

The Goodsyard, Bishopsgate

Environmental Statement Addendum: Non-Technical Summary

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1. Introduction

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

The site is divided up into 12 development plots (named A – L) as represented in Figure 1. Plots A-E extend west to east along Bethnal Green Road and Sclater Street. Plots F-J extend west to east from Commercial Street along Quaker Street and adjacent to the rail cutting. Plot K will span the train line on a deck in the southwest of the development and Plot L encompasses the small development plot in the listed arches at the entrance to the site.

The development plots are split into detailed and outline elements. The outline element consisting of plots A, B, D, E and K, as well as H, I and J above ground level. The detailed elements consisting of Plots C, F and G as well as H, I, J and L at ground level.

Figure 1: Proposed Development Plot



An Environmental Statement (ES) was submitted as part of the planning application in July 2014 (LBTH reference PA/14/0211, LBH reference 2014/2425). In June 2015 the scheme was amended (hereafter referred to as the 'Amended Scheme') and a revised ES was submitted incorporating all of the changes to the scheme (hereafter referred to as the June 2015 ES (revised)). The ES was submitted in accordance with the Town and Country Planning Environmental Impact Assessment (EIA) Regulations 2011 ('the EIA regulations') (as amended 2015) (Ref. 1).

Purpose of the ES Addendum

The Mayor has "called in" the planning applications for his own determination. Discussions are continuing between the Applicant and the GLA on the level of affordable housing to be provided on the site.

It is understood that the objective of the GLA is for the Mayor to determine the Applications at a mayoral hearing at the earliest opportunity and by February 2016. To enable this timescale to be achieved whilst discussions are ongoing the Applicant is providing an assessment of the range of likely affordable housing scenarios so that the GLA can be sure to have considered the likely significant environmental effects of any final affordable housing offer approved.

The June 2015 ES (revised) considers and tests an affordable housing offer of 10% affordable housing provided on site within LBTH and off-site within LBH. This is the minimum that will be provided. This ES Addendum considers two additional scenarios comprising the effects of 25% and 35% affordable housing provision; the maximum (35%) being the Core Strategy policy requirement for this site in LBTH (Ref. 3) provided that it can be justified in viability terms and 25% being a mid-

range scenario (subject to viability).

This ES Addendum considers the likely environmental impacts arising from changes to affordable housing levels (including impacts resulting from changes to population and child yield) specifically at 10%, 25% and 35%. An assessment of the environmental impacts at these levels also allows the decision maker to understand the range of impacts of between these levels. The decision maker is therefore able to choose any figure between 10% - 35% affordable housing and understand the corresponding environmental impact.

An additional construction phasing scenario which brings forward some of the affordable housing (Plot E) into the first phase of construction, has also been assessed.

In addition to these scenarios, the potential cumulative impact of new development schemes has been reviewed and the cumulative assessment has been revised where necessary.

The London Borough of Tower Hamlets (LBTH) and the London Borough of Hackney (LBH) commissioned Land Use Consultants (LUC) in association with Cascade Consulting and Delva Patman Redler to undertake a review of the Environmental Statement (ES) (submitted in July 2014) and the revised ES (submitted in June 2015) for the development. The full response has been appended to the ES Addendum (*Appendix E: Final Review Report (FRR) – October 2015 Response*). The purpose of this NTS Addendum is to supplement the NTS provided for the June 2015 ES (revised) and provide interested parties and the public with easy, non-technical access to the conclusions of testing the additional scenarios.

2. The Proposed Additional Scenarios

The ES Addendum considers two additional affordable housing scenarios for the Amended Scheme, and additional scenario concerning the phasing of the Proposed Development. These are:

- An additional scenario to include a maximum scenario of 35% affordable housing provision onsite in LBTH and offsite in LBH;
- An additional scenario to include a 'mid-range' scenario of 25% affordable housing provision onsite in LBTH and offsite in LBH;
- An additional construction phasing scenario for the Proposed Development bringing forward some of the affordable housing (Plot E) into the 1st phase.

It should be noted that these scenarios do not change the number of units stated and assessed in the June 2015 ES (revised), i.e. for the maximum development scenario – 1356 units and for the minimum development scenario 1257 units. These scenarios only affect the affordable profile of the development and the phasing of the scheme. All other details remain as presented in the June 2015 ES (revised).

The additional construction phasing scenario involves moving the construction of Plot E into the first construction phase, as shown in Figure 2. There is no change to the proposed commencement of the works (third quarter of 2016) or any change to the total construction programme which remain as presented in the June 2015 ES (revised) at 16 years with an end date of approximately June 2032.

The revised Phase 1 results in 12 vehicle movements per day moving into Phase 1 from Phase 4. There is no change to the peak of vehicle movements which remain as presented in the June 2015 ES (revised) peaking at 100 per day in 2022 / 2023 when Plots A, B, F & G are in construction. All other demolition and construction information, including mitigation measures remains valid as presented in the June 2015 ES (revised).

