

Figure 13.41 Configuration 7: Detailed Proposals (Phase A) with Cumulative Surrounding Buildings – Elevated Levels (Summer Season)

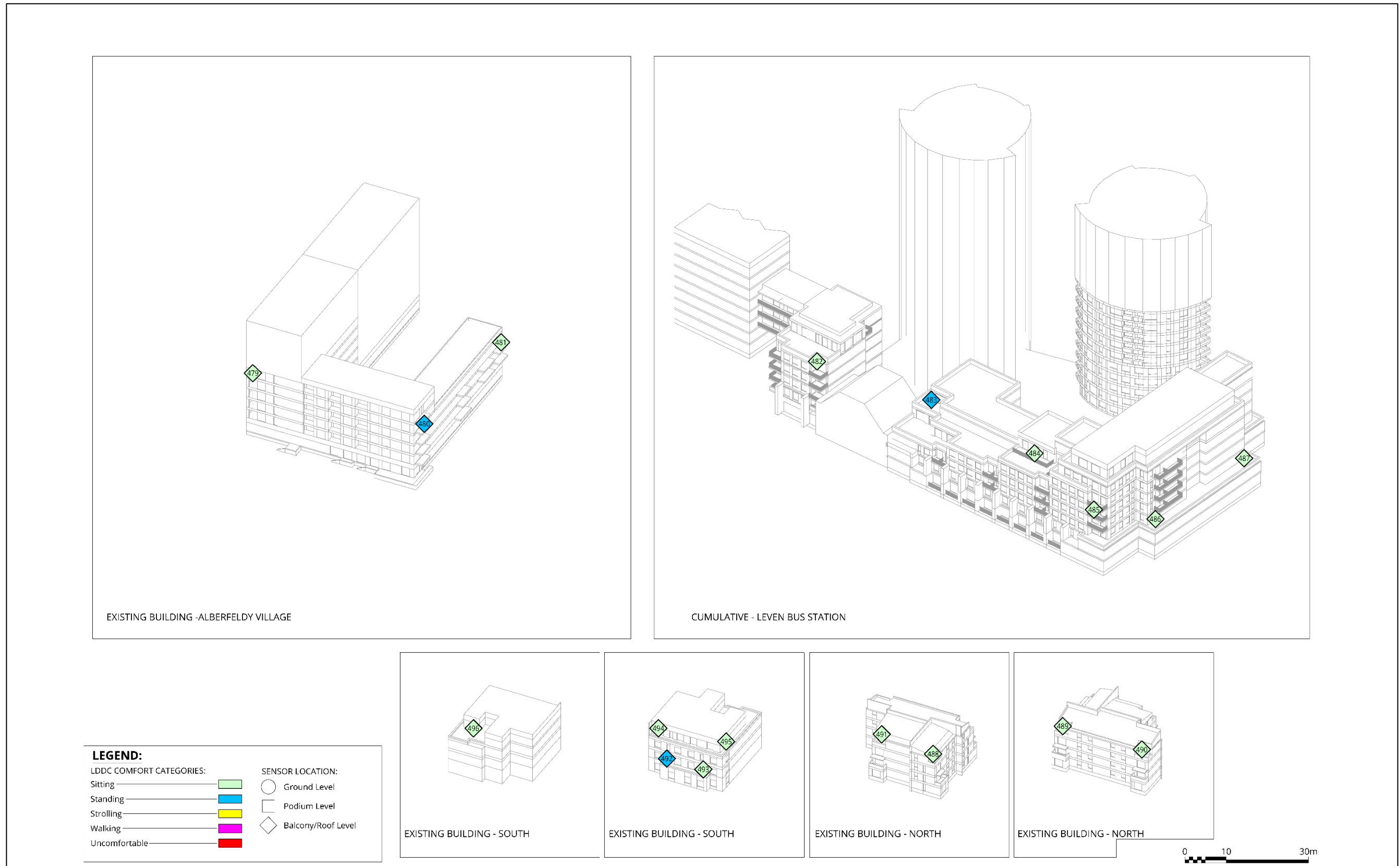


Figure 13.42 Configuration 7: Detailed Proposals (Phase A) with Cumulative Surrounding Buildings – Elevated Levels (Summer Season)

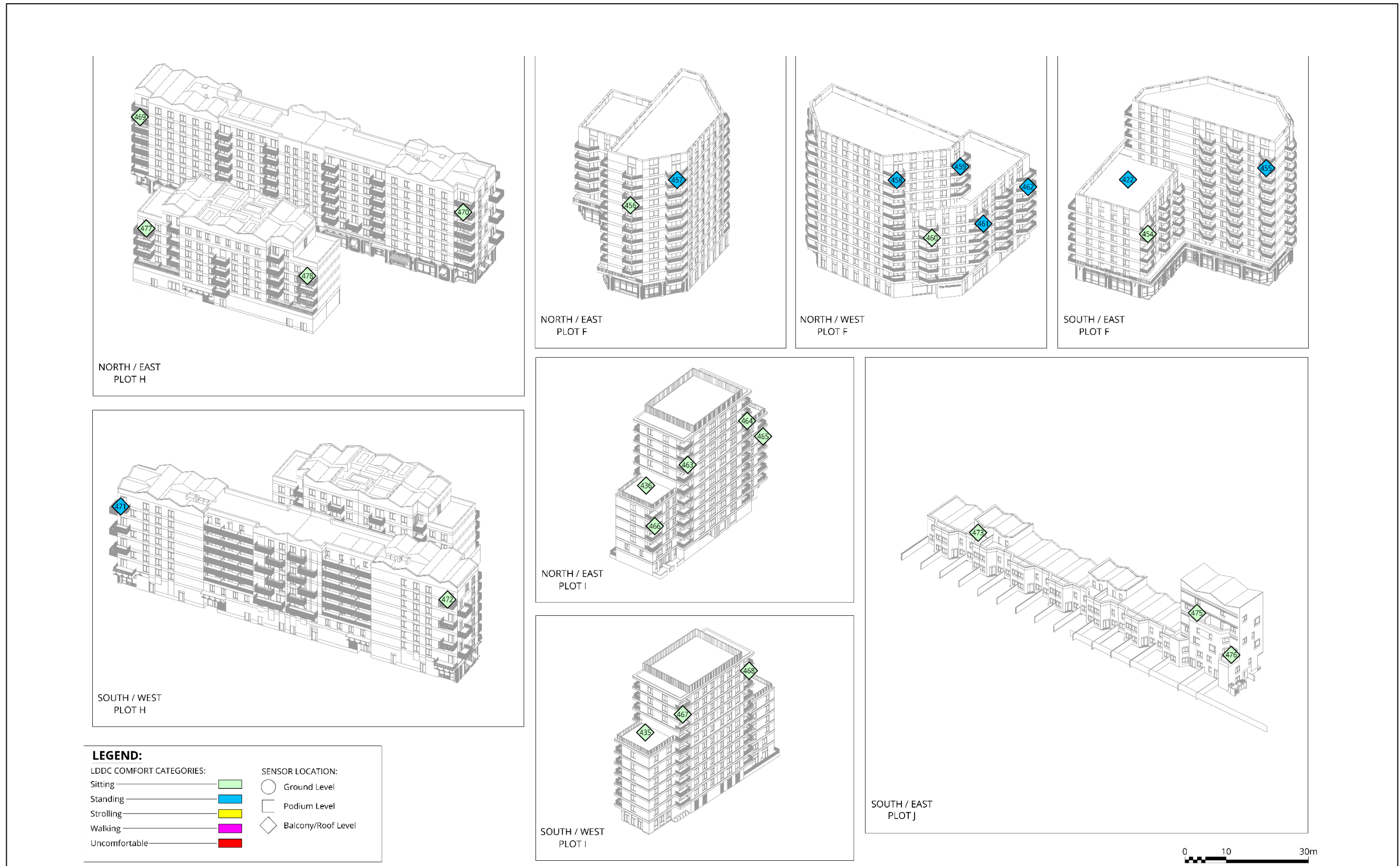


Figure 13.43 Configuration 7: Detailed Proposals (Phase A) with Cumulative Surrounding Buildings – Ground Level (Strong Winds)

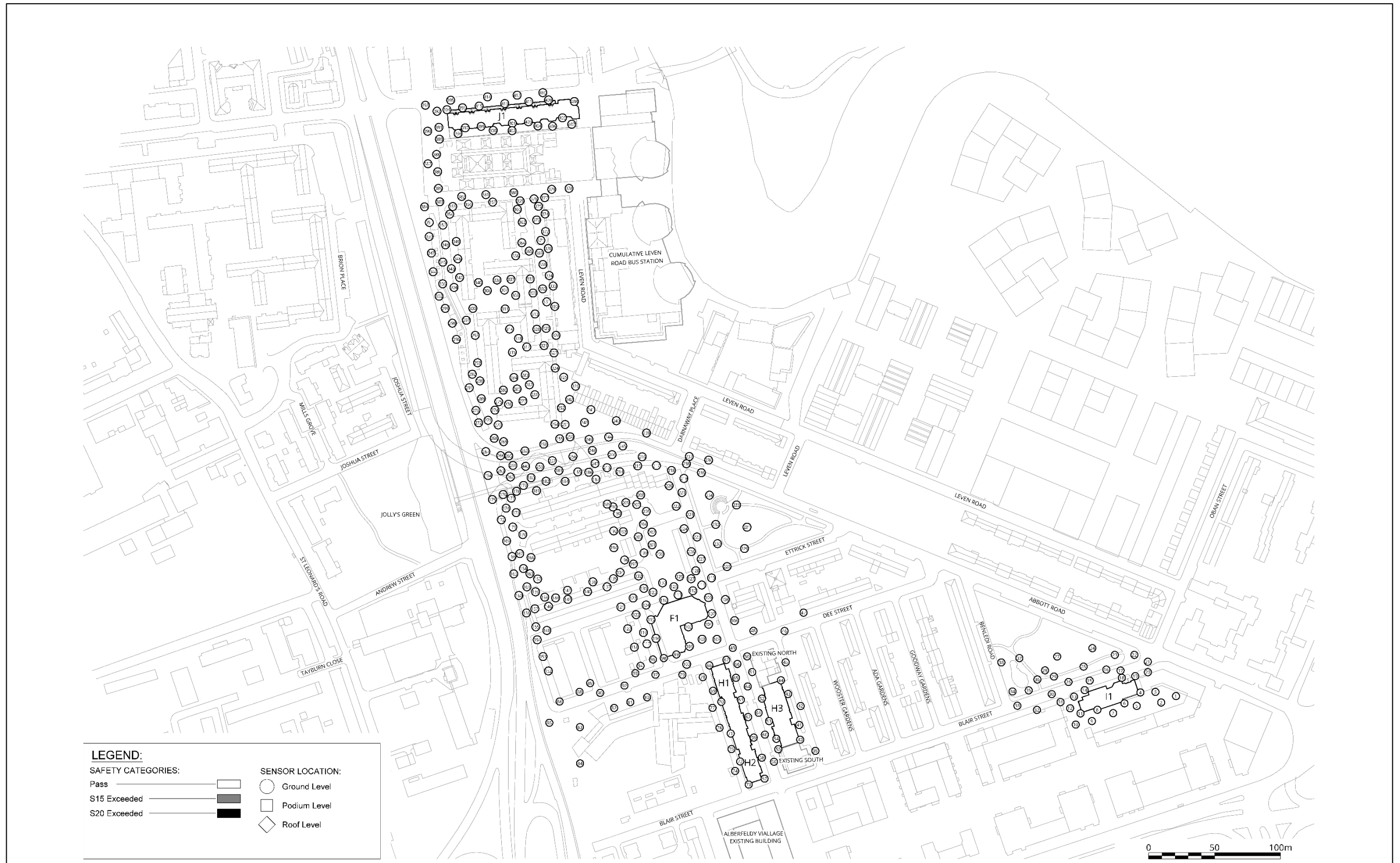


Figure 13.44 Configuration 7: Detailed Proposals (Phase A) with Cumulative Surrounding Buildings – Elevated Levels (Strong Winds)

