a single chapter of the Environmental Compliance Report. Justification for no further assessment is presented in **Section 4.2** of this note.

No Potential Changes to Likely Significant Effects - Updates to Underlying Assessment

- Climate Change Adaption and Mitigation.

4.1.4 The scope of the updated calculations is set out in **Section 4.3** of this note. These topics will each have an individual chapter in the Environmental Compliance Report.

Further Assessment in Light of Changes to Illustrative Construction Programme and to Satisfy Planning Conditions

- Traffic and Transport;
- Air Quality; and
- Noise and Vibration.

4.1.5 The scope of these updated assessments is set out in **Sections 4.4, 4.5 and 4.6** of this report. These topics will each have an individual chapter in the Environmental Compliance Report.

Further Assessment in Light of Confirmed Massing and Façade Details

- Daylight, Sunlight and Overshadowing, Solar Glare and Light Pollution;
- Wind Microclimate;
- Built Heritage; and
- Townscape and Visual Impact.

4.1.6 The scope of these updated assessments is set out in **Sections 4.7, 4.8 and 4.9** of this note. These topics will each have an individual chapter in the Environmental Compliance Report.

4.2 Topics with no Potential Changes to Likely Significant Effects

Waste

4.2.1 Since the 2019 ESA the Institute of Environmental Management and Assessment (IEMA) have published the IEMA guide to: Materials and Waste in Environmental Impact Assessment (IEMA, 2020). This provides guidance on assessing effects on waste management in EIA, including the consideration of the magnitude of impacts through either the impact on landfill void capacity or percentage of waste diverted from landfill. In line with this guidance, it is expected that effects of residual waste, whether measured through impact on landfill void capacity or percentage of waste diverted from landfill, would be considered negligible in light of the GLA's requirements for diversion of demolition and construction waste and noting that LBTH and LBH send residual waste to energy recovery, rather than landfill.

4.2.2 Since the 2019 ESA the following have been published and will be considered in the Environmental Compliance Report:

- North London Waste Plan (adopted by Hackney 26/01/2022).

4.2.3 The 2019 ESA concluded that all effects on waste management, site users and future residents, and neighbouring receptors would be considered negligible. These effects would remain unchanged and valid for this RMA coming forward in light of the detail for Plot 1 as this will be entirely designed within the

envelope of the previously assessed maximum parameters, or parameter amendments will have no implications for waste production.

- 4.2.4 Whilst it proposed that the construction programme will be amended, albeit noting that the volume of waste generated per year is likely to be greater, the total construction waste would not change.
- 4.2.5 There are no changes to the mitigation measures considered embedded in the 2019 ESA namely the construction Site Waste Management Plan and the Operational Waste Management Plan. As such, the findings of the 2019 ESA would remain unchanged and valid in context of the proposed RMA.
- 4.2.6 The RMA will be accompanied by a detailed Circular Economy Statement (CES), as required by Condition 51 on the LBTH planning permission GLA/1200cd12 and condition 49 of the LBH planning permission GLA/1200cd/11, and this will be summarised in the Environmental Compliance Report.
- 4.2.7 Therefore, the Environmental Compliance Report will summarise the 2019 ESA and conclusions, present relevant elements of the CES, discuss the assessment in light of the 2019 IEMA Guidelines, and consider the potential for further cumulative effects however it is anticipated that the conclusions of the 2019 ESA will remain unchanged and valid.

Ground Conditions

- 4.2.8 Policy, legislation and guidance remain unchanged with the exception of the following; the Environment Agency (EA) have published a final version of the Land Contamination Risk Management (LCRM) guidance which replaces the CLR11 Model Procedures for Land Contamination. This guidance would not affect the findings of the 2019 ESA.
- 4.2.9 There are not anticipated to be any changes to the baseline conditions which would remain as outlined in the 2019 ESA. However, a Phase 1 contaminated land desk study will be undertaken and appended to the Environmental Compliance Report, and any changed to baseline conditions reviewed for implications for the findings of the 2019 ESA.
- 4.2.10 The detailed design of Plot 1 would not lead to any change in the assessments previously presented.
- 4.2.11 Only committed developments in close proximity to the Site (less than 500 m) have the potential to give rise to cumulative effects on ground conditions. Huntingdon Industrial Estate (28-32 Redchurch Street PA/19/00294) falls within this radius, located approximately 75 m north of the Site, and will be considered in the Environmental Compliance Report.
- 4.2.12 Therefore, the Environmental Compliance Report will summarise the 2019 ESA assessment and conclusions, discuss the assessment in light of the LCRM

guidance, and explain the implications of the confirmed details and amended construction programme on the assessment however it is anticipated that the conclusions of the 2019 ESA will remain unchanged and valid.

Water Resources

- 4.2.13 Policy, legislation and guidance remain unchanged with the exception of the following. The Environment Agency Climate Change Allowances guidelines were updated on the 21st July 2021.
- 4.2.14 There are no changes to the baseline conditions which would remain as outlined in the 2019 ESA.
- 4.2.15 There is no requirement for additional mitigation beyond that identified in the 2019 ESA.
- 4.2.16 A summary of consultation to date with Thames Water Utilities Ltd will be presented to aid understanding of water and drainage capacity.
- 4.2.17 Only committed developments in close proximity to the Site (less than 500 m) have the potential for cumulative effects on water resources, therefore due regard will be given to Huntingdon Industrial Estate.
- 4.2.18 Therefore, the Environmental Compliance Report will summarise the 2019 ESA assessment and conclusions, discuss the assessment in light of the revised EA Climate Change Allowances, and explain the implications of the confirmed details and amended construction programme however it is anticipated that the conclusions of the 2019 ESA will remain unchanged and valid.