3. Approach to Assessment of Additional Scenarios

The June 2015 ES (revised) gives details of baseline conditions, impact assessments and mitigation measures in relation to the June 2015 Amended Scheme. These have been reviewed in light of the additional affordable housing and construction phasing scenarios. The ES Addendum provides an assessment of the environmental impacts on a topic-by-topic basis and details how (if at all) the additional scenarios have affected the significance of the impacts reported in the June 2015 ES (revised).

Changes to the Baseline Conditions

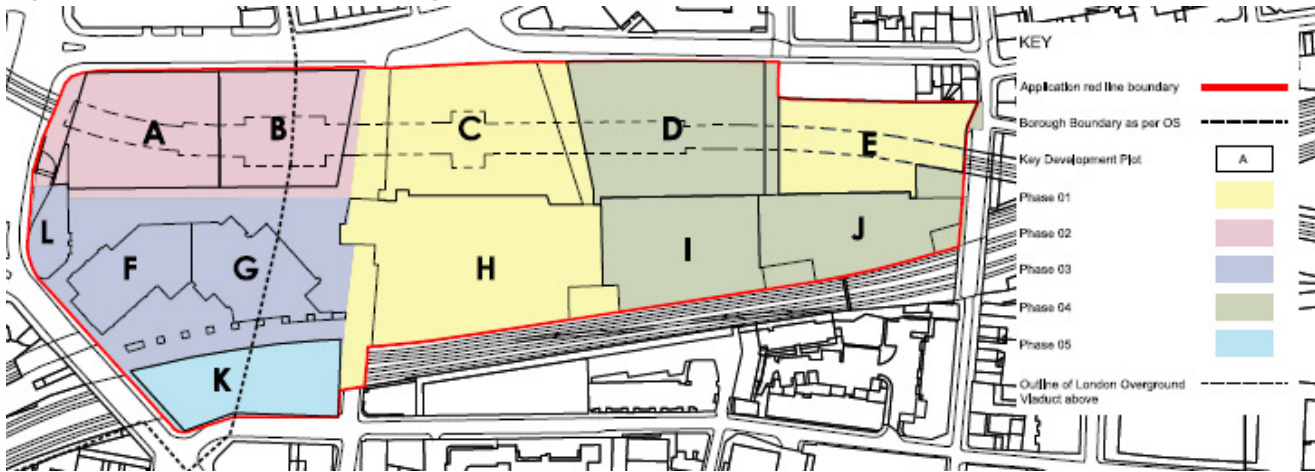
The baseline conditions have been reviewed in respect of each of the technical disciplines within this ES Addendum, and have found not to have changed from those presented in the June 2015 ES (revised). The baseline conditions presented in the June 2015 ES (revised) are therefore still considered to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

Changes to Planning Policy Context

There have not been significant changes to the planning policy presented in the June 2015 ES (revised) and therefore the planning policy considered for the June 2015 ES (revised) is still considered valid and applicable to the additional scenarios.

LBH Development Management Local Plan (Ref. 3) was adopted by the LBH in June 2015 and contains the development policies that further elaborate the Core Strategy. It forms the development plan the LBH will use to determine planning applications, together with the London Plan, the Core Strategy and other supplementary planning documents. This was considered in its draft form for the June 2015 ES (revised). There have been no further updates to legislation or planning policies that are directly relevant to the assessment of environmental impacts.

Figure 2: Indicative Construction Programme – additional scenario



Overview of Topics with No Additional Assessment

The additional scenarios do not have a material impact for a number of topics and individual impacts considered within the June 2015 ES (revised). Where no material changes are considered likely to occur to the previously identified impacts as a result of the additional scenarios, no further technical assessment has been undertaken. It is considered that the additional scenarios would not alter the residual impacts and conclusions of the June 2015 ES (revised) for the following topics:

- Waste and Recycling;
- Ground Conditions;
- Traffic and Transport;
- Daylight, Sunlight & Overshadowing;
- Air Quality;
- Archaeology;
- Built Heritage;
- Ecology; and
- Electronic Interference.

As such, these topics are not discussed further within this ES NTS Addendum.

Overview of Topics with Additional Assessments

Where the additional scenarios have the potential to introduce new significant impacts, an extension to the June 2015 ES (revised) assessments has been undertaken and is presented in the ES Addendum. After consideration of the additional scenarios, further assessments have been presented for the following topics:

- Socio-Economics;
- Wind Microclimate;
- Noise and Vibration; and
- Water Resource, Drainage and Flood Risk.

Supplementary assessments for these topics are presented in the following sections.

For the purpose of clarification the Ecology topic has also been represented.

