



Kensington Forum

QUEENSGATE
INVESTMENTS

Rockwell

TRIUM

Kensington Forum Hotel – London

ENVIRONMENTAL STATEMENT ADDENDUM | JULY 2020

NON-TECHNICAL SUMMARY ADDENDUM

Kensington Forum

Environmental Statement

Addendum

Non-Technical Summary Addendum

Prepared for:
Queensgate Bow UK Holdco Limited

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INTRODUCTION

- 1 This Non-Technical Summary ('NTS') Addendum presents a summary of the findings of an Environmental Statement Addendum ('ES Addendum') prepared on behalf of Queensgate Bow UK Holdco Limited ('the Applicant').
- 2 The ES Addendum and this NTS Addendum accompanies post submission updates to a hotel led scheme (the 'Proposed Development') on land to the south of Cromwell Road ('the site'), which was subject to a detailed planning application (PP/18/03461) submitted to the Royal Borough of Kensington and Chelsea ('the RBKC') on the 18 June 2018. An Environmental Statement (ES) accompanied this application ('the June 2018 ES').
- 3 The original Proposed Development, which was the subject of the June 2018 ES, was for the:

'Comprehensive redevelopment and erection of a part 30, part 22 and part 7 storey building comprising hotel bedrooms and serviced apartments (Class C1) with ancillary bar, restaurants, conferencing and dining areas, leisure facilities and back of house areas; residential accommodation (Class C3); with associated basement, energy centre, plant, car parking, cycle parking, refuse stores, servicing areas; associated highway works and creation of new publicly accessible open space with associated hard and soft landscaping.'
- 4 Figure 1 presents the Proposed Development assessed in the June 2018 ES.

Figure 1 June 2018 Proposed Development



- 5 On 25th October 2018, at the RBKC October Planning Committee, the RBKC resolved to refuse planning permission for the Proposed Development.
- 6 On the 5th November 2018, the Mayor of London directed the RBKC (under his relevant powers) that he would act as the planning authority for determining this planning application, and thereby 'calling in' the planning application. Following the planning application being called in by the Mayor of London, a number of design changes and amendments were made to the scheme and presented within the 2019 ES Addendum. These amendments comprised:
 - Increase of residential units by 16, from 46 to 62 units;
 - All residential units became affordable i.e. social rented, therefore a total of 62 affordable units were proposed;

- An additional two storeys on top of the podium were created to accommodate the additional residential units;
 - Internal reconfigurations to the residential dwellings;
 - The residential garden and terrace previously on level 7 was moved up by two storeys, to be located on level 9. This area was amended to include an increase in playspace to a total of 530m² playspace provided;
 - The bay windows on the southern-most façade of the podium were expanded out by 750mm;
 - A number of balconies were proposed on the podium's southern façade and set-back roof terraces at the upper levels along the podium's south western edges;
 - Wind mitigation measures tested as part of the June 2018 ES were fully integrated into the Proposed Amendments;
 - The ground floor residential lobbies were consolidated into one entrance space and the cycle store was increased in size; and
 - The bike store and refuse store in the basement level B1 was amended, with the separate refuse stores being consolidated into a single large space to accommodate three additional bins, with the bike stores also increasing in size so that 34 additional cycle parking spaces are accommodated across all residential bike stores. No further amendments to the basements are proposed.
- 7** These amendments were all predominantly focused around increasing the number of residential units proposed, and the provision of all units being affordable rent. These proposed amendments were incorporated into the design of the scheme, for part of the Proposed Development, and the implications of these amendments were considered within an ES Addendum (April 2019 ES Addendum) submitted to the GLA in April 2019.
- 8** The planning application for the Proposed Development, including the April 2019 proposed amendments, comprise:
- 9** *“Comprehensive redevelopment and erection of a part 30, part 22 and part 9 storey building comprising hotel bedrooms and serviced apartments (Class C1) with ancillary bar, restaurants, conferencing and dining areas, leisure facilities and back of house areas; residential accommodation (Class C3); with associated basement, energy centre, plant, car parking, cycle parking, refuse stores, servicing areas; associated highways works and creation of new publicly accessible open space with associated hard and soft landscaping”.*
- 10** The planning application was approved by the Mayor of London on 21st June 2019. Since the decision to approve the planning application was taken by the Mayor, the RBKC initiated a Judicial Review ('JR') challenge of the decision. The grounds for challenge were limited to issues associated with the procedure followed in respect of the Secretary of State's ability to Call In the application. The RBKC did not raise any legal issues in relation to any aspect of the Stage 3 Hearing Report. Prior to a formal JR hearing, the GLA consented to judgement and the decision was quashed.
- 11** As a result, there is a procedural requirement for a second Stage 3 Hearing and redetermination by the Mayor or Deputy Mayor. The Applicant is requested to update the submission to take account of any recent changes to adopted planning policy and emerging planning policy.
- 12** The Proposed Development remains as submitted in April 2019. It has not been changed.
- 13** This 2020 NTS Addendum should be read in conjunction with the June 2018 NTS and April 2019 NTS Addendum submitted to RBKC.