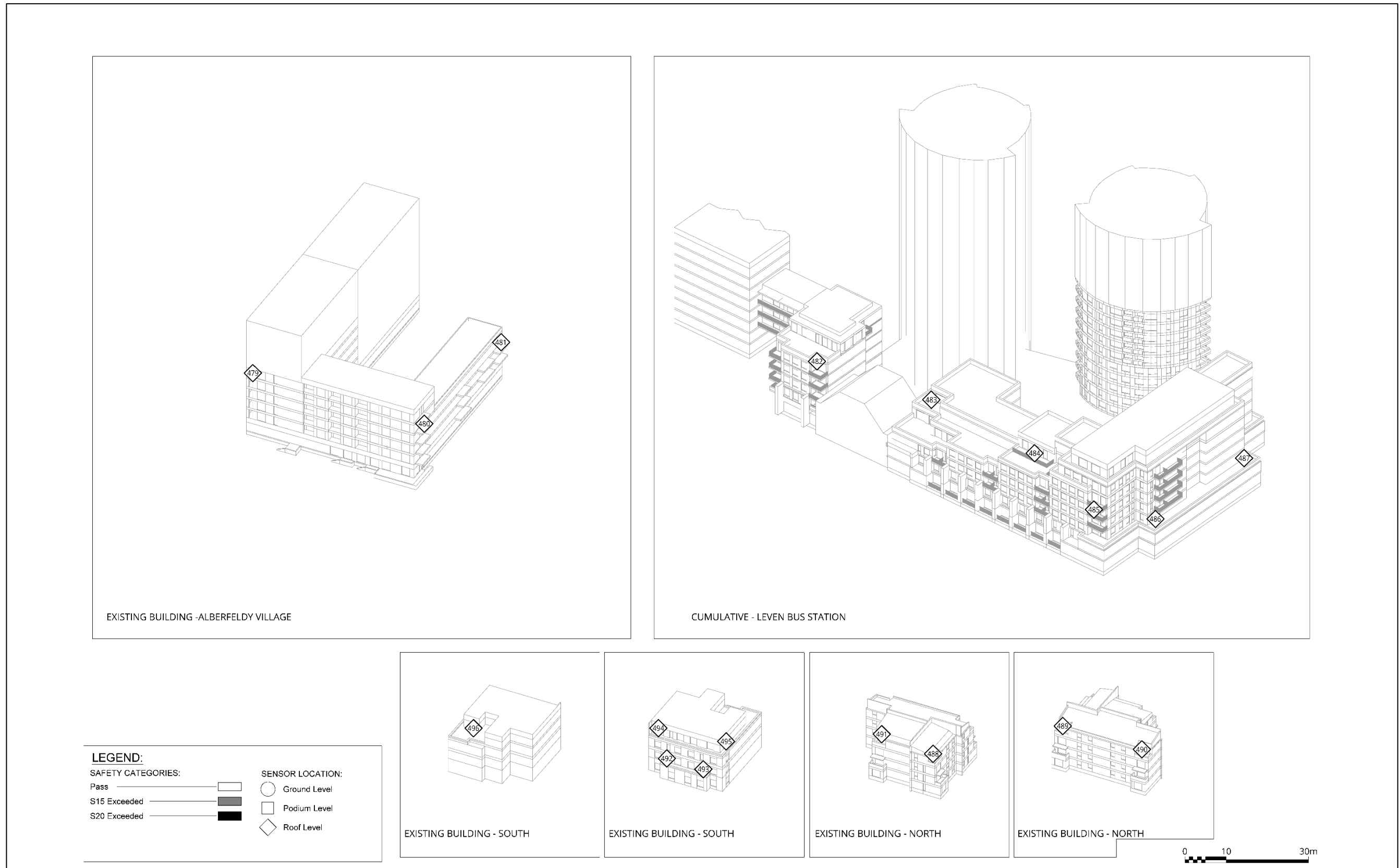
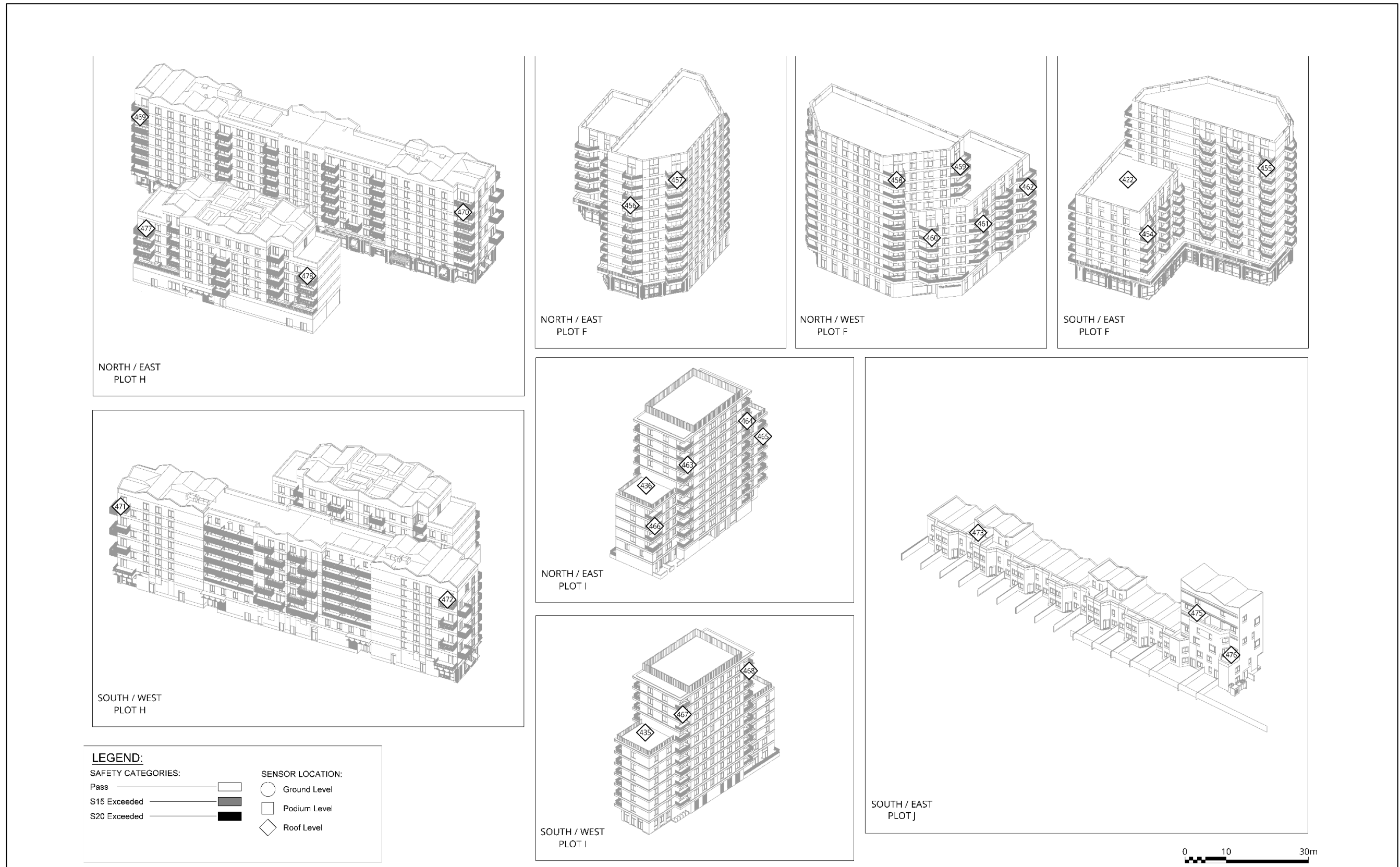


Figure 13.45 Configuration 7: Detailed Proposals (Phase A) with Cumulative Surrounding Buildings – Elevated Levels (Strong Winds)



Completed Proposed Development

Configuration 8: Proposed Development (Outline Proposals plus Detailed Proposals) with Cumulative Surrounding Buildings

13.250 The assessment of the wind conditions for Configuration 8 is based on the results presented in **Figure 13.46** and **Figure 13.47** for the windiest and summer seasons respectively for ground floor level and **Figure 13.48**, **Figure 13.49** and **Figure 13.50** for elevated levels during the summer season. Safety exceedances are presented in **Figure 13.51** for the ground level and **Figure 13.52**, **Figure 13.53** and **Figure 13.54** for elevated levels.

Pedestrian Comfort

13.251 With the introduction of the overall Proposed Development in the context of cumulative surrounds, wind conditions would improve compared to Configuration 3 and would range from suitable for sitting to walking use during the windiest season.

13.252 During the summer season, wind conditions are either the same category or one category calmer and range from suitable for sitting to strolling use.

Thoroughfares

Detailed Proposals

13.253 Wind conditions at thoroughfares within the Detailed Proposals would range from suitable for sitting to strolling use during the windiest season, representing a **Moderate Beneficial** (Not Significant) to **Negligible** (Not Significant) effects.

Outline Proposals

13.254 Wind conditions at the majority of thoroughfares within the Outline Proposals would range from suitable for sitting to strolling use during the windiest season, representing a **Moderate Beneficial** (Not Significant) to **Negligible** (Not Significant) effects.

13.255 The exception to this would be at probe locations 158, 177, 274, 277 and 305 which would be one category windier than suitable for the intended use. These conditions would represent a **Minor Adverse (Significant)** effect.

Off-site

13.256 Off-site thoroughfares in the vicinity of the Proposed Development would be suitable for sitting (probe locations 47, 48, 79, 228, 229, 230, 231, 232, 233, 234, 235, 328, 330, 333, 370, 374 and 377), standing (probe locations 78, 84, 236, 386, 388 and 389) and strolling (probe location 385) use during the windiest season, which would represent a **Negligible** (Not Significant) effect.

Entrances

Detailed Proposals

13.257 Wind conditions at the majority of entrances to the Detailed Proposals would range from suitable for sitting to standing use during the windiest season, representing a **Minor Beneficial** (Not Significant) to **Negligible** (Not Significant) effects.

13.258 The exception to this would be at probe locations 116 which would be one category windier than suitable for the intended use, thus representing a **Minor Adverse (Significant)** effect.

Outline Proposals

13.259 Wind conditions at the majority of potential entrances to the Outline Proposals would range from suitable for sitting to standing use during the windiest season, representing a **Minor Beneficial** (Not Significant) to **Negligible** (Not Significant) effects.

13.260 The exception to this would be at Probe locations 139, 145, 162, 195, 278, 280 and 313 which would be one category windier than suitable for entrance use. This would represent a **Minor Adverse (Significant)** effect.

13.261 Probe locations 141 and 339 would be two categories windier than suitable for entrance use. This would represent a **Moderate Adverse (Significant)** effect.

Bus stops

13.262 Bus stops around the Site would have wind conditions suitable for sitting (probe location 169) and standing (probe location 106) during the windiest season. This would represent **Minor Beneficial (Not Significant)** to **Negligible (Not Significant)** effect.

13.263 Probe location 105 would be suitable for strolling use during the windiest season, one category windier than suitable for the intended use. This would represent a **Minor Adverse (Significant)** effect.

Pedestrian Crossings

13.264 Wind conditions at pedestrian crossings around the Site (probe locations 237 and 238) would be suitable for standing use during the windiest season representing a **Moderate Beneficial (Not Significant)** effect.

Ground Level Amenity – Mixed Use

Detailed Proposals

13.265 Wind conditions at ground level amenity spaces within the Detailed Proposals would range from suitable for sitting to standing use during the summer season. This represents a **Negligible (Not Significant)** effect.

Outline Proposals

13.266 Wind conditions at the majority of ground level amenity spaces within the Outline Proposals would range from suitable for sitting to standing use during the summer season. This represents a **Negligible (Not Significant)** effect.

13.267 The exception to this would be at probe location 259 which would be one category windier than suitable for amenity use. This would represent a **Minor Adverse (Significant)** effect.

Off-Site

13.268 Wind conditions at the school court (represented by probe 83) would be suitable for sitting use during the summer season. This represents **Negligible (Not Significant)** effect.

Ground Level Amenity – Seating

Detailed Proposals

13.269 Wind conditions at designated seating areas within the Detailed Proposals would be suitable for sitting use during the summer season. This would represent a **Negligible (Not Significant)** effect.

Outline Proposals

13.270 Wind conditions at the majority of designated seating areas within the Outline Proposals would be suitable for sitting use during the summer season representing a **Negligible (Not Significant)** effect.

13.271 The exception to this would be at probe location 316 which would be one category windier than suitable for the intended use. This would represent a **Minor Adverse (Significant)** effect.

13.272 Probe location 265 would be two categories windier than suitable for the intended use. This would represent a **Moderate Adverse (Significant)** effect.

Podium Level Amenity – Mixed Use

Outline Proposals

13.273 Podium amenity spaces (at probe locations 419, 420, 421, 428, 429, 430, 437, 438 and 439) would range from suitable for sitting to standing use during the summer season. These wind conditions would represent a **Negligible (Not Significant)** effect.

Roof Terrace Amenity – Mixed Use

Detailed Proposals

13.274 Wind conditions at roof terraces within the Detailed Proposals would be suitable for sitting use during the summer season. This represents a **Negligible (Not Significant)** effect.

Outline Proposals

13.275 Wind conditions at the majority of roof terraces within the Outline Proposals would range from suitable for sitting to standing use during the summer season. This represents a **Negligible (Not Significant)** effect.

13.276 The exception to this would be at probe locations 416, 417, 426, 427, 434 which would be one category windier than suitable during the windiest season. This would represent a **Minor Adverse (Significant)** effect.

Off-site

13.277 Wind conditions at off-site roof terraces represented by probe locations 483, 484, 486, 487 and 496 would be suitable for sitting use during the summer season. This would represent a **Negligible (Not Significant)** effect.

Balcony Levels

Detailed Proposals

13.278 Wind conditions at balconies within the Detailed Proposals would range from suitable for sitting to standing use during the summer season. This would represent a **Negligible (Not Significant)** effect.

Outline Proposals

13.279 Wind conditions at balconies within the Outline Proposals would range from suitable for sitting to standing use during the summer season. This would represent a **Negligible (Not Significant)** effect.

Off-site

13.280 Wind conditions at off-site balconies of neighbouring buildings represented by probe locations 479, 480, 481, 488, 489, 490, 491, 492, 493, 494 and 495 would range from suitable for sitting to standing use during the summer season. This would represent a **Negligible (Not Significant)** effect.