Archaeology

- 4.2.19 Policy, legislation and guidance remain unchanged with the exception of the following. In July 2022, IEMA launched its *'Principles of Cultural Heritage Impact Assessment in the UK'*. None of the principles set out in this guidance would have an appreciable effect on the methodology of the archaeology assessment.
- 4.2.20 There are no changes to the baseline conditions which would remain as outlined in the 2019 ESA.
- 4.2.21 Construction methodology, including piling methodology, remains as assessed in the 2019 ESA. The detailed design of Plot 1 would not lead to any change in the assessment from that previously presented. There is no requirement for additional mitigation beyond that identified previously.
- 4.2.22 The mitigation identified in the 2019 ESA, requiring a Written Scheme of Investigation to be submitted to the LPA prior to demolition of development, has been secured by Conditions 31 and 32 of the hybrid planning consent.

- 4.2.23 An updated archaeological desk-based assessment will be submitted with the RMA.
- 4.2.24 Therefore, the Environmental Compliance Report will summarise the 2019 ESA assessment and conclusions, discuss the assessment in light of the updated archaeological desk-based assessment, and explain the implications of the confirmed details and amended construction programme however it is anticipated that the conclusions of the 2019 ESA will remain unchanged and valid.

Ecology

- 4.2.25 An updated Preliminary Ecological Appraisal (PEA) consisting of a field survey and desk study was undertaken to provide the latest habitat information due to the length of time since previous surveys in 2019. The PEA followed the Chartered Institute of Ecology and Environmental Management (CIEEM) Preliminary Ecological Appraisal (2017) guidelines, standard Phase 1 habitat survey protocol (JNCC, 2010) and British Standard 42020 (2013) 'Biodiversity – Code of Practice for Planning and Development'.
- 4.2.26 The proposed landscaping and mitigation measures remain as assessed in the 2019 ESA. For this reason, the residual effects stated in 2019 are anticipated to remain as presented in the 2019 ESA with the confirmation of details for Plot 1.
- 4.2.27 The findings of the PEA are similar to those of the 2019 PEA. The Site has moderate ecological value taking into account its urban location and lack of similar habitats nearby. The habitats on site are largely unchanged except for 'Open Mosaic' habitat which has been reduced significantly due to scrub encroachment.
- 4.2.28 The Proposed Development provides opportunities for biodiversity enhancement such as wildlife friendly planting, bats and bird boxes, native tree planting to compensate for any vegetation loss on the Site and green and brown roofs on buildings to contribute to urban greening.
- 4.2.29 The PEA, along with the Bat Surveys will be submitted with the RMA. A Biodiversity Net Gain Assessment will also be undertaken and submitted with the RMA.
- 4.2.30 Therefore, the Environmental Compliance Report will summarise the 2019 ESA assessment and conclusions, discuss the assessment in light of changes to the ecological baseline identified in the PEA and Bat Surveys, and explain the implications of the RMA and amended construction programme however it is anticipated that the conclusions of the 2019 ESA will remain unchanged and valid.

Socio-Economics

- 4.2.31 Plot 1 will provide office and commercial floorspace – no residential uses are proposed. As Plot 1 would not introduce any new residential receptors into the Site, the confirmation of details of Plot 1 would have no implications for impact on housing demand or any of the assessments driven by estimates of population and child yield, such as increased labour supply and skills, education demand, community and recreational facilities, open and play space, and health services and facilities.
- 4.2.32 As the total amount of development remains the same, despite the change in the indicative construction programme it is considered that the effects associated with construction employment would remain as set out in the 2019 ESA.
- 4.2.33 While the confirmation of details for Plot 1 has the potential to alter the amount of commercial floorspace provided across the Proposed Development, the total amount of floorspace delivered would be within the parameters assessed within the 2019 ESA. The 2019 ESA assessed the effect on operational employment and the local economy (including increased access to retail and local eateries) based on the minimum parameters for commercial floorspace and found a moderate beneficial effect associated with increased employment opportunities and a minor beneficial effect associated with increased access to retail and local eateries. The 2019 ESA also confirmed that the same conclusion would be expected should the maximum development scenario be employed instead.
- 4.2.34 In light of the GLA's request, each revised assessment of the effects of the Proposed Development will include commentary on community cohesion as follows:
- Housing provision – how the unit and tenure mix contributes towards a mixed and balanced community;
 - Employment provision – the extent to which the nature of new employment opportunities would align with the existing employment profile;
 - Demand for health, education and community facilities – the implications for access to these facilities by the existing community and future residents and the extent to which provision will encourage mixing between existing and future residents; and
 - Open and play space – the extent to which this will encourage mixing between existing and future residents.'
- 4.2.35 It is not considered likely that the change to the baseline since 2019 would be sufficient to change the findings of the 2019 ESA with respect to operational employment and the local economy.

4.2.36 It is not considered likely that the changes to the committed development list would affect the conclusions of the cumulative assessment for the local economy, as the reported cumulative effect on employment was considered to be major-moderate beneficial.

4.2.37 Therefore, the Environmental Compliance Report will summarise the 2019 ESA assessment and conclusions, discuss the assessment in light of the updated baseline, and explain the implications of the confirmed details and amended construction programme however it is anticipated that the conclusions of the 2019 ESA will remain unchanged and valid.

4.3 Climate Change

4.3.1 Since the 2019 ESA three relevant guidance documents have been released:

- The IEMA Guide to Climate Change Resilience and Adaptation was published in June 2020. It recommends that EIA considers both the vulnerability of receptors within the project to climate change and the potential for climate change to alter or exacerbate the findings of the EIA in a future climate scenario;
- The IEMA EIA Guide to Assessing Greenhouse Gas Emissions and Evaluating their Significance builds on the 2017 guidance on which the 2019 ESA was based, this second edition was published in February 2022. The main changes from the 2017 guidance are a new scale for significant and non-significant effects, based on a development's GHG performance relative to a net zero and 1.5°C aligned reduction trajectory, and a greater focus on up-front mitigation, which can differentiate development projects with significant or non-significant effects; and
- The Greater London Authority Whole Life-Cycle Carbon Assessment guidance was published in March 2022 and sets out the expectations for Whole Life Carbon Assessments.