4. Socio-economics

Demolition and Construction

The additional construction phasing and affordable housing scenarios do not affect the assessment of employment generated during the demolition and construction. Therefore a **minor beneficial** impact as result of 694 full time equivalent jobs as reported in the June 2015 ES (revised) **remains valid**.

Completed Development

Employment

The alternative construction phasing and additional affordable housing scenarios do not affect the assessment of employment generated during once the Amended Scheme is completed and occupied and therefore the June 2015 ES (revised) **remains valid**. The Proposed Development is estimated to generate 6,031 Full Time Equivalent (FTE) jobs from retail and office floorspace, of which the majority of jobs (5,304) are from the Greater London area. This will result in a **minor beneficial**, long term permanent impact on the Greater London economy.

Additional Local Spend

To estimate the benefit of the Proposed Development in terms of local spending from residents, ONS average weekly spending figures for residents in Greater London have been applied to the accommodation schedule. Annual gross expenditure per person has been calculated as £12,677. Applying average expenditure figures (accounting for leakage) to the estimated 1,738 residents of the private and intermediate units in the 35% affordable housing scenario results in a total economic benefit of approximately £22 million per annum. For the 25% affordable housing scenario the 1,838 residents of the private and intermediate units result in a total economic benefit of approximately £23.2 million per annum. The collective residual impact of additional spending expected to be generated by the new residents of both additional

scenarios is considered to have a **minor beneficial**, long term permanent impact on the Greater London economy for both additional scenarios. This is consistent with the Amended Scheme (10% affordable housing scenario) reported for the June 2015 ES (revised).

Housing

The Proposed Development will deliver between 1,257 and 1,356 residential units at the Proposed Development resulting in a **moderate beneficial**, long term permanent impact on meeting the targets for new housing provision in LBH and LBTH. This conclusion **remains valid** for both affordable housing scenarios, as they do not change for the number of residential units proposed.

The additional scenarios tested would be result in 124 affordable units (25% affordable housing scenario) and 136 affordable units (35% affordable housing scenario). This is compared to a delivery of a minimum of 68 affordable residential units (amounting to 10% affordable housing, measured by habitable room) reported in the June 2015 ES (revised).

While on-site provision of affordable units within the 25% affordable housing scenario is below the LBTH's target of 35% affordable housing, provision at the Proposed Development represents an increase in the availability of affordable housing in the area compared with existing baseline conditions (where no affordable housing is offered currently) and this can be seen as an improvement to the existing baseline situation. Once the Proposed Development is complete, the additional 124 affordable units, plus an off-site contribution to affordable housing provision will result in a **minor beneficial**, long term permanent impact on new affordable housing in LBH and LBTH.

The 35% affordable housing scenario would meet the LBTH target for affordable housing and would be a considerable increase in the availability of affordable housing in the area compared with existing baseline conditions (where no affordable housing is offered currently). The additional 136 affordable units will result in a **minor beneficial**, long term permanent impact on new affordable housing in LBH and LBTH.

For both scenarios the significance of the impact is consistent with the impact reported for the Amended Scheme (10% affordable housing scenario) in the June 2015 ES (revised).

Education

The 25% affordable housing scenario and 35% affordable housing scenario would increase the anticipated number of children compared to the previously assessed residing within the Amended Scheme (10% affordable housing).

The education baseline identifies that there is surplus capacity to accommodate the increased demand being placed on the local area for primary and secondary school education resulting in **negligible** impacts for both the 25%

and 35% affordable housing scenarios. However, there is little or no spare capacity within local early years education facilities.

The Proposed Development is likely to create a demand for additional early years education places, as the demand for places is unlikely to be met by the current local providers. As such, this would result in a **minor adverse**, temporary impact on early years education provision for both the 25% and 35% affordable housing scenarios, however, subject to section 106 contributions this would be reduced to a **negligible** temporary impact for both scenarios.

The significance of impacts are consistent with that reported for the Amended Scheme (10% housing scenario) in the June 2015 ES (revised).

Healthcare

The Amended Scheme will include floorspace to accommodate a healthcare facility that has the capacity for two GPs. This provision will serve residents at the Proposed Development and is unlikely to have further capacity to offer healthcare services to residents within the surrounding area. The service has a planned staffing level of 1FTE GP, with the potential for a further GP to be accommodated in the future.

The healthcare facility would however reduce the additional demand for GP services the Proposed Development would place on the local surgeries surrounding the site, and provide a new GP surgery where there is no current provision on-site.

It is calculated (under the maximum development scenario) that up to 2,273 residents (under the 25% affordable housing scenario) or 2,266 residents (under the 35% affordable housing scenario) are anticipated to live at the Amended Scheme which would place additional demand on local health facilities.

As such, this would give rise to a potential impact of **negligible** significance on GP provision within the locality, as a result of the Proposed Development. This conclusion applies to both the 25% affordable housing and 35% affordable housing scenario and is consistent with conclusion of the significance for the Amended Scheme (10% affordable housing scenario) reported in the June 2015 ES (revised).