Strong winds

Detailed Proposals

13.281 There would be no instances of strong winds exceeding the safety threshold within the Detailed Proposals.

Outline Proposals

13.282 There would be instances of strong winds exceeding the safety threshold at probe locations 137, 140, 141, 143, 158, 177, 195, 265, 277, 281, 290, 305, 338, 416, 426 and 427 within or around the Proposed Development including roads and car parks.

Figure 13.46 Configuration 8: Proposed Development (Outline Proposals plus Detailed Proposals) with Cumulative Surrounding Buildings – Ground Level (Windiest Season)



Figure 13.47 Configuration 8: Proposed Development (Outline Proposals plus Detailed Proposals) with Cumulative Surrounding Buildings – Ground Level (Summer Season)



Figure 13.48 Configuration 8: Proposed Development (Outline Proposals plus Detailed Proposals) with Cumulative Surrounding Buildings – Elevated Levels (Summer Season)

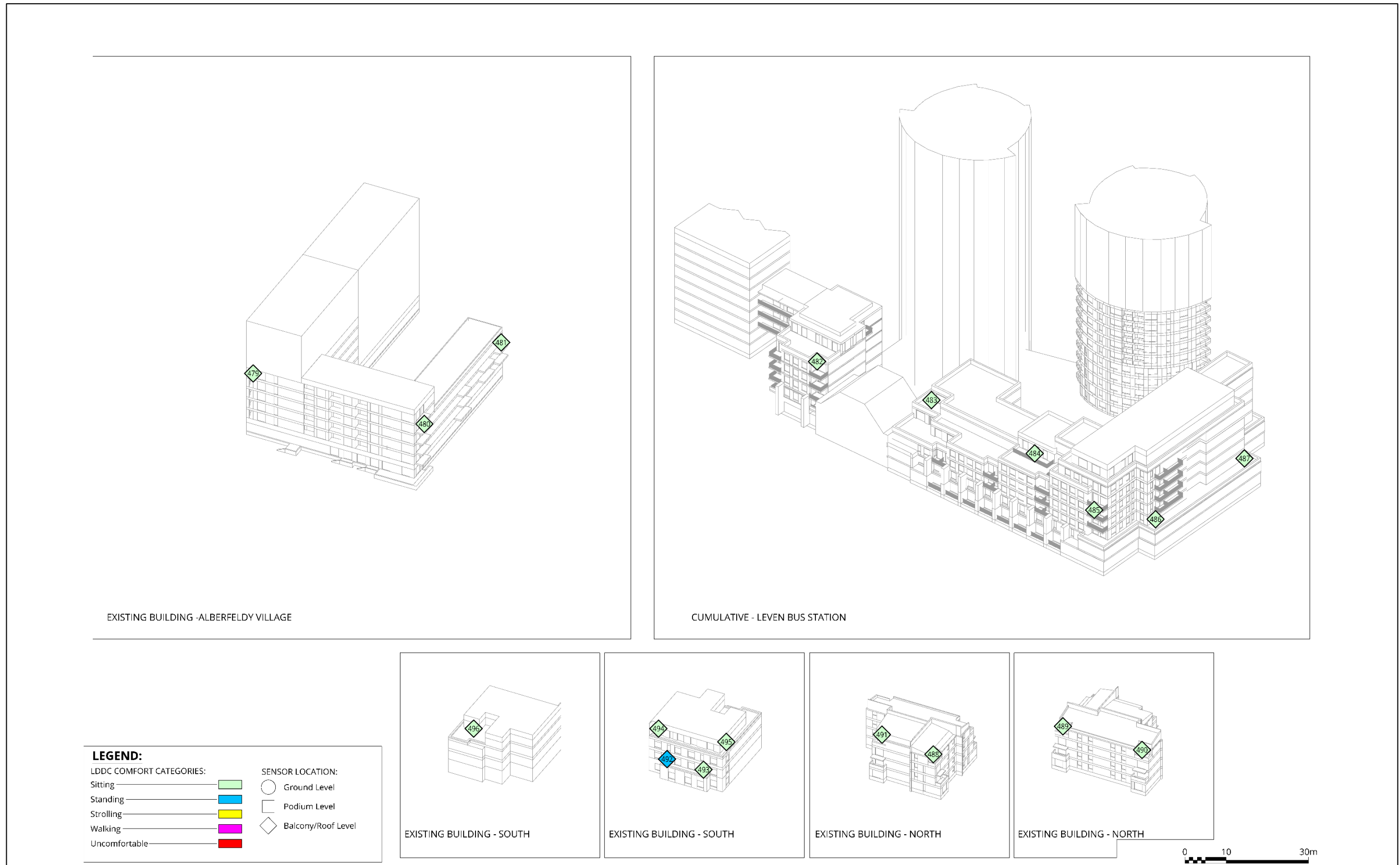


Figure 13.49 Configuration 8: Proposed Development (Outline Proposals plus Detailed Proposals) with Cumulative Surrounding Buildings – Elevated Levels (Summer Season)

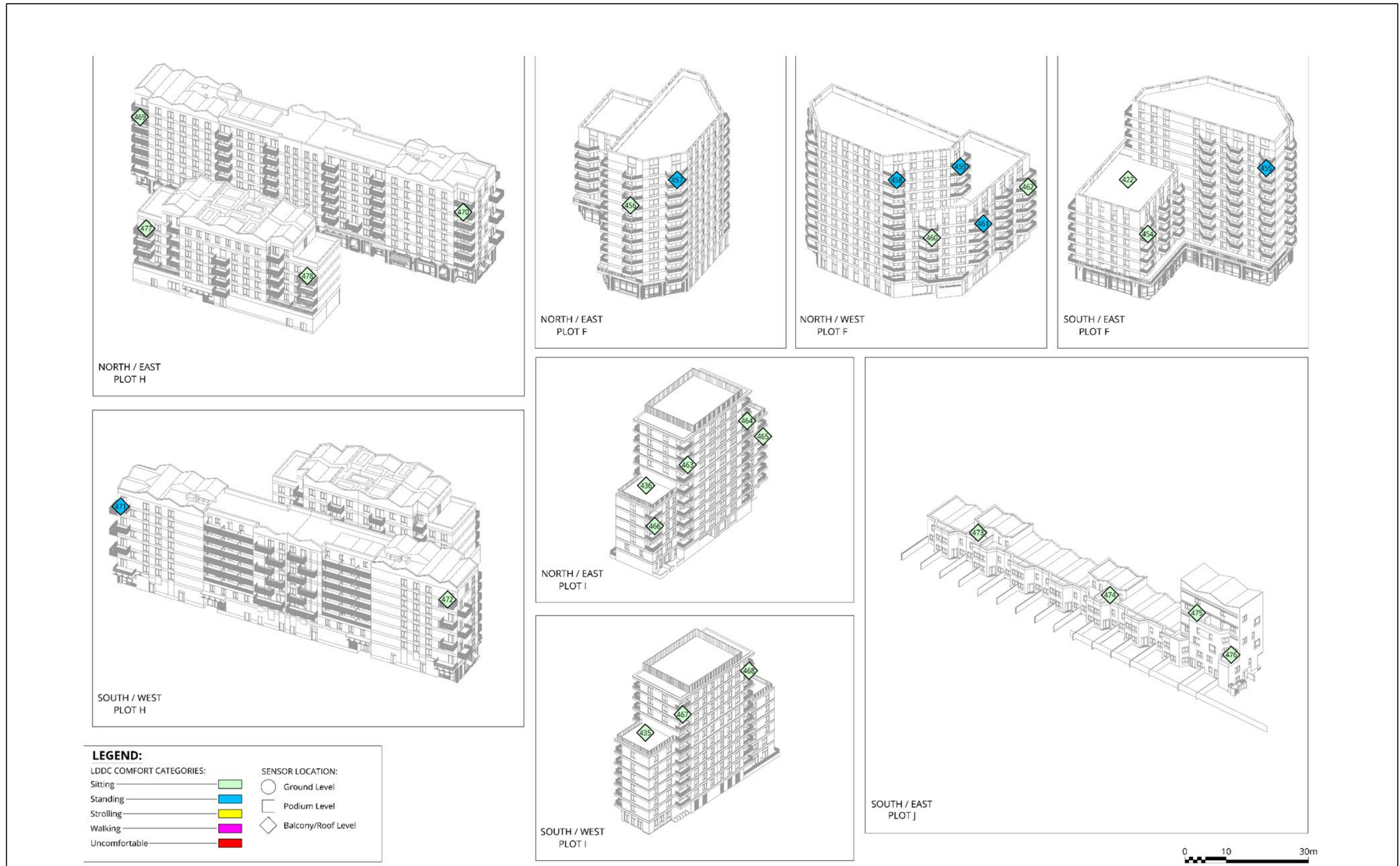


Figure 13.50 Configuration 8: Proposed Development (Outline Proposals plus Detailed Proposals) with Cumulative Surrounding Buildings – Elevated Levels (Summer Season)



Figure 13.51 Configuration 8: Proposed Development (Outline Proposals plus Detailed Proposals) with Cumulative Surrounding Buildings – Ground Level (Strong Winds)

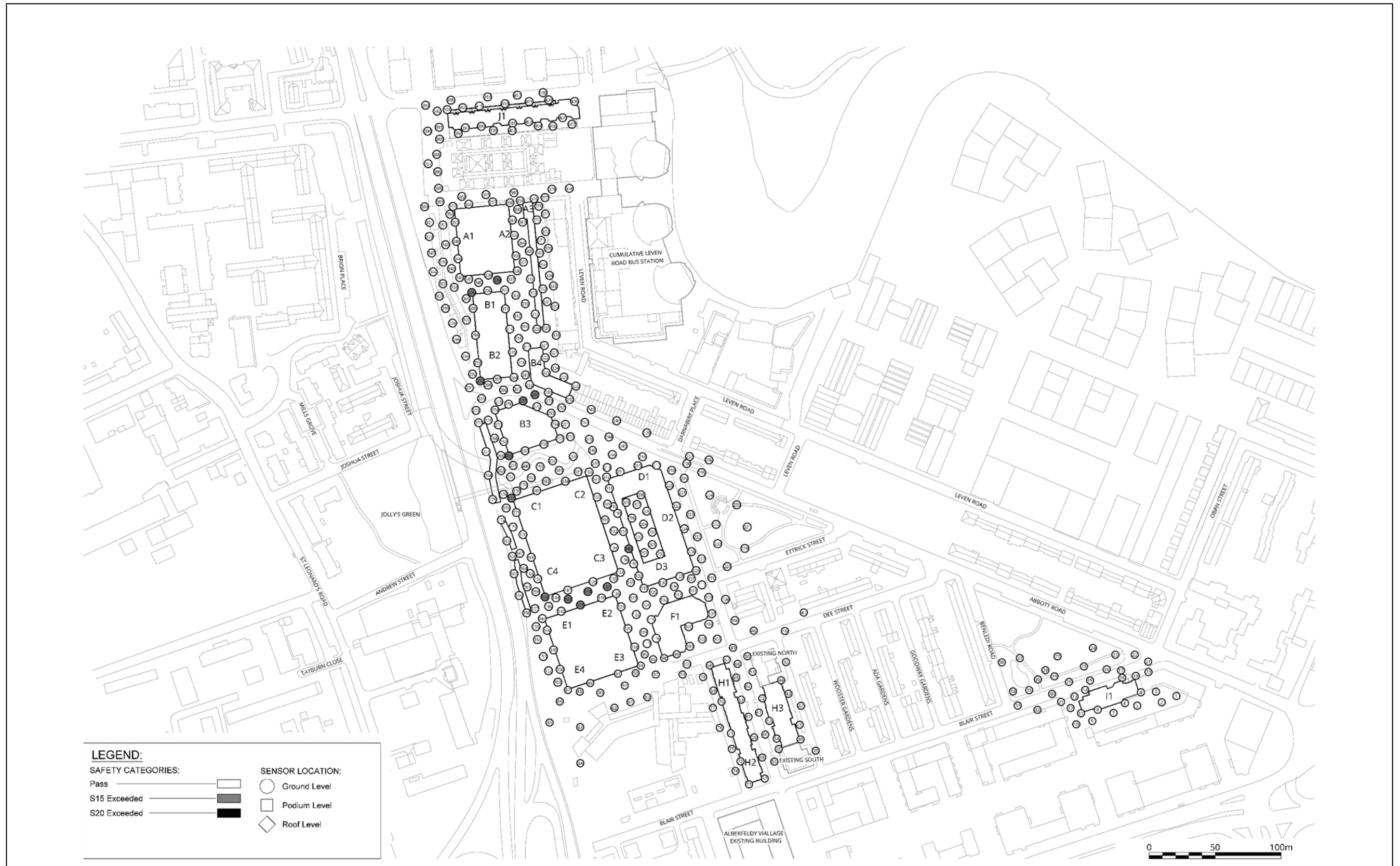


Figure 13.52 Configuration 8: Proposed Development (Outline Proposals plus Detailed Proposals) with Cumulative Surrounding Buildings – Elevated Levels (Strong Winds)