4.3.2 The 2019 ESA considered the effect of the Proposed Development on the global climate arising from embodied carbon, construction activity, construction traffic, operational traffic, operational energy use, and end of life. This was based on the maximum parameters of the Proposed Development and is thus considered a reasonable worst case scenario and still valid in light of the details of Plot 1.

4.3.3 The RMA will, in line with the requirements of Conditions 44 of the LBTH planning permission and 42 of the LBH planning permission, be accompanied by an Energy Strategy Addendum detailing how the provisions in Plot 1 accord with the site-wide Energy Strategy, including with regard to overheating. The RMA will also demonstrate how the provision of photovoltaic panels has been maximised in line with Condition 46 of the LBTH planning permission and 44 of the LBH planning permission.

- 4.3.4 A Whole Life Carbon Assessment will be undertaken to support the Reserved Matters Application, in line with GLA guidance. Measures contained within the Circular Economy Statement will help to further reduce embodied carbon in building materials and end of life emissions.
- 4.3.5 Therefore, the assessment of greenhouse gases associated with the Proposed Development will be revised in line with the Energy Strategy Addendum, Whole Life Carbon Assessment and the Circular Economy Statement, as well as updated guidance.
- 4.3.6 The 2019 ESA also considered the vulnerability of the Proposed Development to climate change and measures to adapt to the changing climate. These remain as set out in the 2019 ESA but will be re-stated in the Environmental Compliance Report Chapter. The in-combination assessment will be revisited considering any changes to the conclusions of the EIA arising from the RMA.

4.4 Traffic and Transport

- 4.4.1 The ES Transport Chapter will be prepared in accordance with the Institute for Environmental Management and Assessment (IEMA) Guidelines, which underpinned the ES Addendum that was prepared in 2019 to support the Hybrid Planning Application (ref: PA/14/02011).
- 4.4.2 The baseline conditions have been established through desktop research, GIS analysis, site visits and traffic survey data and will be reviewed and updated as appropriate.
- 4.4.3 The local road network will be defined as the streets surrounding the wider Bishopsgate Goodsyard site, which include Bethnal Green Road (between A10 and Brick Lane), Sclater Street, Brick Lane (between Bethnal Green Road and Quaker Street), Quaker Street, Commercial Street (between A10 and Wheler Street), and Shoreditch High Street (between Commercial Street and Bethnal Green Road).
- 4.4.4 In addition, the local road network will include existing and new routes across the Site which will also be considered in the context of traffic flows, delay, fear and intimidation, amenity, safety and severance. These routes include the existing Braithwaite Street and the proposed Middle Road.
- 4.4.5 Traffic surveys were commissioned on the local road network by means of a series of automated counts in June and July 2018 for the Hybrid Planning Application. A review of Department for Transport (DfT)'s latest traffic counts (i.e. 2021) has been undertaken to assess the suitability of the traffic survey data and it is considered the 2018 traffic survey data is fit for purpose.
- 4.4.6 Therefore, the traffic surveys undertaken in 2018 for the Hybrid Planning Application will be used to understand traffic flows on the local highway network.

- 4.4.7 As part of the Hybrid Planning Application, pedestrian counts were also undertaken in 2018 along the links and at the junctions bordering the Site, as well as the upper and lower walkways of the western side of Bishopsgate. This data will be used to undertake an evaluation of the existing capacity on local footways surrounding the site and the impacts of the proposals. This will be undertaken with reference to TfL's Pedestrian Comfort Level (PCL) guidance and will be utilised to assess pedestrian delay and comfort.
- 4.4.8 Accident data for the local road network will be obtained over the most recent three-year period for which data is available.
- 4.4.9 The Environmental Compliance Report will address the following likely effects:
- 4.4.10 During demolition and construction:
- Effect on the local road network during construction in terms of delay, fear and intimidation, amenity, safety, and severance; and
 - Effect on pedestrian and cycle access during construction in terms of fear and intimidation, amenity, safety, and severance.
- 4.4.11 Complete and operational Development:
- Effect on the local road network, pedestrian and cycle access in terms of fear and intimidation, amenity, safety, and severance; and
 - Effect on public transport network and access.
- 4.4.12 The scope includes impact on public transport, which includes bus services operating on the local road network; Shoreditch High Street station and Liverpool Street Station.
- 4.4.13 The assessment scenarios will comprise a peak construction year currently anticipated to be 2026 and a full operational year currently anticipated to be 2028.
- 4.4.14 The committed developments that will be considered in the cumulative assessment when preparing the Environmental Compliance Report are summarised in **Section 3** of this note. The transport documents submitted as part of these planning applications will be reviewed in order to derive the additional trips generated by the cumulative schemes, or if unavailable, trip rates will be applied to the quantum of development and trips estimated in accordance with best practice. Cumulative trips associated with these committed developments will be included in the future baseline and a separate cumulative scenario is not proposed.

4.5 Air Quality

- 4.5.1 Conditions 36 on the LBTH planning permission and condition 34 on the LBH planning permission require that:

“Each Reserved Matters submission shall be accompanied by an updated air quality assessment which sets out a detailed assessment of air quality impacts of the relevant phase / building. Any updated assessment shall be informed by a programme of air quality monitoring, shall demonstrate how each relevant phase / building will be air quality neutral and shall set out any necessary mitigation measures. The updated air quality assessment shall be implemented as approved.”