THE PROPOSED DEVELOPMENT

- 14** The Proposed Development remains consistent with that presented in the April 2019 ES Addendum and comprises the redevelopment of the site to provide 749 hotel bedrooms, 340 serviced apartments and 62 affordable units in a mix of studio, 1-bed, 2-bed and 3-bed apartments. The Proposed Development is shown in Figure 2.

Figure 2 Proposed Development



APPROACH TO THE ES ADDENDUM

- 15 This ES Addendum builds on the analysis and assessments presented in the June 2018 ES and April 2019 ES Addendum to provide information necessary to assess the likely significant effects of the Proposed Development. This ES Addendum should be read alongside the June 2018 ES and April 2019 ES Addendum, and this NTS Addendum should be read alongside the June 2018 NTS and April 2019 NTS Addendum.
- 16 While considering the Proposed Development, the assessment presented in this ES Addendum is focused on updating the June 2018 ES, taking into account the April 2019 ES Addendum, to consider any changes to the baseline, planning policy or guidance, assessment methodologies, and cumulative schemes for consideration that may have occurred during the period of time since the previous assessments were undertaken. Any such changes which have the potential to impact the conclusions of the June 2018 ES and April 2019 ES Addendum have been identified. Where deemed necessary, updated information and / or assessments have been provided. All elements of the June 2018 ES or 2019 ES Addendum not covered in this ES Addendum are considered to remain valid and are unchanged.
- 17 With regards to national planning policy, whilst the June 2018 ES and April 2019 ES Addendum considered the Draft Revised NPPF¹, this has now been published and the ES Addendum has taken into account of the 2018 updated NPPF², which sets out the Government's economic, environmental and social planning policies for England. The 2020 ES Addendum has also taken into consideration the Draft London Plan³ (Intend to Publish version) and the Royal Borough of Kensington and Chelsea Local Plan 2019⁴.
- 18 Where it has been considered that no material or significant changes to an assessment or the conclusions of an ES Technical Chapter would occur, a statement has been provided confirming this for the relevant assessment within the ES Addendum. The whole of the relevant June 2018 and April 2019 assessment has been taken into consideration within the statements of conformity, and these

¹ DCLG, 2018; 'Draft Revised National Planning Policy Framework, March 2018

² DCLG, 2018; National Planning Policy Framework, 2018.

³ GLA, 2019; 'The Draft London Plan – Intend to Publish'

⁴ RBKC, 2019; 'Local Plan, September 2019'

should be read in conjunction with the corresponding June 2018 and April 2019 ES Chapters. This has been undertaken for:

- ES Volume 1, Chapter 7: Traffic and Transport;
- ES Volume 1, Chapter 8: Noise and Vibration;
- ES Volume 1, Chapter 9: Air Quality;
- ES Volume 1, Chapter 10: Daylight, Sunlight, Overshadowing and Solar Glare; and
- ES Volume 1, Chapter 11: Wind Microclimate.

19 Where changes are considered to impact on the assessment previously undertaken and potentially affect the reported environmental effects and conclusions of the ES Chapter, updates to the assessment and ES Chapter has been undertaken for the Proposed Development. This has been undertaken for:

- ES Volume 1 Chapter 6: Socio Economics.