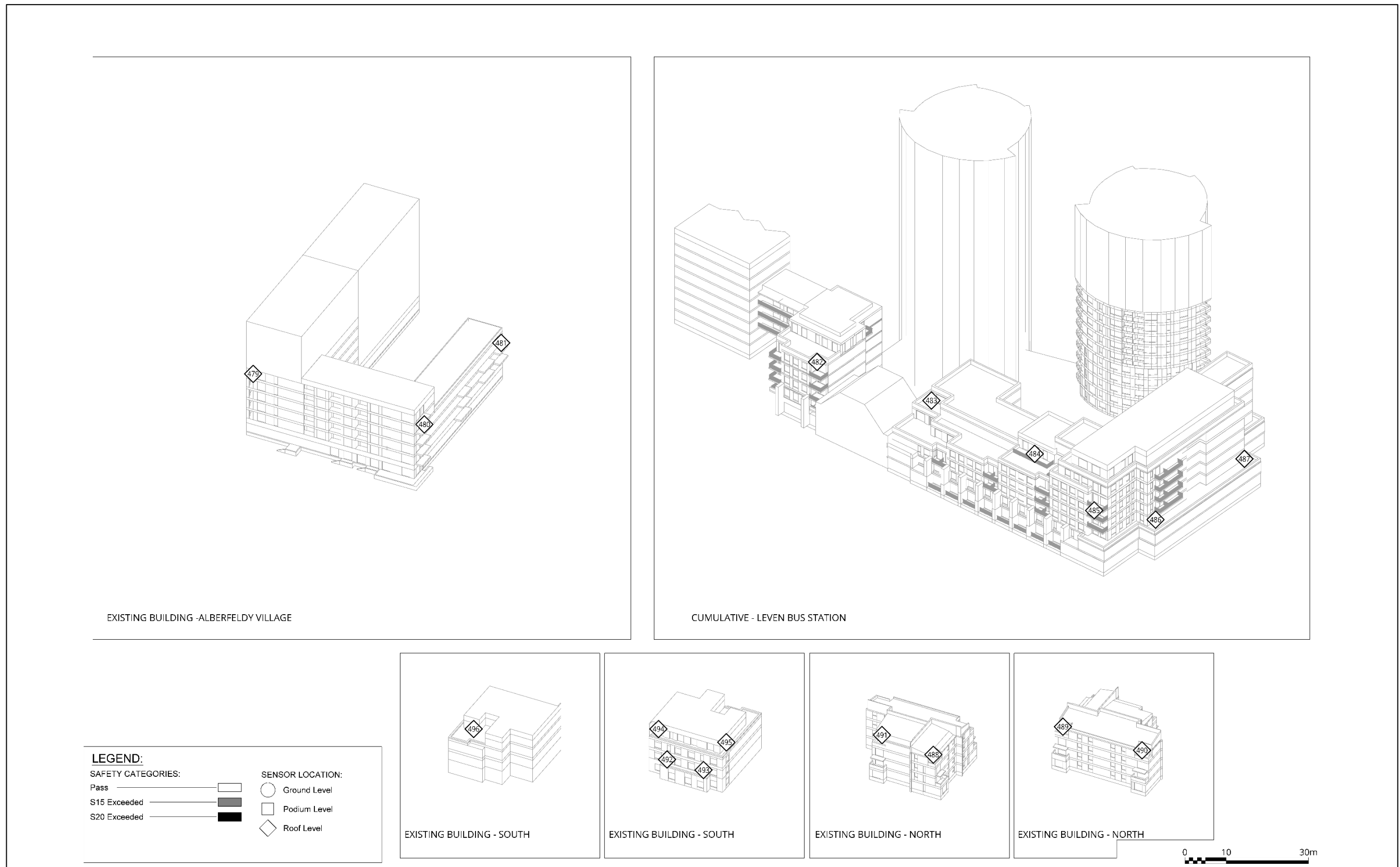


Figure 13.53 Configuration 8: Proposed Development (Outline Proposals plus Detailed Proposals) with Cumulative Surrounding Buildings – Elevated Levels (Strong Winds)

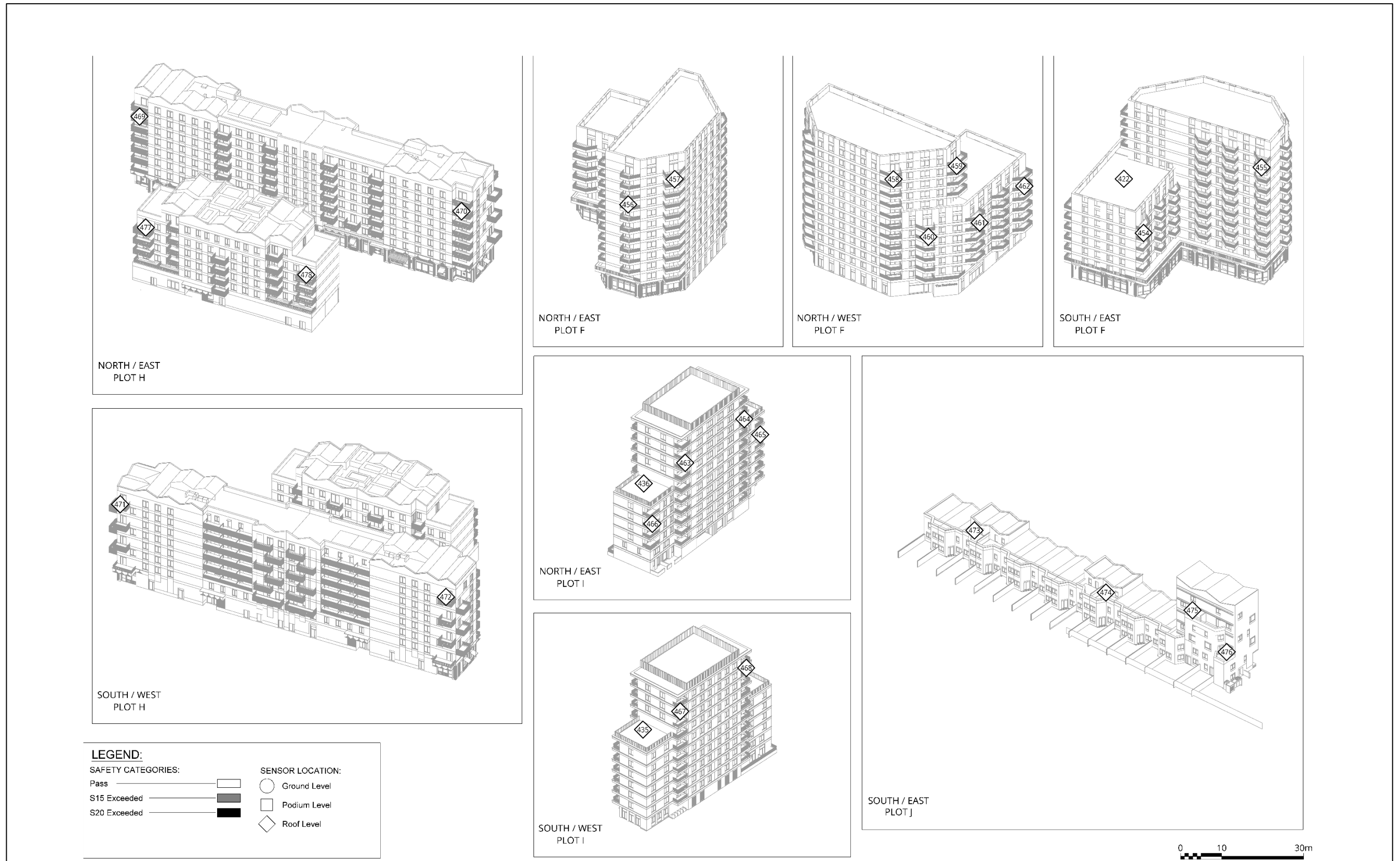


Figure 13.54 Configuration 8: Proposed Development (Outline Proposals plus Detailed Proposals) with Cumulative Surrounding Buildings – Elevated Levels (Strong Winds)



Configuration 9: Proposed Development (Illustrative Scheme) and Phase A with Cumulative Surrounding Buildings

13.283 The assessment of the wind conditions for Configuration 9 is based on the results presented in **Figure 13.55** and **Figure 13.56** for the windiest and summer seasons respectively for ground floor level and **Figure 13.57**, **Figure 13.58** and **Figure 13.59** for elevated levels during the summer season. Safety exceedances are presented in **Figure 13.60** for the ground level and **Figure 13.61**, **Figure 13.62** and **Figure 13.63** for elevated levels.

Pedestrian Comfort

13.284 With the introduction of the overall Proposed Development in the context of cumulative surrounds, wind conditions would improve compared to Configuration 4 and would range from suitable for sitting to walking use during the windiest season.

13.285 During the summer season, wind conditions are either the same category or one category calmer and range from suitable for sitting to strolling use.

Thoroughfares

Detailed Proposals

13.286 Wind conditions at thoroughfares within the Detailed Proposals would range from suitable for sitting to strolling use during the windiest season, representing **Moderate Beneficial** (Not Significant) to **Negligible** (Not Significant) effects.

Illustrative Scheme

13.287 Wind conditions at the majority of thoroughfares within the Illustrative Scheme would range from suitable for sitting to strolling use during the windiest season, representing **Moderate Beneficial** (Not Significant) to **Negligible** (Not Significant) effects.

13.288 The exception to this would be at probe locations 158, 177 and 274 which would be one category windier than suitable for strolling use during the windiest season. These conditions would represent a **Minor Adverse** (**Significant**) effect.

Off-site

13.289 Off-site thoroughfares in the vicinity of the Proposed Development would be suitable for sitting (probe locations 47, 79, 84, 228, 229, 230, 231, 232, 233, 234, 235, 330, 333, 370, 374 and 377), standing (probe locations 48, 78, 236, 328, 386, 388 and 389) and strolling (probe location 385) use during the windiest season, which would represent a **Negligible** (Not Significant) effect.

Entrances

Detailed Proposals

13.290 Wind conditions at the majority of entrances to the Detailed Proposals would range from suitable for sitting to standing use during the windiest season, representing a **Minor Beneficial** (Not Significant) to **Negligible** (Not Significant) effects.

13.291 The exception to this would be at probe locations 116 which would be one category windier than suitable for the intended use, thus representing a **Minor Adverse** (**Significant**) effect.

Illustrative Scheme

13.292 Wind conditions at the majority of entrances to the Illustrative Scheme would range from suitable for sitting to standing use during the windiest season. This would represent **Minor Beneficial** (Not Significant) to **Negligible** (Not Significant) effects.

13.293 The exception to this would be at probe locations 141, 162, 195, 260, 276, 280, 300 and 339 which would be one category windier than suitable for entrance use. This would represent a **Minor Adverse** (**Significant**) effect.

13.294 Probe locations 306 would be two categories windier than suitable for entrance use. This would represent a **Moderate Adverse** (**Significant**) effect.

Bus stops

13.295 Bus stops around the Site would have wind conditions suitable for sitting (probe location 106) and standing (probe location 169) during the windiest season. This would represent **Minor Beneficial** (**Not Significant**) to **Negligible** (**Not Significant**) effect.

13.296 Probe location 105 would be suitable for strolling use during the windiest season, one category windier than suitable for the intended use. This would represent a **Minor Adverse** (**Significant**) effect.

Pedestrian Crossings

13.297 Wind conditions at pedestrian crossings around the Site (probe locations 237 and 238) would be suitable for standing use during the windiest season representing a **Moderate Beneficial** (**Not Significant**) effect.

Ground Level Amenity – Mixed Use

Detailed Proposals

13.298 Wind conditions at ground level amenity spaces within the Detailed Proposals would range from suitable for sitting to standing use during the summer season, representing a **Negligible** (**Not Significant**) effect.

Illustrative Scheme

13.299 Wind conditions at the majority of ground level amenity spaces would range from suitable for sitting to standing use during the summer season. This represents a **Negligible** (**Not Significant**) effect.

13.300 The exception to this would be at probe locations 259 which would be one category windier than suitable for amenity use. This would represent a **Minor Adverse** (**Significant**) effect.

Off-Site

13.301 Wind conditions at the school court (represented by probe 83) would be suitable for sitting use during the summer season. This represents **Negligible** (**Not Significant**) effect.

Ground Level Amenity – Seating

Detailed Proposals

13.302 Wind conditions at the majority of designated seating areas within the Detailed Proposals would be suitable for sitting use during the summer season. This would represent a **Negligible** (**Not Significant**) effect.

13.303 The exception to this would be at probe location 115 (to the north-west of Plot F) which would be one category windier than suitable for the intended use. This would represent a **Minor Adverse** (**Significant**) effect.

Illustrative Scheme

13.304 Wind conditions at the majority of designated seating areas within the Illustrative Scheme would be suitable for sitting use during the summer season. This would represent a **Negligible** (**Not Significant**) effect.

13.305 The exception to this would be at probe locations 265 and 316 which would be one category windier than suitable for the intended use. This would represent a **Minor Adverse** (**Significant**) effect.

Podium Level Amenity – Mixed Use

Illustrative Scheme

13.306 Podium amenity spaces (at probe locations 419, 420, 421, 428, 429, 430, 437, 438 and 439) would range from suitable for sitting to standing use during the summer season. These wind conditions would represent a **Negligible** (**Not Significant**) effect.