- 4.5.2 In line with this condition, the baseline for the air quality Environmental Compliance Report chapter will be informed by three months of NO₂ monitoring at the locations shown in **Table 4.1** and **Figure 4.1**.
- 4.5.3 Monitoring locations 1 to 5 were agreed with the LBTH Air Quality Officer. As agreement with the London Borough of Hackney (LBH) to co-locate three diffusion tubes with their roadside automatic monitor before sitework commenced, the locations agreed were modified to five monitoring locations as shown in the table below. Monitoring data will be annualised and bias adjusted (using the national bias adjustment factor) in accordance with the method set out by the IAQM.

Figure 4.1 Location of Air Quality Monitors

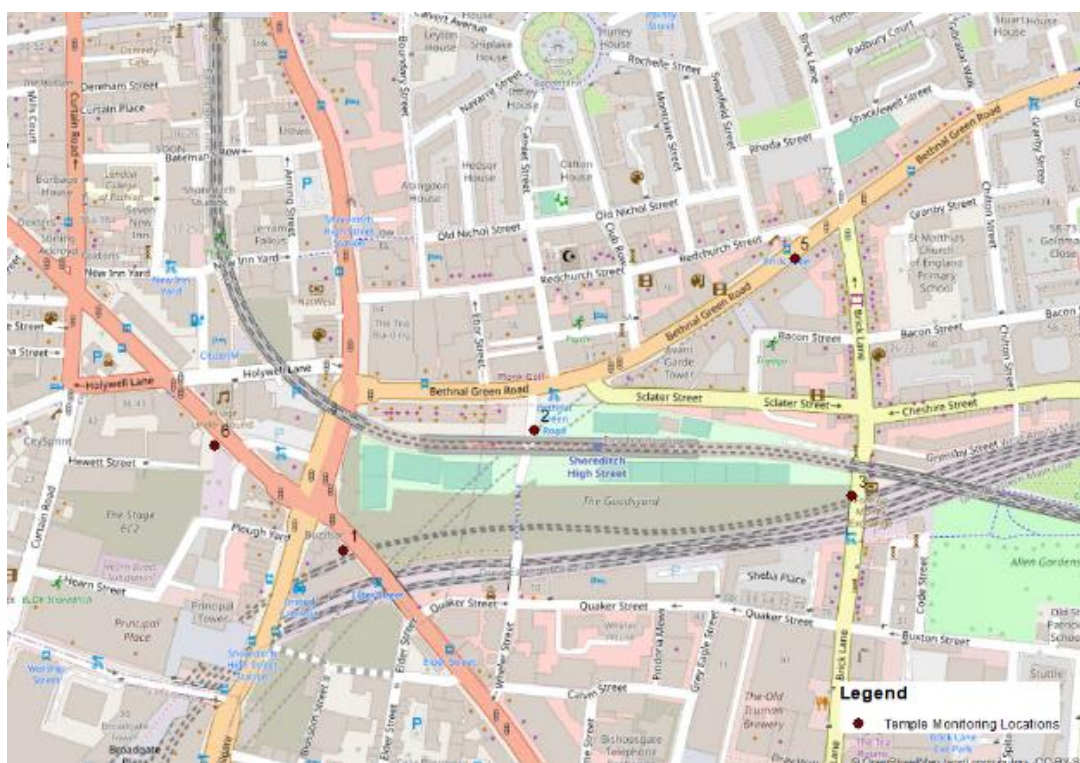


Table 4.1 Location of Air Quality Monitors

Location number	Description
1	On lamp post at Northwest boundary of the site (533488,182153)
2	On lamp post at Braithwaite Street (533634,182250)
3	On lamp post at Southwestern boundary Brick Lane (533882,182206)
4	On lamp post at Wheeler Street before the underpass (533617,182160)*
5	On lamp post opposite Brew Dog at Benthall Green Road (533833,182388)
6	On lamp post opposite Great Eastern Street (533386,182232)

Note: Due to this monitoring location missing data upon inspection following completion of the first month of monitoring; and the resultant impact this would have upon data capture for an annual mean monitoring period in the following months, this monitoring location was permanently decommissioned, leaving locations 1-3, 5 and 6 in-situ.

- 4.5.4 The baseline assessment will use the above monitoring data; air quality monitoring data available from LBTH and LBH; and modelled background pollutant concentrations provided by the Department for Environment, Food and Rural Affairs (Defra) and in the London Atmospheric Emissions Inventory (LAEI).
- 4.5.5 The 2019 ESA assessed a combined operation and construction scenario as this was considered to be the reasonable worst case for traffic related impacts such as air quality and noise and vibration. However, with the change to the construction programme and consequent change to construction traffic levels anticipated across the programme, two new scenarios comprising peak

construction (currently anticipated to be 2026) and full operation (2028) will now be assessed. A new air quality assessment will be undertaken for these scenarios using detailed dispersion modelling.

- 4.5.6 As Plot 1 will not introduce sensitive residential receptors, no site suitability assessment will be undertaken for this Plot.
- 4.5.7 Building emissions will be reviewed in line with the EPUK/IAQM guidance (Land-Use Planning & Development Control: Planning For Air Quality) and GLA supplementary design and construction SPG.
- 4.5.8 In line with the requirements of Conditions 34 and 36, an air quality neutral assessment will be undertaken for Plot 1 and accompany the RMA, included within the Environmental Compliance Report chapter.
- 4.5.9 All revised assessments will be undertaken in line with the methodology set out in the 2019 ESA chapter.
- 4.5.10 An Air Quality Positive Statement will be undertaken and presented as a separate document accompanying the RMA.
- 4.5.11 The construction dust assessment presented in the 2019 ESA will be summarised but not revised as the findings of the 2019 ESA were that the Site was a high risk for both human health and dust soiling. As the maximum level of risk was determined no further mitigation measures would be required with the increase in simultaneous working beyond those already identified.
- 4.5.12 Committed developments will inherently be considered within the traffic data incorporated in the revised dispersion modelling, and the assessment is therefore considered inherently cumulative.