Open Space

It is calculated (under the maximum development scenario) that up to 2,273 (25% affordable housing scenario) or 2,266 (35% affordable housing scenario) people will reside in the Proposed Development. For both additional scenarios, the overall requirement for open space is marginally lower than the Amended Scheme (10% affordable housing scenario).

The provision of a 9,767m² public park, 12,875m² of landscaped ground floor public realm and 2,626m² of roof gardens (accessible to residents of the Amended Scheme) would help to mitigate any impact the new population may

have on existing public space and provide accessible space for residents and employees. Additionally, a number of residents in Plot C would have access to private gardens attached to a small number of residential units.

While the proposed open space and landscaped public realm does not meet the LBH and LBTH requirements, the public open space provided will enhance the local area, creating additional publicly accessible open space where there is currently none. The total provision of publicly accessible open space is therefore expected to result in a **minor beneficial**, long-term permanent impact. This conclusion applies to both the 25% affordable housing and 35% affordable housing scenario and is consistent with conclusion of the significance for the Amended Scheme (10% affordable housing scenario) reported in the June 2015 ES (revised).

Children's Playspace

The GLA's SPG recommends that 10m² of play and recreation space be provided for children and young people in new developments. Applying the GLA's SPG guidance, there is a requirement for 2,080 m² of play space to serve the 208 children estimated to reside within the Amended Scheme under the 25% affordable housing scenario. There is a requirement for 2,290m² of play space to serve the 229 children estimated to reside within the Amended Scheme under the 35% affordable housing scenario.

In both scenarios, the Amended Scheme will bring forward 228m² of formal play space and several larger areas of playable space, including 'natural play' spaces (with logs, balance beams and natural materials), integrated play spaces (including architectural features, planting, and water play), and educational play spaces (banks, slopes, areas to build dens and other features drawing on the biodiversity of the site). Additionally a number of local play spaces are appropriate for older children and can contribute to meeting the play space requirements of the children aged 5+ years estimated to reside within the Proposed Development.

As the requirements for child play space for younger children will be met by on-site provision and some additional off-site provision that can be used by older children, the Proposed Development will result in a **minor beneficial**, long term permanent impact on the provision of child playspace in the local area. This conclusion applies to both the 25% affordable housing and 35% affordable housing scenario and is consistent with conclusion of the significance for the Amended Scheme (10% affordable housing scenario) reported in the June 2015 ES (revised).

5. Wind Microclimate

Demolition and Construction

The proposed additional construction phasing has been reviewed with regard to its potential impact on the local

wind microclimate. The review has been conducted qualitatively, based on RWDI's familiarity with the scheme and professional experience of wind effects in the urban environment. The review is also informed by the previous wind tunnel assessment (which was conducted for different phases/configurations of the proposed development, as detailed in the ES Chapter), and an analysis of the background wind climate for the Site.

The additional construction schedule brings forward Block E into the first phase of construction together with Blocks C and H. In the previous wind tunnel assessment conducted for the June 2015 ES (revised), Blocks C and H were assessed as a single construction phase, while Block E was assessed as part of the completed development.

By reviewing and comparing the results of these configurations, it is possible to anticipate the potential impact of Block E if it were constructed together with Blocks C and H. This review indicates that Block E has very little effect on the wind microclimate of the surrounding area. This is due to its location on the northeast corner of the site (which makes it unlikely to interact significantly with prevailing southwesterly winds) and its massing (which is relatively small compared to the other elements of the Amended Scheme). It is therefore expected that the addition of Block E to the assessment of Blocks C and H would not result in any additional significant wind effects within or around the site. Therefore, the residual demolition and construction impacts reported in June 2015 ES (revised) **remain valid** i.e. **negligible** to **moderate beneficial** following implementation of mitigation measures.

Completed and Operational

When the Proposed Development is complete and operational, the wind environment at most areas of the site will be suitable for their intended uses, including the passageways under the London Overground line; the northwest corner of Plot A; and several balcony and terrace areas. Mitigation measures have been developed as part of an interactive wind mitigation workshop, which demonstrate ways in which the windier areas can be sheltered. Overhead porous baffles suspended from the underside of the London Overground Viaduct will reduce the impact to **negligible significance** at pedestrian thoroughfares. A combination of balustrades, screens and soft landscaping will provide beneficial shelter to roof terraces the detail of these will be reassessed during the detailed design phase.

The proposed additional scenarios for tenure will not have any effect upon bulk and massing of the Amended Scheme as assessed in the June 2015 ES (revised). Therefore, the residual completed and operational impacts reported in *Volume 1: Chapter 10: Wind Microclimate* of the June 2015 ES (revised) **remain valid** i.e. **negligible** to **moderate beneficial** following implementation of mitigation measures. .