Roof Terrace Amenity – Mixed Use

Detailed Proposals

13.307 Wind conditions at roof terraces within the Detailed Proposals would be suitable for sitting use during the summer season. This would represent a **Negligible** (**Not Significant**) effect.

Illustrative Scheme

13.308 Wind conditions at the majority of roof terraces would range from suitable for sitting to standing use during the summer season. This represents a **Negligible** (**Not Significant**) effect.

13.309 The exception to this would be at probe location 434 which would be one category windier than suitable during the windiest season. This would represent a **Minor Adverse** (**Significant**) effect.

Off-site

- 13.310** Wind conditions at off-site roof terraces represented by probe locations 483, 484, 486, 487 and 496 would be suitable for sitting use during the summer season. This would represent a **Negligible (Not Significant)** effect.

Balcony Levels

Detailed Proposals

- 13.311** Wind conditions at balconies within the Detailed Proposals would range from suitable for sitting to standing use during the summer season. This would represent a **Negligible (Not Significant)** effect.

Illustrative Scheme

- 13.312** Wind conditions at balconies within the Illustrative Scheme would range from suitable for sitting to standing use during the summer season. This would represent a **Negligible (Not Significant)** effect.

Off-site

- 13.313** Wind conditions at off-site balconies of neighbouring buildings represented by probe locations 479, 480, 481, 488, 489, 490, 491, 492, 493, 494 and 495 would range from suitable for sitting to standing use during the summer season. This would represent a **Negligible (Not Significant)** effect.

Strong winds

Detailed Proposals

- 13.314** There would be no instances of strong winds exceeding the safety threshold within the Detailed Proposals.

Illustrative Scheme

- 13.315** There would be instances of strong winds exceeding the safety threshold at probe locations 158, 159, 177, 195, 274, 306, 338, 340, 353 and 453 within or around the Proposed Development including roads and car parks.

Figure 13.55 Configuration 9: Proposed Development (Illustrative Scheme) and Phase A with Cumulative Surrounding Buildings – Ground Level (Windiest Season)

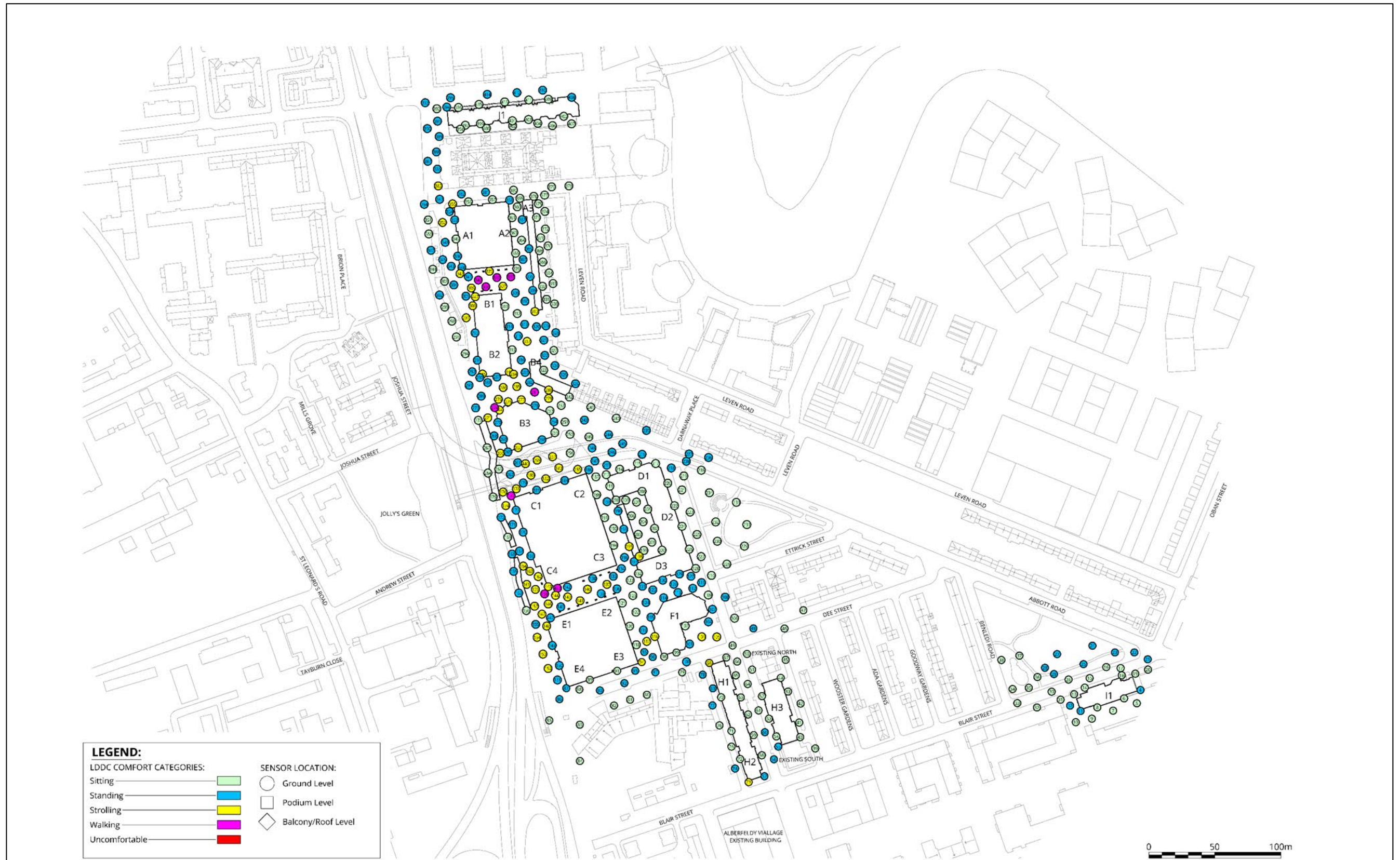


Figure 13.56 Configuration 9: Proposed Development (Illustrative Scheme) and Phase A with Cumulative Surrounding Buildings – Ground Level (Summer Season)



Figure 13.57 Configuration 9: Proposed Development (Illustrative Scheme) and Phase A with Cumulative Surrounding Buildings – Elevated Levels (Summer Season)

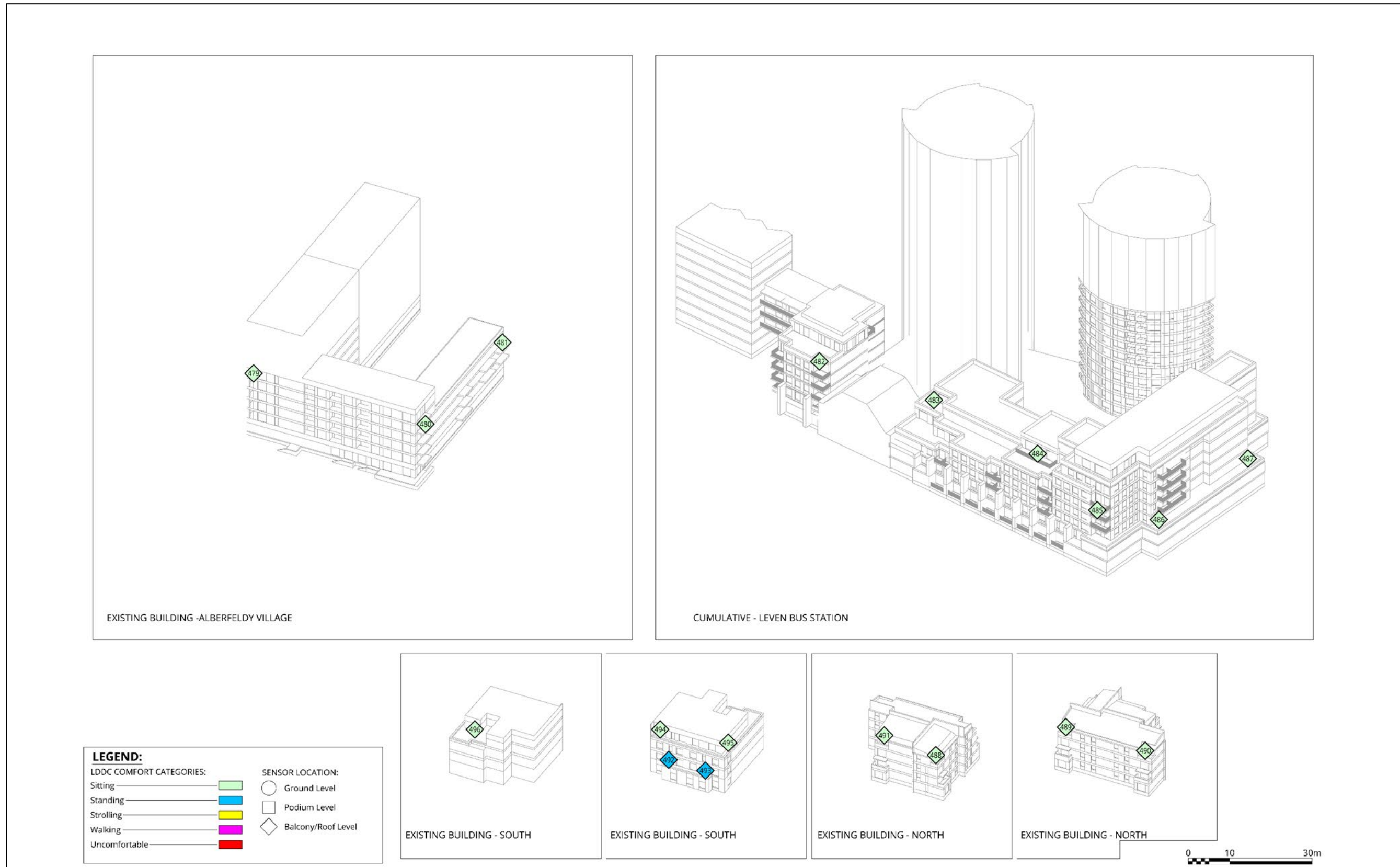


Figure 13.58 Configuration 9: Proposed Development (Illustrative Scheme) and Phase A with Cumulative Surrounding Buildings – Elevated Levels (Summer Season)

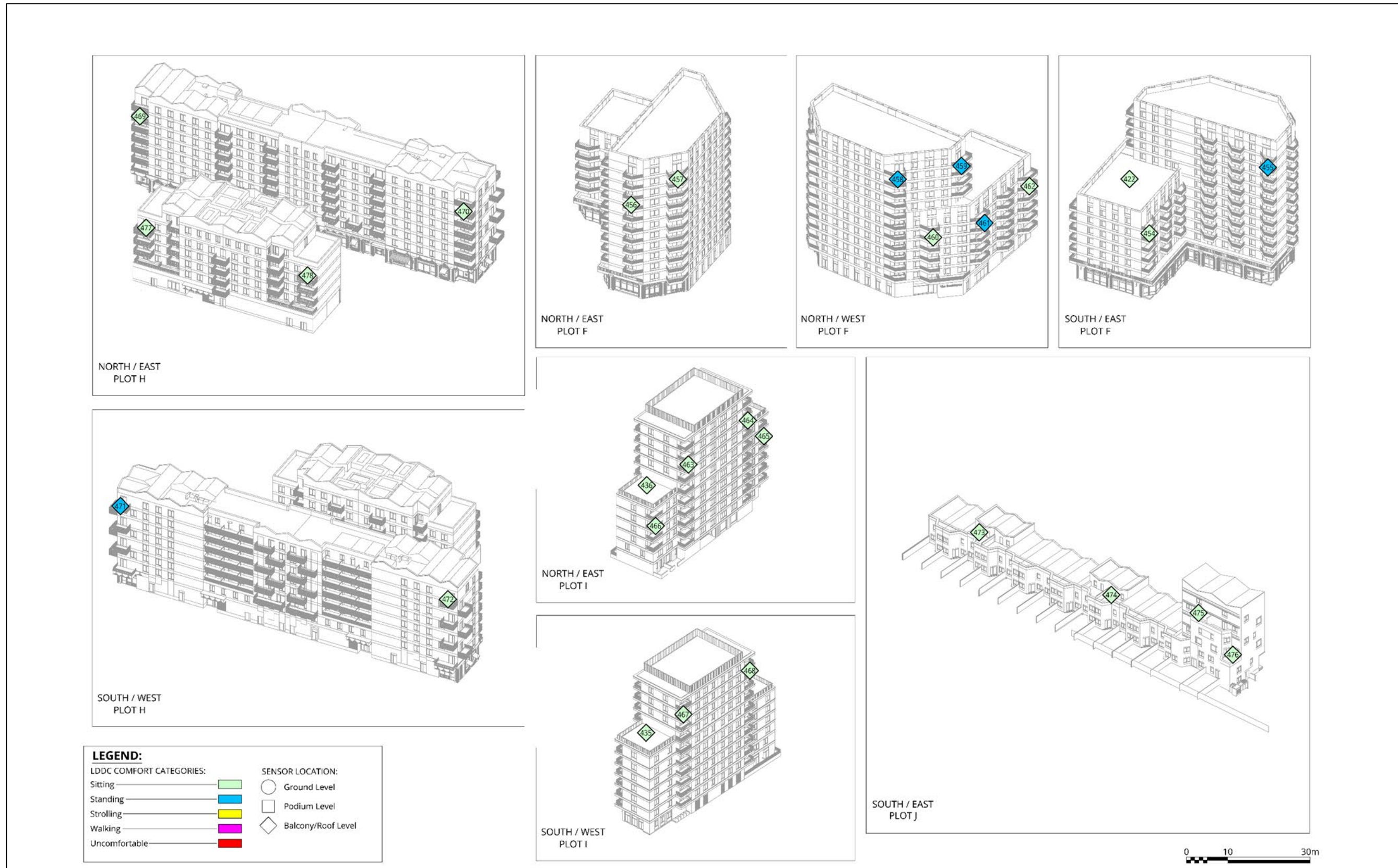


Figure 13.59 Configuration 9: Proposed Development (Illustrative Scheme) and Phase A with Cumulative Surrounding Buildings – Elevated Levels (Summer Season)