4.6 Noise and Vibration

- 4.6.1 It is considered that the baseline conditions present at the Site as assessed in the 2019 ESA remain valid. No additional noise or vibration surveys are proposed.
- 4.6.2 All revised assessments will be undertaken in line with the methodology set out in the 2019 ESA chapter.
- 4.6.3 With the change in the indicative construction programme, a greater quantity of simultaneous activity will be undertaken, albeit for a shorter duration. Therefore, a revised assessment of construction activity noise will be undertaken.
- 4.6.4 As noted above, the revised traffic scenarios (peak construction currently anticipated to be 2026 and year of operation currently anticipated to be 2028) will need to be considered in all assessments driven by peak traffic volume. As

such, a revised assessment of the noise and vibration effects of traffic associated with the Proposed Development will be undertaken.

- 4.6.5 A cumulative assessment of construction activity noise will be undertaken in light of the revised list of committed developments.
- 4.6.6 For traffic noise, committed developments will inherently be considered within the traffic data incorporated in the revised assessment, and the assessment is therefore considered inherently cumulative.

4.7 Daylight, Sunlight and Overshadowing

External) Daylight and Sunlight to Neighbouring Properties

- 4.7.1 The proposed massing for Plot 1 has been designed such that it would not result in daylight and sunlight impacts to neighbours beyond what was reported in the previous ES assessments. This is because the RMA would not breach the maximum consented building heights. Therefore, the daylight and sunlight effects to surrounding neighbours have already been assessed and recorded in the previous ES and an updated assessment is not considered necessary.
- 4.7.2 The ES Addendum will therefore consider this daylight and sunlight effects qualitatively, illustrated by and provide images overlaying the details of the Proposed Development with the consented outline parameters previously assessed. Additionally, commentary will be provided addressing any relevant changes in the surrounding context.
- 4.7.3 The 2011 BRE guidance has not substantially changed with respect to impact to neighbours in the 2022 revision. The only methodological amendment to note is that BRE's 2022 guidance suggests an overall VSC may be derived by weighting each VSC element in accordance with the proportion of the total glazing area represented by its window. This is not considered necessary in this instance as we will demonstrate that the emerging design will have no additional effects to those consented for the Site.

Solar Glare

- 4.7.4 A qualitative solar glare assessment will be provided in the ES Addendum, considering the façade treatment and potential for reflections. This is appropriate given Plot 1 will not comprise large glazed areas likely to result in significant effects. The qualitative assessment will consider relevant sensitive viewpoints along the east adjacent railway line and surrounding road junctions where the proposed development may be visible.

Light Pollution

- 4.7.5 An assessment of light pollution will not be provided. An assessment of light pollution from the Proposed Development is not possible owing to the lack of detailed design information available for the Site as a whole (specifically Plots 3 and 8). The final lighting strategy will be developed at detailed design, including a holistic light pollution assessment to demonstrate lighting intensity levels at nearby sensitive residential or ecological receptors for a particular building / phase, will be provided at a later date, so as to discharge Conditions 60. (LBTH) and 59. (LBH) respectively. The proposed commercial development will not include any external high power lighting or a lighting design likely to result in significant effects. Qualitative commentary on this will be provided in the ES Addendum.

(Internal) Daylight and Sunlight

- 4.7.6 There are no habitable rooms anticipated for Plot 1 and therefore an updated internal daylight and sunlight assessment will not be required.

4.8 Wind Microclimate

- 4.8.1 Since the submission of the 2019 ESA there have been no relevant changes to planning policy and guidance.
- 4.8.2 The RMA will either sit entirely within the maximum parameter envelope tested for the 2019 ESA chapter or within marginal alterations in the parameters. The maximum parameters represent the worst-case scenario for wind microclimate as the building were presented as maximum parameter blocks with no articulation on the façades.
- 4.8.3 The 2019 ESA showed that windy conditions were predominantly associated with taller buildings at the west of the Site (particularly Plot 2) and that with the mitigation embedded in the design of Plot 2 no significant adverse effects were anticipated.
- 4.8.4 Conditions around Plot 1 as assessed in the 2019 ESA were generally suitable for sitting and standing, with windier conditions suitable for strolling anticipated to the south of Plot 1 between Plots 2 and 8 at ground level, as well as off-site on Shoreditch High Street underneath the London Overground Line.
- 4.8.5 Therefore, it is proposed to assess Plot 1 within the context of the wider consented Masterplan through computational fluid dynamics (CFD).
- 4.8.6 This application concerns the RMA for Plot 1, therefore the assessment will focus on receptors in these areas and surrounding affected receptors only and will not reassess locations in the detailed elements of the scheme previously consented.

- 4.8.7 The assessment will combine predicted pedestrian level wind speeds at key areas in and around the Site with long-term wind frequency statistics, to determine the probability of local wind speeds exceeding comfort and safety thresholds for a range of common pedestrian activities, based on the industry standard Lawson criteria.
- 4.8.8 The study will thus provide a detailed quantitative assessment of the wind environment at key locations around the area covered by the RMA and the immediate surroundings at ground, podium/roof and balcony levels and assess the impact of the Proposed Development relative to the existing site conditions in terms of suitability for planned and current usage.
- 4.8.9 Plot 1 is anticipated to become operational at a point where the majority of superstructure across the Site is anticipated to be completed, the configurations that would be assessed are as follows:
- Baseline configuration;
 - Full Masterplan existing surrounds; and
 - Full masterplan with cumulative surrounds.
- 4.8.10 The wind microclimate Environmental Compliance Report chapter would identify any mitigation (including landscaping) required to achieve safe and comfortable conditions for the Proposed Development within Plot 1 and the area immediately around it (both off-site and within the rest of the Masterplan), which would be expected to be secured by condition on the RMAs. This would comply with condition 71 on the original planning permission, which required wind mitigation to be submitted to the local planning authority and approved prior to construction.
- 4.8.11 The cumulative assessment will consider committed developments within a 400 m radius.