6. Noise and Vibration

Demolition and Construction

Noise impacts have been re-assessed to take account of the alternative phasing scenario whereby Plot E is brought forward to the first phase of construction.

The assessment indicates that following the incorporation of mitigation measures, the demolition and construction activities may result in temporary **negligible to moderate adverse** noise impacts at nearby properties. Although individual receptors will be affected at different periods during the alternative construction phasing the range of impacts are the same as reported in the June 2015 ES (revised).

It should be noted that construction noise predictions are based on a worst-case scenario where, over the course of a working day, all plant are operational at all areas of all worksites. In reality, it is likely that the worst-case noise levels predicted will only occur for limited periods of time. Demolition and construction noise and vibration mitigation measures as set out in the June 2015 ES (revised) will be put in place to reduce these impacts.

Completed Development

The proposed additional affordable housing scenarios do not affect the anticipated noise and vibration impacts once the Amended Scheme is completed and occupied. Therefore, the residual completed and operational impacts reported in the June 2015 ES (revised) **remain valid** i.e. **negligible**.

7. Water Resources, Drainage and Flood Risk

Demolition and Construction

The proposed additional scenario for the demolition and construction phasing will result Plot E coming forward into the first phase of construction, however this will not alter the assessment undertaken previously for water resources, drainage and flood risk and therefore the June 2015 ES (revised) **remains valid** i.e. **negligible** following incorporation of mitigation measures.

Completed Development

Pollution sources arising from the operational use of the Amended Scheme, which could impact surface and groundwater comprise the following:

- Leaks, spillages and the application of fertilisers and pesticides within landscaped areas;
- Contamination from in-situ materials; and
- Flood Risk.

The additional affordable housing scenarios is not relevant to the aforementioned impacts Therefore the impacts reported in the June 2015 ES (revised) **remain valid** i.e. **negligible** following implementation of mitigation measures.

Other activities associated with the completed and operational Amended Scheme comprise:

- Additional water demand; and
- Additional wastewater generation.

The proposed additional scenarios for tenure (25% and 35% affordable housing onsite in LBTH and offsite in LBH) have resulted in two different totals for the residential population of the development. As a result the calculations for water demand have been updated for the residential proportion of the development only. Both additional scenarios are expected to increase the water demand in the short-term compared to existing use. There will be a long-term impact on water demand of **negligible** significance due to TWUL's water resourcing strategy. The long-term residual impacts of the Amended Scheme from waste-water is also considered to be of **negligible** significance. This is consistent with the significance of impacts reported for the Amended Scheme (10% affordable housing scenario) as presented in the June 2015 ES (revised). The total volume of water demand will be marginally lower compared to the Amended Scheme (10% affordable housing) due to lower population in the additional affordable housing scenarios.

TWUL have been consulted with regard to water supply and waste capacity of the local network. A water application depicting the current needs of the scheme has been issued to them for consideration. A detailed network (waste water) capacity assessment is currently being undertaken by TWUL. This assessment should determine the capacity of the local network and the point of connection and will identify any requirement to upgrade the local network. If TWUL determine that there is not capacity within the local sewer network then it will be necessary for works to be undertaken to upgrade it.

8. Ecology

Chapter 17: Ecology of the June 2015 ES (revised) assesses the potential impacts on ecology and conservation arising from the demolition, construction and operation of the Proposed Development.

The assessment focussed on the habitats and rare, notable or protected species that are within and adjacent to the site. Baseline data was collected through a data search and a number of surveys including:

- An extended Phase 1 habitat and bat scoping and inspection survey in May 2013;
- Bat activity and emergence/return surveys carried out from July to September 2013;
- Reptile surveys from June to September 2013;
- A terrestrial invertebrate appraisal survey in September 2013; and
- An updated extended Phase 1 habitat survey in April 2015.

The site does not fall within the boundaries of any statutory or non-statutory sites. There are six 'Sites of Importance for

Nature Conservation' (SINCs) located within 1km of the site notably: Spitalfields City Farm and Allen Gardens Site of Borough Importance for Nature Conservation (SBINC); Weavers Fields SBINC; Bunhill Fields Burial Ground SBINC; St Botolph's, Bishopsgate Church Grounds Sites of Local Importance for Nature Conservation (SLINC); Ion Square Gardens SLINC; and Finsbury Circus SLINC.

The site is located within a highly urbanised environment where semi-natural habitats are a relative rarity. The semi-natural habitats present on-site, including scrub mosaic, the semi-mature trees, bare ground and ephemeral/short perennial habitat. These habitats in combination with previous anthropogenic uses of the site classify it as 'Open Mosaic on Previously Developed Land' which is a Priority Habitat under section 41 of the NERC act.