Figure 13.60 Configuration 9: Proposed Development (Illustrative Scheme) and Phase A with Cumulative Surrounding Buildings – Ground Level (Strong Winds)

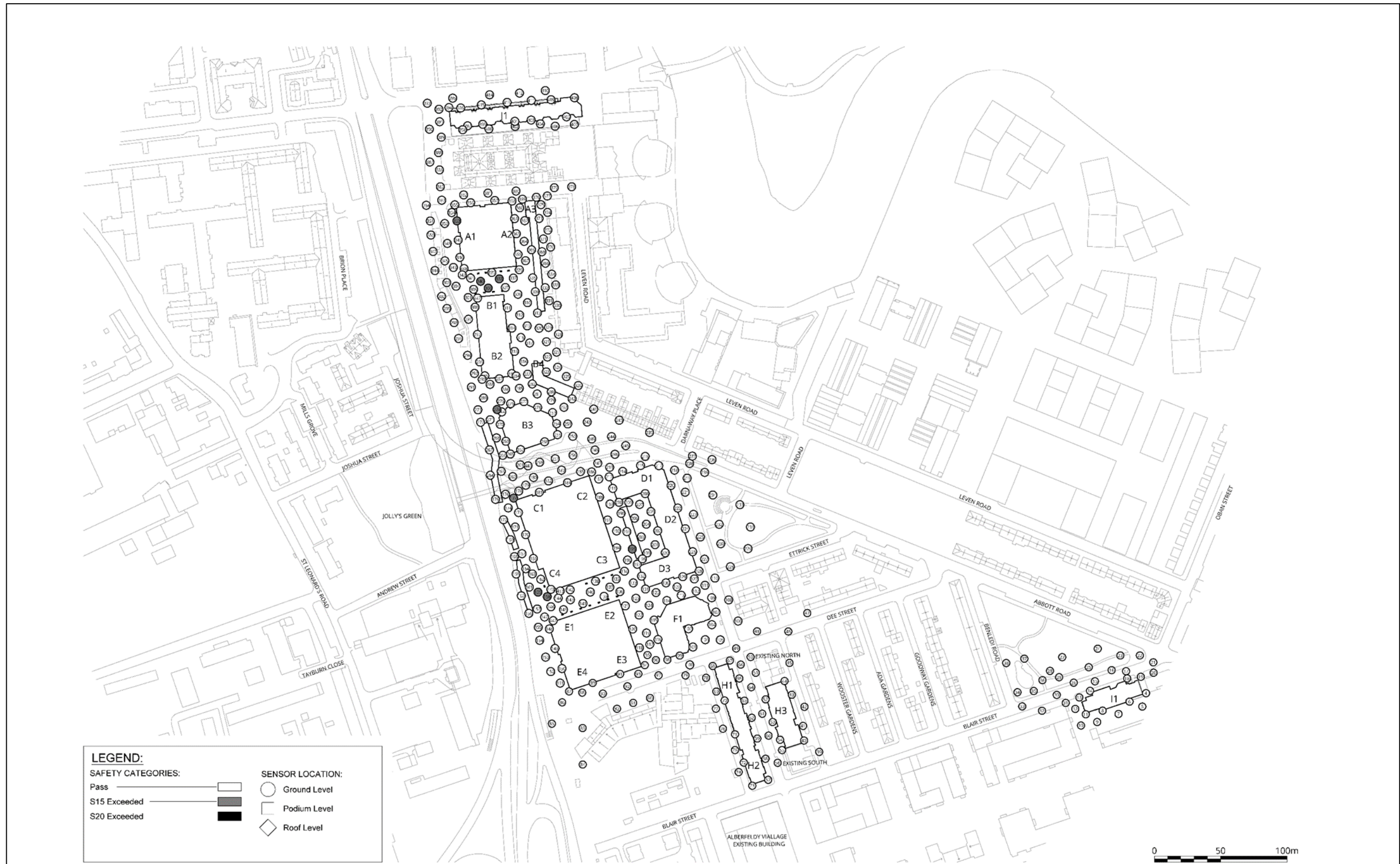


Figure 13.61 Configuration 9: Proposed Development (Illustrative Scheme) and Phase A with Cumulative Surrounding Buildings – Elevated Levels (Strong Winds)

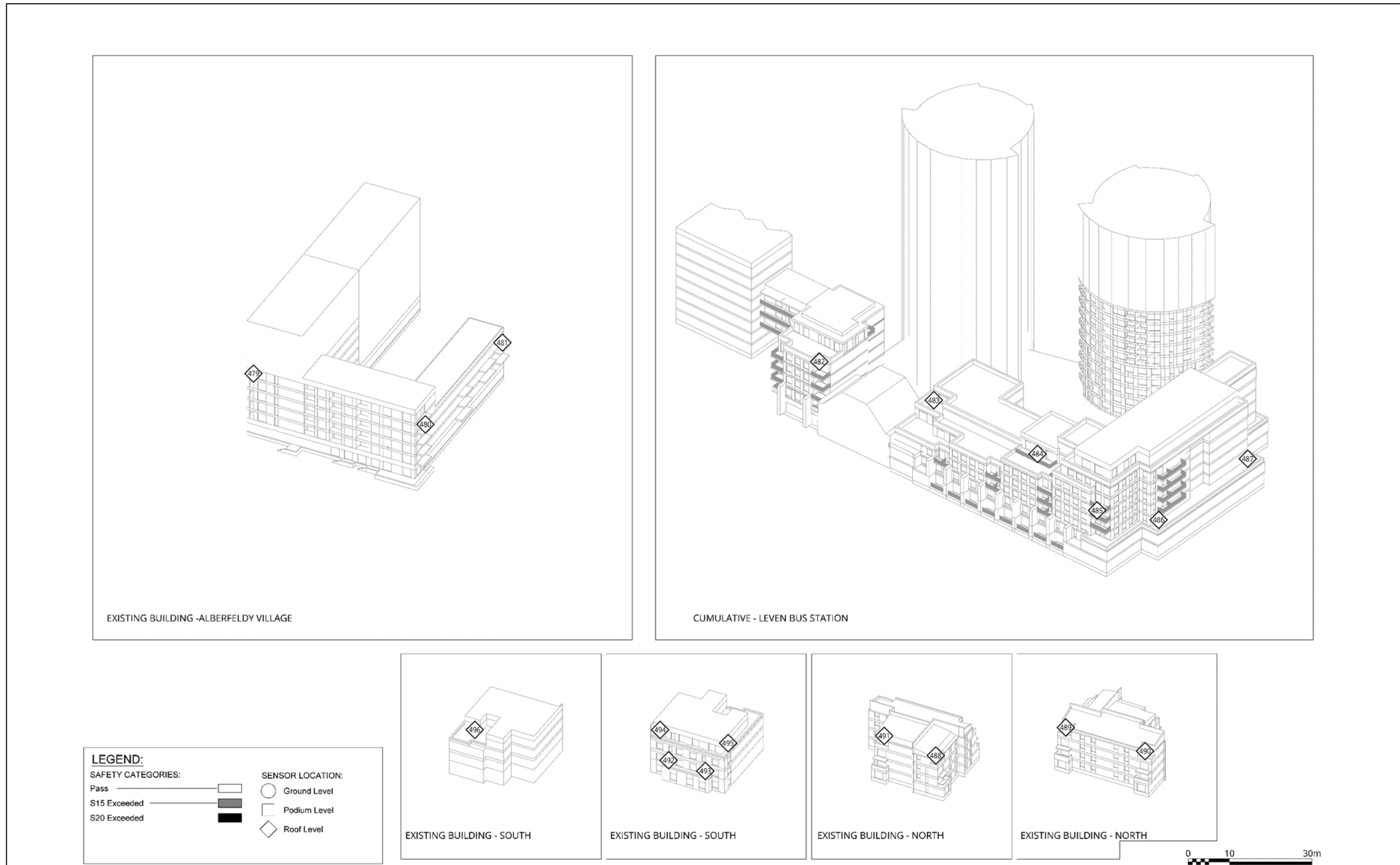


Figure 13.62 Configuration 9: Proposed Development (Illustrative Scheme) and Phase A with Cumulative Surrounding Buildings – Elevated Levels (Strong Winds)

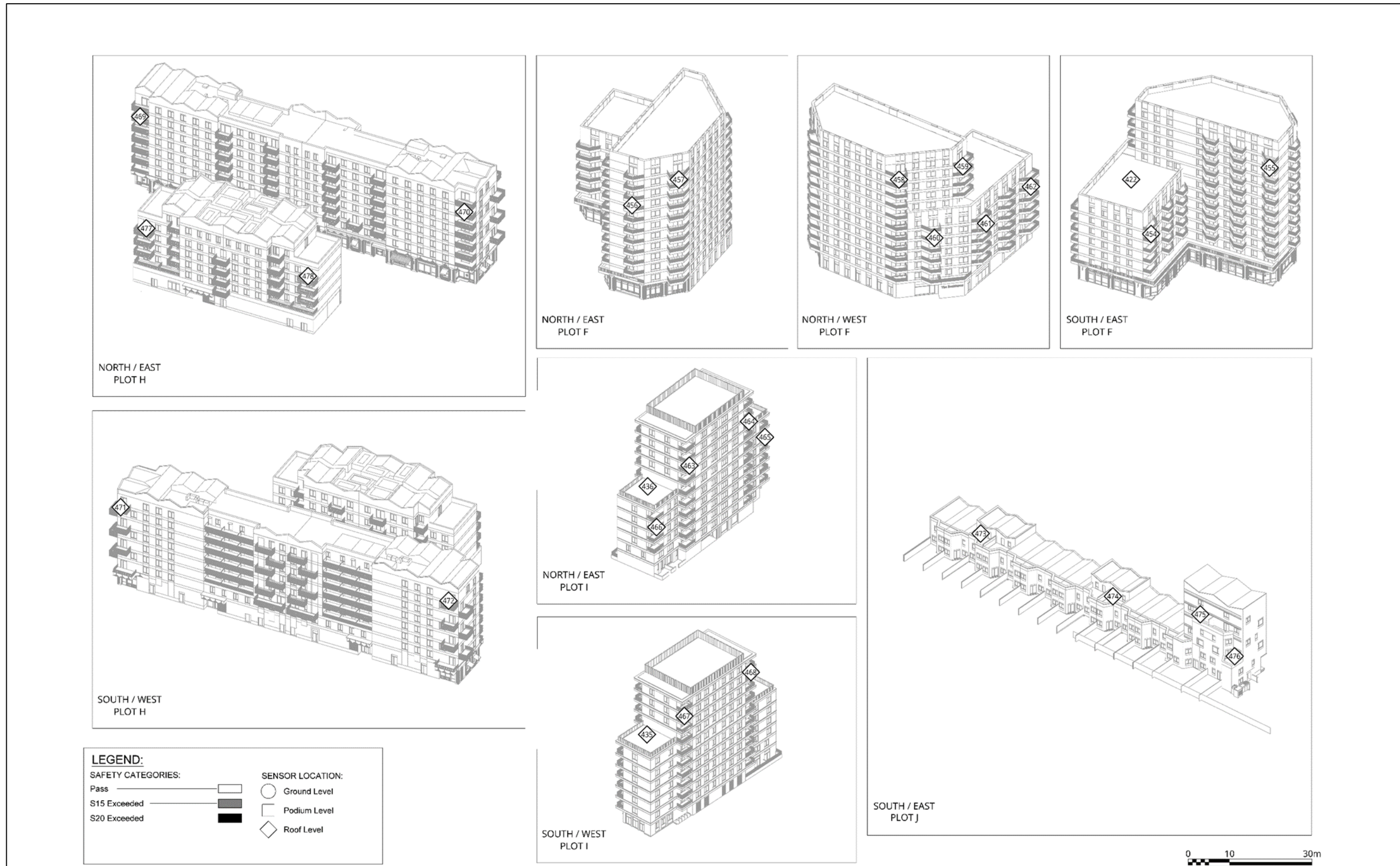
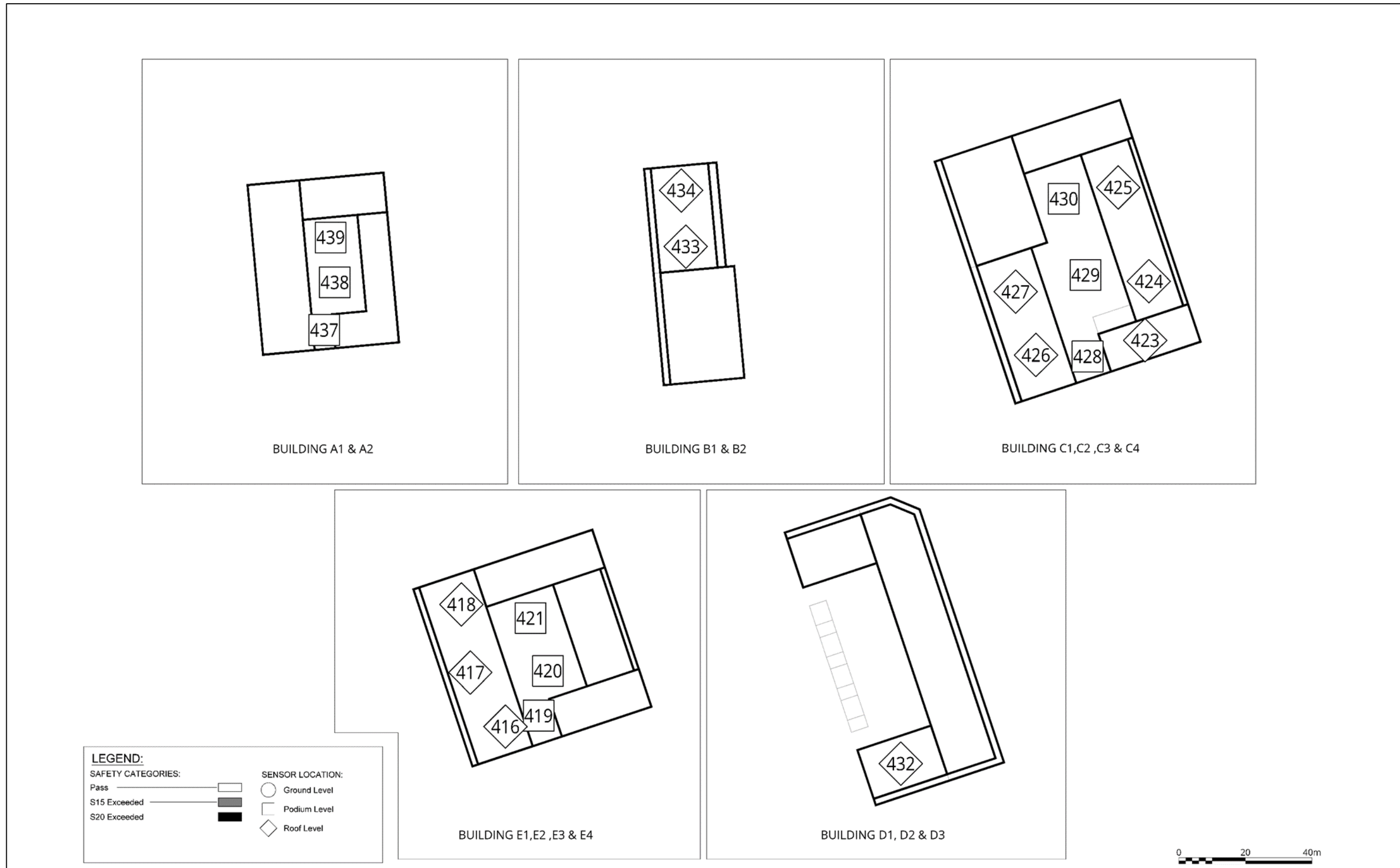