20 The Townscape, Visual and Heritage Impact Assessment (TVHIA) presented in the June 2018 ES and April 2019 ES Addendum has been reviewed along with all Accurate Visual Representations (AVRs) of the Proposed Development. Where it has been considered that the additional cumulative schemes would be potentially visible, updated AVRs have been undertaken, and presented in the form of a TVHIA Addendum (ES Addendum Volume 2, TVHIA Addendum).

21 In addition to a review of Volumes 1 and 2 of the June 2018 ES and April 2019 ES Addendum, the Technical Appendices (Volume 3) have also been taken into consideration, and where relevant appendices have been updated in line with the Proposed Amendments.

ENVIRONMENTAL IMPACT ASSESSMENT – CONSIDERATION OF THE PROPOSED AMENDMENTS AND THE AMENDED PROPOSED DEVELOPMENT

- 22 The following sections of this NTS Addendum present a topic by topic review of the implications of any changes to the baseline, planning policy or guidance, assessment methodologies, and cumulative schemes for consideration that may have occurred during the period of time since the previous assessments were undertaken, on the June 2018 ES and April 2019 ES Addendum. Further details can be found within the Environmental Statement Addendum (Volumes 1 and 2).

SOCIO ECONOMICS

- 23 The socio-economic assessment was updated to assess the socio economic effects of the Proposed Development in light of any changes to the baseline, planning policy or guidance, assessment methodologies, and cumulative schemes that may have occurred since the previous assessments were undertaken. The updated assessment focused on the effects related to housing delivery and new residential population (i.e. demand for social infrastructure (including health, education, open space, and playspace)).

Demolition and Construction

- 24 Given that there are no changes to the demolition and construction programme, and no material changes to the demolition and construction activities, no changes occur to the demolition and construction socio economic effects stated with the June 2018 Socio Economic ES Chapter and April 2019 ES Addendum Chapter.

Completed Development

- 25 The Proposed Development would make a positive contribution towards the draft London Plan target of 4,880 new homes within RBKC. The Proposed Development would deliver 62 new homes, the effect would remain as stated in the June 2018 ES and April 2019 ES Addendum, direct, permanent, **minor beneficial** (and not significant) at the local and borough level; and **negligible** (and not significant) at the regional level.
- 26 New residential dwellings and the resulting population could have implications on existing social infrastructure capacity. From a review of baseline information, there is sufficient surplus capacity available in terms of primary education and healthcare, therefore the effect on the demand for primary education and healthcare would be **negligible** at all spatial scales.
- 27 The Proposed Development would have a minor adverse (not significant) effect on secondary education at the Borough level as the capacity has been reduced from 5% to 2%. Financial contributions towards provision of additional secondary capacity, if deemed necessary by the Council, is from the Community Infrastructure Levy for the Proposed Development.
- 28 The Proposed Development delivers 530m² of playspace, 10m² less than the total demand. This is a marginal level under the provision, resulting in a change effect from **minor beneficial** (presented in the April 2019 ES Addendum) to **negligible** at the site and local level.
- 29 No significant adverse effects have been identified. Spending by new residents, employees and guests accommodated by the Proposed Development are considered to be **significant moderate beneficial** effects at the local level.
- 30 No changes to the other socio economic residual effects stated within the June 2018 Socio Economic ES Chapter and April 2019 ES Addendum occur due to the Proposed Development.

TRAFFIC AND TRANSPORT

- 31 The June 2018 and April 2019 Traffic and transport assessments as well as the June 2018 Transport Assessment (TA)A and April 2019 Transport Assessment Addendum (TAA) was reviewed in the context of any changes to the baseline, planning policy or guidance, assessment methodologies, and cumulative schemes for consideration that may have occurred during the period of time since the previous assessments were undertaken.