Japanese knotweed was also noted within scrub habitat on the site and is an invasive species listed in Part II of Schedule 9 of the WCA.

The site has the potential to support black redstart and a single sub-adult male was recorded on two of the surveys favouring the west side of the site. No breeding activity was recorded.

No reptiles or invertebrate species of conservation concern were recorded within the site during the surveys. However, three species of bat were recorded on-site including common pipistrelle, soprano pipistrelle and nathusius pipistrelle. No roosts were identified during the surveys.

The ecological receptors of sufficient biodiversity value that could be affected by the redevelopment proposals and their geographic scale of importance are Spitalfields City Farm and Allen Gardens SBINC, Weavers Fields SBINC, Bunhill Fields Burial Ground SBINC Habitats (including Open Mosaic on Previously Developed Land) and black redstart and invertebrates all of borough value. St Botolph's, Bishopsgate Church Grounds SLINC, Ion Square Gardens SLINC and Finsbury Circus SLINC, other birds and foraging bats were identified as local value receptors.

Demolition and Construction

During the demolition and construction phase, as a result of using best practice standards, **negligible** residual impacts are predicted for: designated sites; damage to vegetation and habitats; the death and injury of black redstarts; death and injury to common breeding birds; death/injury/disturbance and habitat loss of bats.

Of the remaining receptors, residual **minor adverse** impacts and **minor to moderate adverse** impacts are predicted to occur during the demolition and construction phase and are described as follows.

In total, 8,600m² of semi natural habitat within the whole of the site will be removed to facilitate the Proposed Development. This will occur through phases as the Proposed Development progresses with 3,100m² to be removed during the first two phases and 5,500m² consisting of the majority of the upper level habitat to be

removed during the later phases of the scheme. The removal of the habitats during demolition and construction would be mitigated through a phased working approach as part of the Proposed Development and further inclusion of landscaping features within completed parts of the site. However, it is unlikely that these features will be used by wildlife until the fully operational phase. Therefore the effect is considered to be of **minor to moderate adverse** significance (i.e. temporary significant adverse impact).

Site clearance could reduce the value of foraging habitat for black redstarts by decreasing the abundance of invertebrate prey. The loss of foraging habitat over the short-term is unlikely to significantly affect black redstart within the wider context; therefore **minor to moderate adverse** impacts are expected (i.e. temporary significant adverse impact).

Site clearance will result in a reduction in plant diversity and abundance. This will have both direct and indirect impacts on the range of invertebrate species as well as invertebrate diversity. However, potential impacts on macro-invertebrate diversity and abundance will be mitigated throughout the phases of the Proposed Development. New areas of invertebrate habitat will be established through the creation of landscaped areas within phases of the early components of the scheme as well as the later components of the site with ground floor and roof level wildflower planting. The impact on terrestrial macro-invertebrates is likely to be a **minor to moderate adverse** impact (a temporary significant adverse impact).

The removal of vegetation within the site which has the potential to support nesting and foraging birds within the local area could result in a **minor adverse** impact (i.e. not significant) in the short-term and is unlikely to significantly affect the local population of birds.

Completed Development

During the completed and occupied Proposed Development phase, **negligible** residual impacts are anticipated with regards to the designated sites with 1km of the scheme, and the disturbance of black redstarts, other birds and bats.

Furthermore, residual **minor beneficial** impacts are predicted to occur through the incorporation of the landscape and ecology strategy as described below.

The landscape strategy proposes to instate a range of new habitats and inclusion of a new park on-site which has the potential to benefit wildlife. This will consist of a large 8,000² on-site park, including approximately 2,800m² of native woodland, 1,200m² of mosaic habitat and 2,000m² of species rich grassland that will also provide an ecological enhancement. Approximately 2,626m² of bio-diverse and green roofs, and 3,899m² of private realm gardens are also proposed.

In addition, the Proposed Development will provide habitats to encourage both black redstart and common bird species

onto the site through bird boxes and integrated nesting habitat. A **minor beneficial** impact to habitat creation for the common bird assemblage is therefore expected to occur.

The landscaping strategy for the Proposed Development provides habitat features (such as hibernacula and wildflower planting) which would provide foraging and sheltering habitat for invertebrates in the long term non-significant **minor beneficial** impact on habitat creation for invertebrates.

The provision of tree planting, soft landscaped areas as part of both the early and later phases of the development, as well as the provision of bat roost boxes, can be expected to benefit both foraging and roosting bats. As such the impact of habitat creation for this receptor as a result of landscaping strategy and management practices is likely to provide a **minor beneficial** impact.

9. Impact Interactions and Cumulative Impact Assessment

Cumulative impact interactions can occur as either interactions between impacts associated with just one project or interactions between the impacts of a number of projects in an area. As a result, two types of cumulative impact interactions have been considered:

- The combined effect of individual impacts, for example noise, airborne dust or traffic impacts on a single receptor; and
- The combined impacts of several development schemes which may, on an individual basis be insignificant but, cumulatively, have a significant impact.