Figure 13.63 Configuration 9: Proposed Development (Illustrative Scheme) and Phase A with Cumulative Surrounding Buildings – Elevated Levels (Strong Winds)



Configuration 10: Proposed Development (Illustrative Scheme) and Phase A with Cumulative Surrounding Buildings, Proposed Landscaping and Wind Mitigation Measures

13.316 The assessment of the wind conditions for Configuration 10 is based on the results presented in **Figure 13.64** and **Figure 13.65** for the windiest and summer seasons respectively for ground floor level and **Figure 13.66**, **Figure 13.67** and **Figure 13.68** for elevated levels during the summer season. Safety exceedances are presented in **Figure 13.69** for the ground level and **Figure 13.70**, **Figure 13.71** and **Figure 13.72** for elevated levels.

Pedestrian Comfort

13.317 With the inclusion of the proposed landscaping and wind mitigation measures wind conditions would improve at the majority of areas compared to Configuration 9 and would range from suitable for sitting to strolling use during the windiest season with the exception of the north-western corner of Plot C which would be suitable for walking use.

13.318 During the summer season, wind conditions are either the same category or one category calmer and range from suitable for sitting to strolling use.

Thoroughfares

Detailed Proposals

13.319 Wind conditions at thoroughfares within the Detailed Proposals would range from suitable for sitting to strolling use during the windiest season, representing **Moderate Beneficial** (Not Significant) to **Negligible** (Not Significant) effects.

Illustrative Scheme

13.320 Wind conditions at the majority of thoroughfares within the Illustrative Scheme would range from suitable for sitting to strolling use during the windiest season, representing **Moderate Beneficial** (Not Significant) to **Negligible** (Not Significant) effects.

13.321 The exception to this would be at probe location 177 which would be one category windier than suitable for strolling use during the windiest season. These conditions would represent a **Minor Adverse (Significant)** effect. The wind mitigation measures suggested for Configuration 5 would likely improve wind conditions at this location in the context of cumulative surrounds.

Off-site

13.322 Off-site thoroughfares in the vicinity of the Proposed Development would be suitable for sitting (probe locations 47, 48, 79, 228, 229, 230, 231, 232, 233, 234, 235, 328, 330, 333, 370, 374 and 377), standing (probe locations 78, 84, 236, 386, 388 and 389) and strolling (probe location 385) use during the windiest season, which would represent a **Negligible** (Not Significant) effect.

Entrances

Detailed Proposals

13.323 Wind conditions at the majority of entrances to the Detailed Proposals would range from suitable for sitting to standing use during the windiest season, representing a **Minor Beneficial** (Not Significant) to **Negligible** (Not Significant) effects.

13.324 The exception to this would be at probe locations 116 which would be one category windier than suitable for the intended use, thus representing a **Minor Adverse (Significant)** effect.

Illustrative Scheme

13.325 Wind conditions at the majority of entrances to the Illustrative Scheme would range from suitable for sitting to standing use during the windiest season. This would represent **Minor Beneficial** (Not Significant) to **Negligible** (Not Significant) effects.

13.326 The exception to this would be at probe locations 195, 276, 280, 287, 306, 309 and 339 which would be one category windier than suitable for entrance use. This would represent a **Minor Adverse (Significant)** effect.

Bus stops

13.327 Bus stops around the Site would have wind conditions suitable for sitting (probe location 106) and standing (probe locations 105 and 168) during the windiest season. This would represent **Minor Beneficial (Not Significant)** to **Negligible (Not Significant)** effect.

Pedestrian Crossings

13.328 Wind conditions at pedestrian crossings around the Site (probe locations 237 and 238) would be suitable for standing use during the windiest season representing a **Moderate Beneficial (Not Significant)** effect.

Ground Level Amenity – Mixed Use

Detailed Proposals

13.329 Wind conditions at ground level amenity spaces within the Detailed Proposals would range from suitable for sitting to standing use during the summer season, representing a **Negligible (Not Significant)** effect.

Illustrative Scheme

13.330 Wind conditions at ground level amenity spaces would range from suitable for sitting to standing use during the summer season. This represents a **Negligible (Not Significant)** effect.

Off-Site

13.331 Wind conditions at the school court (represented by probe 83) would be suitable for sitting use during the summer season. This represents **Negligible (Not Significant)** effect.

Ground Level Amenity – Seating

Detailed Proposals

13.332 Wind conditions at designated seating areas within the Detailed Proposals would be suitable for sitting use during the summer season. This would represent a **Negligible (Not Significant)** effect.

Illustrative Scheme

13.333 Wind conditions at the majority of designated seating areas within the Illustrative Scheme would be suitable for sitting use during the summer season. This would represent a **Negligible (Not Significant)** effect.

13.334 The exception to this would be at probe location 265 which would be one category windier than suitable for the intended use. This would represent a **Minor Adverse (Significant)** effect.

Podium Level Amenity – Mixed Use

Illustrative Scheme

13.335 Podium amenity spaces (at probe locations 419, 420, 421, 428, 429, 430, 437, 438 and 439) would range from suitable for sitting to standing use during the summer season. These wind conditions would represent a **Negligible (Not Significant)** effect.

Roof Terrace Amenity – Mixed Use

Detailed Proposals

13.336 Wind conditions at roof terraces within the Detailed Proposals would be suitable for sitting use during the summer season. This would represent a **Negligible (Not Significant)** effect.

Illustrative Scheme

13.337 Wind conditions at roof terraces within the Illustrative Scheme would range from suitable for sitting to standing use during the summer season. This represents a **Negligible (Not Significant)** effect.

Off-site

13.338 Wind conditions at off-site roof terraces represented by probe locations 483, 484, 486, 487 and 496 would be suitable for sitting use during the summer season. This would represent a **Negligible (Not Significant)** effect.

Balcony Levels

Detailed Proposals

13.339 Wind conditions at balconies within the Detailed Proposals would range from suitable for sitting to standing use during the summer season. This would represent a **Negligible (Not Significant)** effect.

Illustrative Scheme

- 13.340** Wind conditions at balconies within the Illustrative Scheme would range from suitable for sitting to standing use during the summer season. This would represent a **Negligible (Not Significant)** effect.

Off-site

- 13.341** Wind conditions at off-site balconies of neighbouring buildings represented by probe locations 479, 480, 481, 488, 489, 490, 491, 492, 493, 494 and 495 would range from suitable for sitting to standing use during the summer season. This would represent a **Negligible (Not Significant)** effect.

Strong winds

Detailed Proposals

- 13.342** There would be no instances of strong winds exceeding the safety threshold within the Detailed Proposals.

Illustrative Scheme

- 13.343** There would be instances of strong winds exceeding the safety threshold at probe location 177 within or around the Proposed Development including roads and car parks.

LIKELY SIGNIFICANT EFFECTS

- 13.344** The Detailed Proposals (Phase A) in the context of existing surrounds would have wind conditions that are significant at two entrance locations (probe locations 112 and 114), an existing bus stop (probe location 105) during the windiest season and at a stack of balconies (represented by probe location 455) during the summer season, when amenity spaces would be expected to be most frequently used. There would be no instance of strong winds in the Detailed Proposals in this context.
- 13.345** With the introduction of the Outline Proposals alongside the Detailed Proposals, wind conditions would improve around the Detailed Proposals particularly on the northern elevation of Plot F, however, significant effects would persist at entrance location 116 and the existing bus stop at probe location 105. For the Outline Proposals significant effects would occur at several locations including thoroughfares (probe locations 141, 158, 177, 274, 275, 277, 284 and 305), potential entrances (probe locations 139, 142, 145, 162, 195, 255, 276, 278, 280, 313 and 339) during the windiest season and ground level amenity (probe locations 259, 265, 312 and 316), roof terraces (probe locations 416, 417, 426, 427 and 434) during the summer season. There would be instances of strong winds with the potential to be a safety concern to cyclists, more vulnerable pedestrians and terrace occupants in areas represented by probe locations 137, 140, 141, 143, 158, 177, 195, 265, 274, 277, 281, 286, 290, 305, 337, 338, 339, 340, 416, 426, 427 and 434.
- 13.346** Replacing the Outline Proposals of the Outline Proposals with that of the Illustrative Scheme would improve wind conditions between Plots B2/B3 and C/E, however, the majority of wind conditions and significant effects would remain similar to Configuration 3.
- 13.347** With the introduction of proposed landscaping and the implemented wind mitigation measures to the Illustrative Scheme, in the context of existing surrounds, wind conditions would improve such that the majority of areas would be suitable for the intended use with the exception of thoroughfares (probe locations 177 and 274), entrances (probe locations 116, 195, 276, 280, 287, 306, 309, 339), existing bus stop (probe location 105) during the windiest season and ground level amenity (probe locations 192 and 265) roof terraces (probe locations 416 and 418) during the summer season, which would continue to have significant effects. There would be strong winds exceeding the threshold at one probe location 177 at the north-west corner of Plot C.
- 13.348** Wind mitigation measures have been suggested in addition to the developed proposed landscaping and implemented wind mitigation measures which would be expected to improve wind conditions at the remaining windy areas of the Proposed Development. The effectiveness of these measures to ensure a suitable wind microclimate will be assessed at reserved matters stage and should, where possible be integrated into the detailed design of the Proposed Development and associated landscaping scheme. All of the wind microclimate residual effects, following the implementation of wind mitigation measures, would be not significant, where the wind conditions would be expected to be the same or calmer than the desired comfort category.
- 13.349** In the context of cumulative surrounding buildings, wind conditions at the Proposed Development in the aforementioned phasing scenarios would all improve, however, the significant effects at the majority of areas would persist including the safety exceedances.
- 13.350** Wind mitigation measures required to improve wind conditions in the context of existing surrounding buildings would remain necessary in the context of cumulative surrounding buildings. Similarly measures expected to improve wind conditions in the context of existing surrounding buildings would be expected to remain effective in the cumulative scenarios.
- 13.351** At all off-site locations wind conditions would remain suitable for the intended use for the tested scenarios.