- 32 There have been updates to relevant legislation, national, regional and local planning policy, and guidance which have predominately been addressed and complied with by the Proposed Development and do materially affect the assessment or conclusions of the June 2018 Traffic and Transport ES Chapter and April 2019 ES Addendum Chapter. The assessment methodology has not materially changed, and all identified receptors remain valid.
- 33 The baseline transport networks presented in the 2018 TA and 2019 TAA included: a pedestrian and cycle accessibility review; public transport accessibility review; road network review; parking review; and Personal Injury Accident (PIA) review. In light of the recent pandemic (COVID19) and subsequent lockdown measures and social distancing measures which impact the highway layout, the transport network operations and usage has been affected. This was acknowledged by Government who are monitoring transport network usage. In consideration of the exceptional circumstances (COVID-19), the baseline conditions presented in 2018 TA and 2019 TAA remain the most reliable baseline information and therefore valid.

Demolition and Construction

- 34 There have been no material changes to the demolition and construction works as presented within the June 2018 ES and April 2019 ES Addendum, therefore, the traffic and transport residual effects relating to demolition and construction works would remain as stated within the June 2018 Traffic and Transport ES Chapter and April 2019 ES Addendum.

Completed Development

- 35 As the Proposed Development remains unchanged from that presented in the April 2019 Addendum there would be no material implications or changes upon the likely significant traffic and transport effects of the Completed Proposed Development.
- 36 All mitigation measures as stated within the June 2018 Traffic and Transport ES Chapter remain applicable and valid. With the mitigation measures adopted, the residual effects remain as presented within the June 2018 Traffic and Transport ES Chapter, with a significant beneficial effect to amenity, fear and intimidation for existing pedestrians in the area and future residents, visitors and staff and no adverse significant effects.

NOISE AND VIBRATION

- 37 The June 2018 and April 2019 Noise and Vibration assessment was reviewed in the context of any changes to the baseline, planning policy or guidance, assessment methodologies, and cumulative schemes for consideration that may have occurred during the period of time since the previous assessments were undertaken.
- 38 The assessment methodology, baseline conditions and identified receptors all remain valid and as presented in the June 2018 and April 2019 ES Addendum Noise and Vibration Chapter.

Demolition and Construction

- 39 There have been no material changes to the demolition and construction works as presented within the June 2018 ES and April 2019 ES Addendum. The noise and vibration residual effects associated with demolition and construction will therefore remain as stated within the June 2018 and April 2019 ES Addendum Noise and Vibration Chapter.

Completed Development

- 40 As the Proposed Development remains unchanged from that presented in the April 2019 Addendum there would be no material implications or changes upon the likely significant noise and vibration effects of the Completed Proposed Development.
- 41 All mitigation measures as stated within the June 2018 Noise and Vibration ES Chapter remain applicable and valid. With the mitigation measures adopted, there are anticipated to be no likely significant effects relating to noise and vibration as a result of the Proposed Development.
- 42 The residual effects and conclusions of the June 2018 and April 2019 ES Addendum Noise and Vibration Chapter do not change and remain valid.

AIR QUALITY

- 43 The June 2018 and April 2019 Air Quality assessment was reviewed in the context of any changes to the baseline, planning policy or guidance, assessment methodologies, and cumulative schemes since the previous assessments were undertaken.
- 44 While some updates have occurred to the assessment methodology and baseline conditions, due to improvements in pollutant concentrations occurring across London, the methodology and baseline conditions used in the June 2018 Air Quality ES Chapter and April 2019 ES Addendum chapter provide a worst case assessment and therefore remain valid.
- 45 The identified receptors have not changed and all remain valid and as presented in the June 2018 Air Quality ES Chapter and April 2019 ES Addendum chapter.

Demolition and Construction

- 46 There have been no material changes to the demolition and construction works as presented within the June 2018 ES and April 2019 ES Addendum. There is no need for any additional mitigation measures other than those outlined within the June 2018 Air Quality ES Chapter and April 2019 ES Addendum Chapter, which when applied mean that any impacts during the construction period will be classed as 'not significant'.
- 47 The likely significant air quality effects associated with demolition and construction will therefore remain as stated within the June 2018 Air Quality ES Chapter and April 2019 ES Addendum Chapter.