4.9 Built Heritage

- 4.9.1 The Built Heritage Environmental Compliance Report will be informed by an updated Heritage Statement.
- 4.9.2 Works associated with Plot 1 would not be anticipated to have any direct impact on the fabric of built heritage assets, although the Forecourt Wall, Oriel and Gates to the Goods Station (Grade II listed) are directly adjacent to Plot 1 to the south.
- 4.9.3 The assessment will also include the indirect impact of the Proposed Development on the setting and hence significant of the surrounding designated assets identified in the 2019 ESA and subsequent information submitted in July 2020. This assessment will use new verified views generated for the Proposed Development considering the revised contexts.

- 4.9.4 The cumulative assessment will also be revised in light of the surrounding context as shown in new verified views, as well as the revised list of committed developments presented above.

4.10 Townscape and Visual Impact

- 4.10.1 Townscape and Visual Impact will be assessed in a separate volume. This will assess the RMA on the basis of identifying any additional effects as a result of the RMA scheme above those identified in the 2019 ESA and whether the residual effects in the 2019 ESA remain valid.
- 4.10.2 As the Proposed Development is designed to either fit within the maximum parameters set in the outline application or not meaningfully exceed them and to conform to the design guidelines which between them were the basis of the scheme previously assessed, it is not anticipated that there will be any effects above those identified in the 2019 ESA.
- 4.10.3 Visualisations of the Proposed Development will include the rest of the masterplan not subject to this RMA so the effects of the full Proposed Development can be understood, including the effects on views along Bethnal Green Road as raised by the GLA in the Stage 3 report. These will be presented in line with how they were presented in the 2019 ESA, with a mixture of wireline, rendering of illustrative scheme, and rendering of detailed scheme as appropriate.
- 4.10.4 The TVIA volume will set out a selection of 'as existing' and 'as proposed views', as a subset of those in the 2019 ESA, these are currently proposed as follows:
- View 26 – Great Eastern Street: traffic island at junction with Old Street | Summer
 - View 26w – Great Eastern Street: traffic island at junction with Old Street | Winter
 - View 28 – Great Eastern Street / Fairchild Street
 - View 29 – Southern end of Kingsland Road
 - View 30 – Shoreditch High Street
 - View 31 – Shoreditch High Street: junction with Bateman Row: Night
 - View 32w – Arnold Circus Roundabout: Boundary Gardens, southern steps, winter
 - View 35 – Shoreditch High Street, west side opposite Redchurch Street
 - View 36 – Bethnal Green Road: junction with Chilton Street
 - View 36n – Bethnal Green Road: junction with Chilton Street, night
 - View 40 – Bethnal Green Road near to Club Row
 - View 41 – Allen Gardens
 - View 44 – Commercial Street close to Whites Row
 - View 47 – Bishopsgate outside entrance to Liverpool Street Station
 - View 51n – Norton Folgate: opposite junction with Fleur de Lis Street: night

- View 65 – Shoreditch High Street/Plough Yard
- View 66 – Shoreditch High Street / Bethnal Green Road

4.10.5 The TVIA volume will set out the methodology, parameters assessed, key features of the proposed scheme including materials, details and landscape, and a comparison with the final assessment of effects of the consented scheme.

4.10.6 These views have been selected to focus on Plot 1 so that the implications of the confirmed details on the conclusions of the 2019 ESA can be understood. Plot 1 would not be visible in the other views assessed in the 2019 ESA.

4.10.7 These views will illustrate Plot 1 as an AVR3 render, the treatment of the masterplan (particularly the detailed elements) is to be agreed with the GLA.

4.10.8 The TVIA will include consideration of whether construction phase conclusions are considered valid in light of the revised construction programme.

5.0 Non-Significant Issues

5.1.1 The following topics were excluded from the scope of the 2019 ESA. It is considered that the justification for the exclusion of these topics remains valid.

- Aviation;
- Electronic Interference;
- Population and Human Health; and
- Major Accidents and Disasters.

6.0 Conclusions

6.1.1 This report requests agreement with the GLA and the affected boroughs (LBTH and LBH) the scope of further environmental information to be submitted in an Environmental Compliance Report to support the forthcoming RMA for Plot 1.

6.1.2 The anticipated structure of the Environmental Compliance Report is as follows:

- Introduction and description of the details of Plot 1, and changes to the illustrative information forming the basis of assessment (construction programme);
- Summary of topics with no potential for changes to likely significant effects;
- Climate Change;
- Traffic and Transport;
- Air Quality;
- Noise and Vibration;
- Wind Microclimate;
- Built Heritage;

- Townscape and Visual Impact;
- Cumulative Effects and Conclusions.

6.1.3 The Environmental Compliance Report will be supported by necessary appendices including a Preliminary Ecological Appraisal and Bat Survey Report.