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Figure 13.64 Configuration 10: Proposed Development (Illustrative Scheme) and Phase A with Cumulative Surrounding Buildings, Proposed Landscaping and Wind Mitigation Measures – Ground Level (Windiest Season)



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Figure 13.65 Configuration 10: Proposed Development (Illustrative Scheme) and Phase A with Cumulative Surrounding Buildings, Proposed Landscaping and Wind Mitigation Measures – Ground Level (Summer Season)



Figure 13.66 Configuration 10: Proposed Development (Illustrative Scheme) and Phase A with Cumulative Surrounding Buildings, Proposed Landscaping and Wind Mitigation Measures – Elevated Levels (Summer Season)

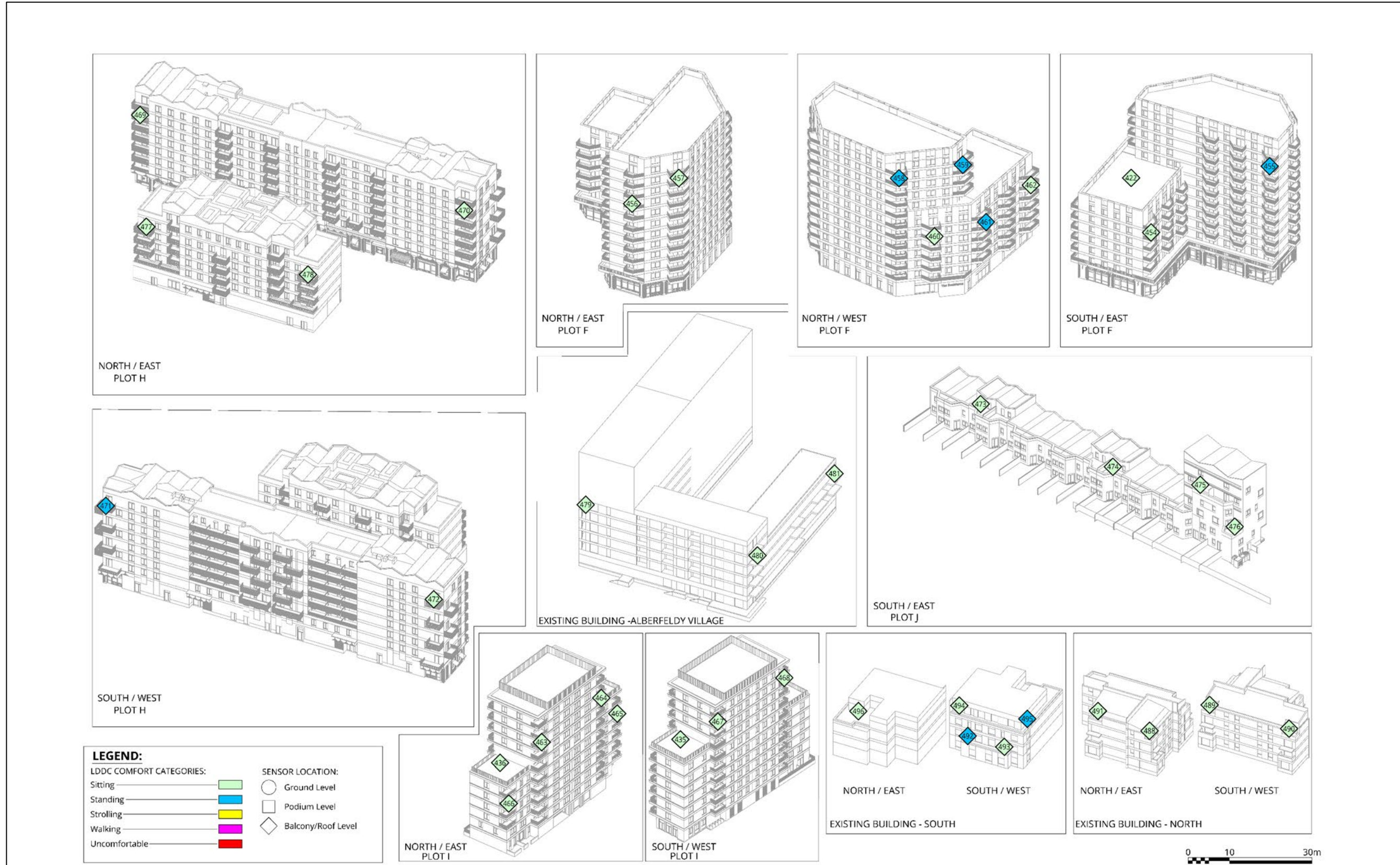


Figure 13.67 Configuration 10: Proposed Development (Illustrative Scheme) and Phase A with Cumulative Surrounding Buildings, Proposed Landscaping and Wind Mitigation Measures – Elevated Levels (Summer Season)

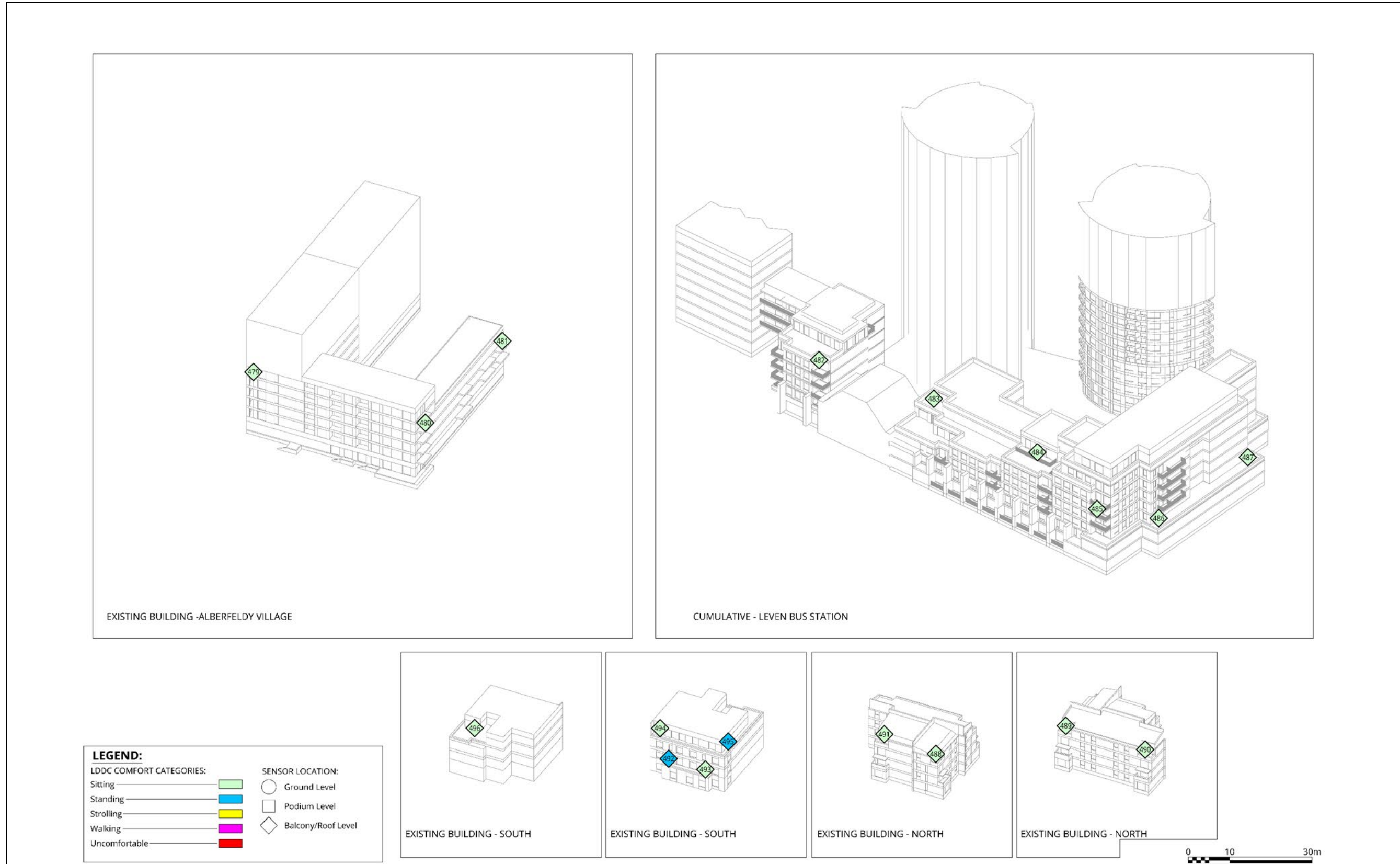


Figure 13.68 Configuration 10: Proposed Development (Illustrative Scheme) and Phase A with Cumulative Surrounding Buildings, Proposed Landscaping and Wind Mitigation Measures – Elevated Levels (Summer Season)



Figure 13.69 Configuration 10: Proposed Development (Illustrative Scheme) and Phase A with Cumulative Surrounding Buildings, Proposed Landscaping and Wind Mitigation Measures – Ground Level (Strong Winds)

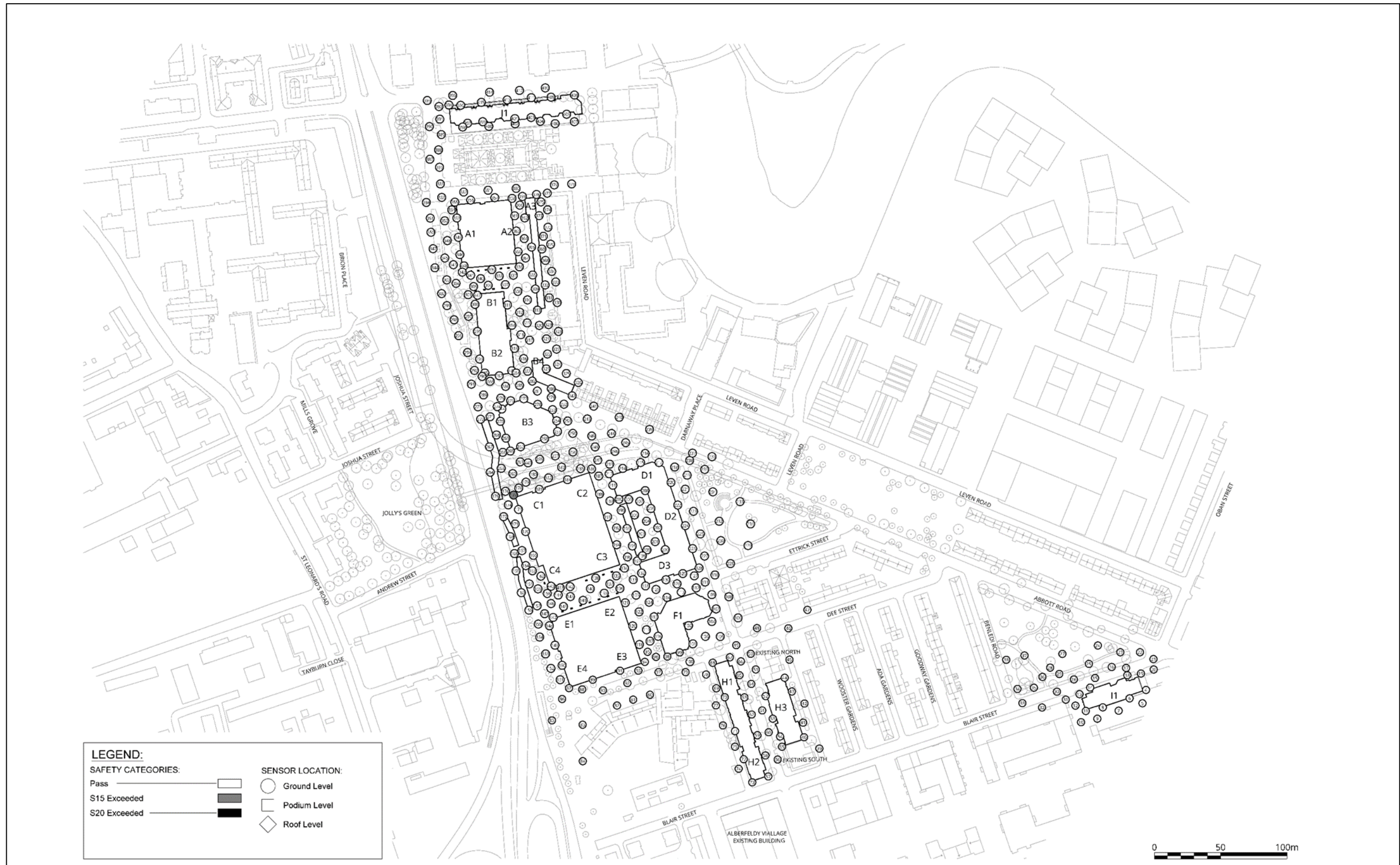


Figure 13.70 Configuration 10: Proposed Development (Illustrative Scheme) and Phase A with Cumulative Surrounding Buildings, Proposed Landscaping and Wind Mitigation Measures – Elevated Levels (Strong Winds)