Combined Effect of Individual Impacts

The identified residual impacts have been reviewed against receptors they affect. Where there is more than one impact on a particular receptor, the potential for impact interactions has been determined. If there is the potential for impact interactions, consideration is then given as to whether there is the potential for any resultant combined cumulative impact.

Given that the impacts identified for the additional scenarios are the same as those identified previously within the June 2015 ES (revised), it is considered that the impact interactions the June 2015 ES (revised) **remains valid**. Please refer to the NTS for the June 2015 ES (revised) for further details.

Combined Impacts of the Amended Scheme with Other Development Schemes

The revised ES was submitted in June 2015 since then there have been some changes to the status of some of the cumulative schemes considered within the assessment and new schemes have come forward. The additional schemes considered are as follows:

- 22-24 Bishopsgate, 38 Bishopsgate (Crosby Court) & 4 Crosby Square
- 61 St Mary Axe, 80-86
- Street, 15-16 St Helens Place & 33-35 St Mary Axe
- 52-54 Lime Street & 21-26 Leadenhall, 27 & 27A
- 120 Moorgate EC2M 6UR
- 15 - 16 Minorities & 62 Aldgate High Street London EC3N 1AX (CoL)
- Bevis Marks House 24 Bevis Marks London EC3A 7JB (CoL)
- 21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street, London, EC2P 2HT (CoL)
- 13 - 14 Appold Street Hackney London EC2A 2NB
- 201-207 Shoreditch High Street and 1 Fairchild Street Hackney London E1 6LG
- 97-137 Hackney Road London E2 8ET

The revised list of schemes considered in the cumulative assessment is shown in Figure 3. In summary, it is considered that the cumulative impacts identified in the June 2015 ES (revised) **remain valid** as there are no additional significant impacts identified. However, where relevant, text has been updated in the following section which describes the cumulative impacts.

If the mitigation measures outlined throughout the June 2015 ES (revised) are adhered to then the majority of cumulative impacts, both during demolition and construction and once the Amended Scheme is complete and operational, will be removed or reduced to an impact of negligible significance.

During the demolition and construction phase there will be minor to moderate adverse impacts on surrounding ground water levels and negligible to minor adverse impact to water resources.

Once the Amended Scheme is complete and operational there are several beneficial cumulative impacts that could occur.

If the 49 committed developments are developed, approximately 2,880 new residential units are expected to come forward. This will be a substantial contribution to the provision of market and affordable housing within the LBH and the LBTH, providing a range of dwellings and types of tenure for new residents. There will also be substantial new commercial, retail, and leisure space created that will help meet the needs of the new population and surrounding neighbourhoods. The new employment space provision could result in approximately 50,000 gross new employees.

If the cumulative schemes are built, this will produce calmer wind conditions on the site, producing a negligible to moderate beneficial impact along pedestrian thoroughfares and a negligible to minor beneficial impact at designated entrances.

As each of the cumulative developments is built, they will offer design solutions that enable easy pedestrian

movement and do not restrict capacity. Whilst this will reduce the impact to that of minor adverse significance, this is an improvement on the impact of the Amended Scheme as a stand-alone development and demonstrates that it will be sufficient to meet the pedestrian demand.

Finally, as each of the cumulative developments will have assessed the impact of their proposals on the surrounding historic environment and taken the significance of nearby heritage assets into account, the impact on heritage assets would be negligible in most cases and in some instances, would be beneficial.