Appendix A - Glossary

Term	Definition
Above Ordnance Datum (AOD)	Ordnance Datum is the vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps. Topography may be described using the level in comparison or 'above' ordnance datum.
ADMS Dispersion model	Atmospheric Dispersion Modelling System used in the modelling of air quality data
Air pollutants	Amounts of foreign and / or natural substances occurring in the atmosphere that may result in adverse effects on humans, animals, vegetation and / or materials.
Air Quality Management Area (AQMA)	A defined area by virtue of Section 82(3) of the Environment Act 1995, where it appears that the air quality objectives prescribed under the UK Air Quality Strategy will not be achieved. In these areas, a Local Authority must designate Air Quality Management Areas, within which an Action Plan can be proposed to secure improvements in air quality so that prescribed air quality objectives can be achieved.
Air Quality Objectives (AQO)	Criteria for the assessment of local air quality expressed in terms of a concentration threshold to be achieved by a certain date. The thresholds are established at concentrations considered acceptable in the light of what is known about the effects of each pollutant on health or ecosystems.
Air quality sensitive receptors	People, property or designated sites for nature conservation that may be at risk from exposure to air pollutants that could potentially arise as a result of the Proposed Development.
Annual average daily total (AADT) flows	A daily traffic flow (24 hours), expressed as a mean daily flow across all 365 days of the year (AADT) in units of vehicles per hour.
Annual mean concentration	The average (mean) of the hourly pollutant concentrations measured or predicted for a one year period.
ATC	Automatic Traffic Counts
Baseline	Environmental conditions at specific periods of time, present on, or near a site, against which future changes may be measured or predicted.
BGS	British Geological Society
BRE	Building Research Establishment
CIL	Community Infrastructure Levy
CEMP	Construction Environmental Management Plan
COMAH	Control of Major Accident Hazards
Concentration (air quality)	The amount of a (polluting) substance in a volume (of air), typically expressed as a mass of pollutant per unit volume of air (for example, micrograms per cubic metre, $\mu\text{g}/\text{m}^3$) or a volume of gaseous pollutant per unit volume of air (parts per million, ppm).
Committed Schemes	Planning application of development schemes which have been approved by the relevant local authority.
Conservation Area	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
Construction	Within the ES this phrase refers to all construction works associated with the Proposed Development.
Cumulative effects	The summation of effects that result from changes caused by a development in

Term	Definition
	conjunction with other reasonably foreseeable development that is either consented but not yet constructed or is in the process of seeking consent.
DEFRA	Department for Environment, Food and Rural Affairs
Design Manual for Roads and Bridges (DMRB)	A widely used methodology for Environmental Impact Assessment (Volume 11) which was used to assess some impacts of the Proposed Development with appropriate modifications.
Designated Heritage Asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.
Desk Based Assessment (DBA)	Research based primarily on database and internet data gathering methods.
DfT	Department for Transport
TfL	Transport for London
Direct effect	An effect that is directly attributable to the Proposed Development.
Dust	Fine particles of solid materials in the size fraction 1µm - 75µm in diameter, as defined in BS 6069:1994 capable of being re-suspended in air and settling only slowly under the influence of gravity where it may cause nuisance.
EIA Regulations	The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
Emission	A material that is expelled or released to the environment. Usually applied to gaseous or odorous discharges to the atmosphere.
Enhancement	Landscape improvement through restoration, reconstruction or creation.
Environment Agency (EA)	The Environment Agency is an executive non-departmental public body, sponsored by the Department for Environment, Food and Rural Affairs which was established in 1996 to protect and improve the environment.
Environmental effect	The consequence of an impact on the environment.
Environmental impact	A physical or measurable change to the environment attributable to the Proposed Development.
Environmental Impact Assessment (EIA)	A systematic means of assessing a development project's likely significant environmental effects undertaken in accordance with EIA Regulations.
EIA Development	A development constitutes 'EIA Development' when it is determined that the Proposed Development requires EIA, or an ES is submitted to accompany the application.
Environmental Statement (ES)	A statement that includes the information that is reasonably required to assess the environmental effects of the development and which the applicant can, having regard to current knowledge and methods of assessment, reasonably be required to compile, but that includes at least the information referred to in the EIA Regulations.
ES Addendum	A statement that sets out the implications of changes to a development on the findings of an Environmental Statement.
EPUK	Environmental Protection UK
Exceedance	A period of time where the concentrations of a pollutant is greater than, or equal to, the appropriate Air Quality Objective.
Flood Zone	There are four classifications for flood zones as defined in the National Planning Policy Framework (NPPF): Zone 1: Low probability (less than 1 in 1000 annual probability of river or sea flooding in any year);

Term	Definition
	<p>Zone 2: Medium probability (between 1 in 100 and 1 in 1000 annual probability of river flooding or between 1 in 200 and 1 in 1000 annual probability of sea flooding in any year);</p> <p>Zone 3a: High probability (1 in 100 or greater annual probability of river flooding in any year or 1 in 200 or greater annual probability of sea flooding in any given year); and</p> <p>Zone 3b: High probability (functional flood plain. Essentially the 1 in 20 or greater annual probability of flooding in any given year).</p>
GEA	Gross External Area
Hectare (ha)	A unit of area (10,000 m ² / 2.471 acres).
Heritage	Historical or cultural associations.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage and assets identified by the local planning authority (including local listing).
Historic England (HE)	A public body which looks after England's historic environments
Historic Environment	All aspects of the environment resulting from the interaction between people and places through time including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.
IAQM	Institute for Air Quality Management
IEMA	Institute of Environmental Management and Assessment
Impact	A physical or measurable change to the environment attributable to the Proposed Development.
Indirect effects	Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or time from the source of the effects.
Kilometre (km)	Measurement of distance (1000 metres)
LPA	Local (Planning) Authority
Land Use	The primary use of land, including both rural and urban activities.
L10	The noise level just exceeded for 10% of the measurement period
L90	The noise level exceeded for 90% of the measurement period
Leq	'Equivalent Continuous Sound Level': The sound level in decibels equivalent to the total sound energy measured over a stated period of time
Light Duty Vehicle (LDV)	A vehicle type classification, including motorcycles, cars and light goods vehicles that is used by air dispersion models.
Listed Building	<p>A building entered on the a list of buildings of special architectural or historic interest compiled by the Secretary of State for the guidance of local planning authorities in the exercise of their planning functions under the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Town and Country Planning Act 1990. Buildings are graded as follows:</p> <p>Grade I – Buildings of exceptional interest,</p> <p>Grade II* - Particularly important buildings of more than special interest; and</p> <p>Grade II – Buildings of special interest.</p>
Lmax	'Maximum Sound Level' - Maximum Sound Level during a measurement period