Completed Development

- 48 No additional effects have been identified resulting from the Proposed Development. When considering the Proposed Development, the residual effects and conclusions of the June 2018 or April 2019 ES Addendum Air Quality Chapter have not altered and remain valid. There are anticipated to be no likely significant effects relating to air quality as a result of the Proposed Development.
- 49 The Proposed Development remains better than air quality neutral in terms of building and transport emissions.

DAYLIGHT, SUNLIGHT, OVERSHADOWING AND SOLAR GLARE

- 50 The June 2018 and April 2019 Daylight, Sunlight, Overshadowing and Solar Glare (DSO & SG) assessment was reviewed in the context of any changes to the baseline, planning policy or guidance, assessment methodologies, and cumulative schemes since the previous assessments were undertaken.

Demolition and Construction

- 51 Effects in relation to DSO during demolition and construction would vary throughout the demolition and construction phase, however, they would certainly be less than the effects of the completed Proposed Development. Any effects during demolition and construction would be similar or less than those of the completed Proposed Development. The residual effects associated with the demolition and construction stage of the Proposed Development will remain as stated within the June 2018 Daylight, Sunlight, Overshadowing and Solar Glare ES Chapter and April 2019 ES Addendum.

Completed Development

- 52 It is not anticipated that there will be any additional or different effects resulting from the Proposed Development as presented within the June 2018 and April 2019 ES Addendum Daylight, Sunlight, Overshadowing and Solar Glare Chapter.

WIND MICROCLIMATE

- 53 The June 2018 and April 2019 Wind Microclimate assessment was reviewed in the context of any changes to the baseline, planning policy or guidance, assessment methodologies, and cumulative schemes since the previous assessments were undertaken.
- 54 The assessment methodology, baseline conditions and identified receptors all remain valid and as presented in the June 2018 and April 2019 ES Addendum Wind Microclimate Chapter.

- 55 The assessment of the likely wind microclimate changes as a result of the Proposed Development are based on the results of the June 2018 wind assessment and experience, knowledge and professional judgement of wind flow in the built environment.

Demolition and Construction

- 56 There have been no material changes to the demolition and construction works as presented within the June 2018 ES and April 2019 ES Addendum. The wind microclimate residual effects associated with demolition and construction will therefore remain as stated within the June 2018 Wind Microclimate ES Chapter and April 2019 ES Addendum Chapter.

Completed Development

- 57 It is not anticipated that there will be any additional or different effects resulting from the Proposed Development as presented within the June 2018 and April 2019 ES Addendum Wind Microclimate Chapter. The wind conditions at ground and rooftop level are also expected to remain as presented within the June 2018 ES and April 2019 ES Addendum. There are anticipated to be no likely significant effects relating to wind microclimate as a result of the Proposed Development.

TOWNSCAPE, VISUAL AND HERITAGE

- 58 The June 2018 Townscape, Visual and Heritage Impact Assessment (TVHIA) was reviewed in the context of the Original Proposed Development (Figure 1), with the THVIA Addendum in April 2019 assessing the potential impacts and likely effects of the Amended Proposed Development on views, townscape and above-ground heritage assets. The 2020 ES Addendum has assessed the Proposed Development, as noted in paragraph 12 and Figure 2 of this document.

- 59 A total of 19 views provided in the June 2018 ES (out of a total of 37) have been updated to reflect the changes to the cumulative schemes. These updated views were selected on the basis that they are the views in which changes to the cumulative schemes have the potential to be visible within the image. In addition, all 37 views have been provided in a format recommended for on-site assessment by a revised Landscape Institute Technical Guidance note, which was issued subsequent to the April 2019 THVIA Addendum. These are differently formatted versions of the images already provided in the 2018 THVIA and April 2019 THVIA Addendum, designed to be used on site, and do not alter the assessment of the effects of the Proposed Development.

Demolition and Construction

- 60 There have been no material changes to the demolition and construction works as presented within the June 2018 ES and April 2019 ES Addendum. The townscape, visual and heritage residual effects associated with demolition and construction will therefore remain as stated within the June 2018 TVHIA and April 2019 ES Addendum.