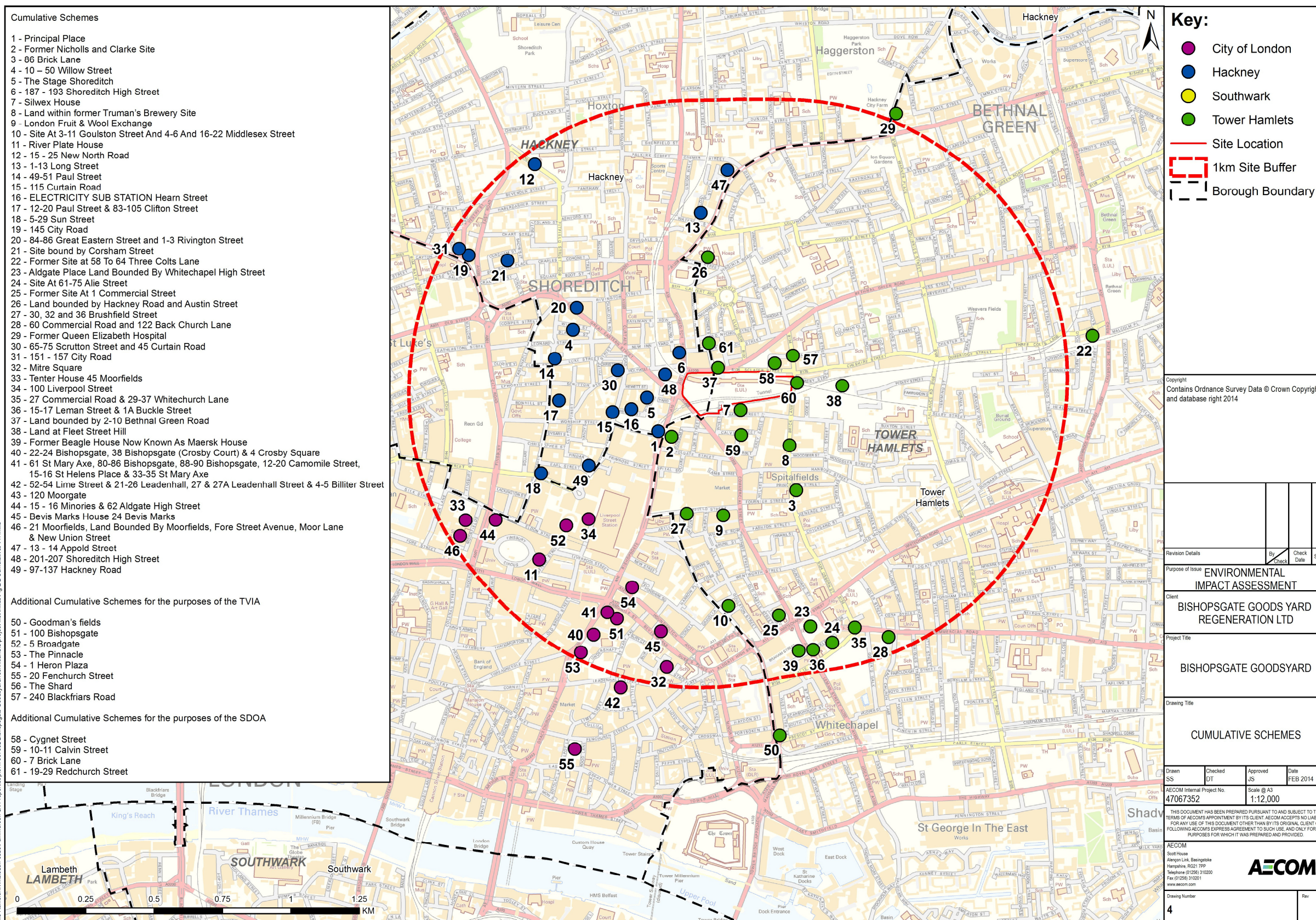
10. Summary Impacts of the ‘Limited Development Scenario’

The Amended Scheme straddles the boundary between the LBTH and the LBH. If one Borough approves the section of the Amended Scheme that falls within their boundary and the other Borough refuses, the Applicant would have planning permission to develop only part of the Amended Scheme. The mechanics of the Amended Scheme could only allow for the LBTH side of the development to be built out in isolation; namely the entirety of development plots C, D, E, H, I and J. This is known as the ‘Limited Development Scenario’.

The ES Addendum has considered the additional affordable housing scenarios and additional construction phasing scenario for the Limited Development Scenario. Overall, these additional scenarios do not change the conclusions or introduce impacts of a different significance to that of the Limited Development Scenario assessed as part of the June 2015 ES (revised).

Residual impacts associated with the Limited Development Scenario are the same as those identified for the Amended Scheme as a whole, however due to the reduced scale of the Limited Development Scenario the resultant impacts will be smaller in magnitude.

Figure 8 – Location of Cumulative Schemes



11. Conclusions

The ES Addendum has considered two additional scenarios relating to affordable housing (in particular the impacts of 25% and 35% affordable housing provision) and an additional construction phasing scenario which would bring the construction of affordable housing (Plot E) forward into Phase 1. These scenarios are additional to the scenarios considered within the June 2015 ES (revised). The ES addendum has also considered updates to the cumulative impact assessment and limited development scenario. The ES Addendum and associated NTS should be read in conjunction with the ES Addendum and associated NTS produced for the June 2015 ES (revised).

Overall, the ES Addendum shows that for the additional affordable housing scenarios the impacts are the same as those reported in the June 2015 ES (revised). For the additional construction phasing scenario the impacts are the same as those reported in the June 2015 ES (revised).

There are no new or different environmental impacts identified which have a different level of significance to that reported in the June 2015 ES (revised) for the revised cumulative impact assessment and limited development scenario.

References

- Ref. 1 Her Majesty's Stationery Office (HMSO), (2011); Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended 2015).
- Ref. 2 LBH, (2010); Core Strategy – Hackney's Strategic Planning Policies for 2010-2025
- Ref. 3 LBH, (2015), Development Management Local Plan.

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