Term	Definition
	or a noise event
Local Nature Reserve (LNR)	A statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949, and amended by Schedule 11 of the natural Environment and Rural Communities Act 2006, by principal local authorities.
Local Plan	A detailed district or borough-wide land-use plan, prepared and adopted by a district planning authority, which is part of the statutory development plan. Consists of a written statement which sets out the district planning authority's development control policies and proposals for land use and transport over a period of about 10 years and an Ordnance Survey-based proposals map.
Magnitude	A combination of the scale, extent and duration of an effect.
Methodology	The scientific approach and techniques used for the study
Mitigation Measures	Actions proposed to avoid, prevent, reduce and where possible offset significant adverse environmental effects arising from the whole or specific elements of a development.
NE	Natural England
NGR	National Grid Reference
NHS	National Health Service
Nitrogen Oxides (NOx)	Nitric oxide (NO) is mainly derived from road transport emissions and other combustion processes such as the electricity supply industry. NO is not considered to be harmful to health. However, once released to the atmosphere, NO is usually very rapidly oxidised to nitrogen dioxide (NO ₂), which is harmful to health. NO ₂ and NO are both oxides of nitrogen and together are referred to as nitrogen oxides.
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
Operational	When the Proposed Development is constructed on the Application Site and is in or ready for use
OS	Ordnance Survey
Particulate Matter	Fine particles are composed of a wide range of materials arising from a variety of sources including combustion sources (mainly road traffic), and coarse particles, suspended soils and dust from construction work. Particles are measured in a number of different size fractions according to their mean aero-dynamic diameter. Most monitoring is currently focussed on PM ₁₀ (less than 10 microns in aero-dynamic diameter), but the finer fractions such as PM _{2.5} (less than 2.5 microns in aero-dynamic diameter) is becoming of increasing interest in terms of health effects.
PEA	Preliminary Ecological Assessment
PERS/CERS audit	Pedestrian Environment Review System / Cyclist Environment Review System
Phase 1 Habitat Survey	An ecological survey technique that provides a standardised system to record vegetation and wildlife habitats. It enables a basic assessment of habitat type and its potential importance for nature conservation.
Planning Policy Guidance (PPG)	There are a series of PPGs covering various aspects of the planning system prepared by Central Government and due weight must be given to them when considering individual planning applications as they are material factors in their determination. They are listed on the Department for Communities and Local Government website. These have mainly been superseded by the National Planning Policy Framework (March 2012) and the accompanying Planning Practice Guidance.

Term	Definition
PM10	Particulate matter with a mean aerodynamic diameter of less than 10 m.
Post-medieval	AD 1500 – present.
Pre-Historic	The period of human history preceding written records.
Ramsar	A wetland site designated of international importance under the Ramsar Convention.
London Borough of Tower Hamlets (LBTH)	Local Planning Authority in which the RMA Site is situated
London Borough of Hackney (LBH)	Adjacent Local Planning Authority to the RMA Site, within which part of the wider Site is situated.
Greater London Authority (GLA)	Determining authority for the planning application
Receptor	A component of the natural, created or built environment such as humans, water, air, a building, or a plant that has the potential to be affected by the Proposed Development.
Registered Historic Parks and Gardens	Parks and Gardens of special historic interest in England. Registered parks and gardens are designated heritage assets and subject to the planning policies within the NPPF.
Residual	When used to describe archaeological artefacts, this means not in-situ, i.e. Found outside the context in which it was originally deposited.
Residual Effects	Those effects of a development that cannot be mitigated following implementation of mitigation proposals.
Scheduled Monument	An ancient monument or archaeological deposits designated by the Secretary of State as a ‘Scheduled Ancient Monument’ and protected under the Ancient Monuments Act.
Scoping	An exercise undertaken to determine the topics to be addressed within the Environmental Statement.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Setting of a heritage asset	The surroundings in which (the asset) is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
SFRA (or FRA)	Strategic Flood Risk Assessment
Significance (effect)	A measure of the importance or gravity of the environmental effect defined by significance criteria specific to the environmental topic.
(The) Site	The Site for which the planning application is submitted.
Site of Special Scientific Interest (SSSI)	A site statutorily designated under the Wildlife and Countryside Act 1981 (as amended) as being of special nature conservation or geological interest. SSSIs include wildlife habitats, geological features and landforms.
Special Area of Conservation (SAC)	A site designated under the EU’s Habitats Directive which is transposed into UK law by the Conservation of Habitats and Species Regulations 2017.
Special Protection Area (SPA)	A designation under the European Union Directive on the Conservation of Wild Birds. Under the Directive, Member States of the European Union (EU) have a duty to safeguard the habitats of migratory birds and certain particularly threatened birds.
SPG	Supplementary Planning Guidance

Term	Definition
Study area	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
Susceptibility	The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.
Sustainable Drainage System (SuDS)	Sustainable management practices designed to control the rate and quality of surface water runoff into receiving waters, for example the use of swales and wetlands as buffers, as opposed to conventional drainage practices.
Temporary or permanent effects	Environmental effects may be considered as temporary (limited duration and reversible) or permanent (irreversible). Some development may also be reversible.
Transport Assessment (TA)	A quantitative assessment of transport effects of construction and completed development phases of the proposed development.
TWUL	Thames Water Utilities Limited
Type or Nature of Effect	Whether an effect is direct or indirect, temporary or permanent, positive (beneficial), neutral or negative (adverse) or cumulative.
UKPN	United Kingdom Power Network
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
Visualisation	A computer simulation, photomontage or other technique to illustrate the appearance of a proposed development.
Worst-case situation/scenario	Principle applied where the environmental effects may vary, for example, seasonably to ensure that the most severe potential effect is assessed.
WRAP	Waste and Resources Action Programme
µg/m ³	Micrograms per cubic metre of air: A measure of concentration in terms of mass per unit volume. A concentration of 1 µg/m ³ means that one cubic metre of air contains one microgram (millionth of a gram) of pollutant).

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