Completed Development

- 61 As the design of the Proposed Development has not changed since the April 2019 Addendum, the potential impacts and likely effects of the Proposed Development as set out in the June 2018 ES and April 2019 Addendum in respect of views, townscape character areas and the settings of built heritage assets, would remain valid for the Proposed Development.
- 62 The residual effects set out in the June 2018 ES and April 2019 ES Addendum would remain valid for the Proposed Development.
- 63 The revised cumulative views demonstrate that the two additional cumulative schemes would not be visible in the assessed views due to the dense urban environment. It is considered that the effects of the Proposed Development in the cumulative scenario would remain as set out in the June 2018 ES.

CLIMATE CHANGE

- 64 Since the 2018 June ES, the Met Office have published new and updated future climate projections. The new data, Met Office UKCP18 Projections, consider the climate effects arising from a series of 'Representative Concentration Pathways' (RCP) emissions scenarios. The predicted future climate change, and effects on developments, do not change from that presented in the June 2018 ES. There is no significant change to the climate change predictions presented in the June 2018 ES from the new

UKCP18 data and therefore the climate change assessments undertaken for the June 2018 ES remain valid.

The Impact of the Proposed Development on Climate Change – Greenhouse Gas Emissions

- 65** Principles on climate change mitigation and Environmental Impact Assessment identify climate change as one of the defining environmental policy drivers of the future, and that action to address greenhouse gas emissions (primarily Carbon Dioxide) is essential.
- 66** The Institute of Environmental Management and Assessment recommend that all greenhouse gas emissions, including any residual emissions following adoption of any mitigation measures, are to be determined as significant.
- 67** The effects presented with the April 2019 ES Addendum in relation to Green House gas emissions have not altered. When compared with predicted emissions from the RBKC and the GLA respectively, the Proposed Development as a percentage of these does not change from that presented in the June 2018 ES.
- 68** The Institute of Environmental Management and Assessment recommend that all greenhouse gas emissions, including any residual emissions following adoption of any mitigation measures, are to be determined as significant.
- 69** Mitigation has been provided to avoid, reduce and offset the Proposed Development’s Carbon Dioxide emissions, which follows the key principles of greenhouse gas mitigation in the Institute of Environmental Management and Assessment guidance and is consistent with the requirements of relevant policy.

EFFECT INTERACTIONS AND CUMULATIVE EFFECTS

- 70** As part of the ES Addendum, the RBKC has been consulted and two additional cumulative schemes have been assessed as part of the July 2020 ES Addendum. The schemes assessed are; Heythorpe College (Planning Reference: PP/18/05313) and 100 West Cromwell Road (PP/19/00781).
- 71** No change from the cumulative effects presented within the June 2018 ES and April 2019 ES Addendum has occurred as a result of the additional schemes as they are located a sufficient distance from the Proposed Development and would not materially affect the conclusions presented within the June 2018 ES and April 2019 ES Addendum.

SUMMARY AND CONCLUSION

Summary

- 72** When taking into consideration ES Chapters 6 to 11 of ES Addendum Volume 1 and ES Addendum Volume 2 Townscape, Visual and Heritage Impact Assessment Addendum, no additional effects interactions are likely to occur from the Proposed Development as a whole. Therefore, Chapter 12: Effects Interactions of the June 2018 ES and April 2019 ES Addendum remains valid.
- 73** No new or addition likely significant effects has been identified as a result of the Proposed Development. Therefore, the likely significant effects in Chapter 13: Likely Significant Effects as presented in the June 2018 and April 2019 ES Addendum remain valid and unchanged.
- 74** No new or additional mitigation has been identified or is required as a result of the Proposed Development. Therefore, the mitigation and monitoring schedule in Chapter 14: Mitigation and Monitoring Schedule, presented within the June 2018 ES and April 2019, remains valid and unchanged.

Conclusion

- 75** This ES Addendum has considered whether the Proposed Development is likely to give rise to any material changes to the June 2018 ES and April 2019 ES Addendum, or if any new or materially different significant environmental and socio economic effects will arise a result of the Proposed Development.
- 76** The Proposed Development, as shown in this ES Addendum, does not materially change the outcomes and conclusions of the June 2018 ES and the April 2019 ES Addendum.

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