

**ENVIRONMENTAL STATEMENT ADDENDUM  
NON-TECHNICAL SUMMARY  
MAY 2020**

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## PREAMBLE

Silvertown Homes Limited (SHL) and Greater London Authority Land and Property (GLAP) have submitted a hybrid planning application to the London Borough of Newham (LBN) for the redevelopment of the Thameside West site, accessed off Dock Road in Newham (the Site).

SHL is a property development company and joint land owners of the Site. SHL has over 65 years combined experience at delivering high quality regeneration projects across London. GLAP is a subsidiary corporation of the Greater London Authority (GLA) and took over assets and liabilities from the London Development Agency (LDA) in 2012. GLAP is primarily focused on delivering genuinely affordable homes and jobs for London.

The proposal is to construct a new high-quality residential-led mixed-use development comprising new homes, new industrial floorspace, a new local centre, a new primary school and nursery school, new community facilities, a new public park (with associated outdoor play facilities), enhanced SINC and over 800m of new riverside walk along the River Thames with ecological / biodiversity enhancements. This development has been designed to focus its community hub around the delivery of a new Dockland Light Rail (DLR) station that is proposed to be constructed on the Site by Transport for London's (TfL) in 2023.

The proposals have been designed by Foster & Partners, John McAslan & Partners, Patel Taylor and the wider project team (listed, right) taking into account comments provided by local residents during summer and public exhibition events and comments provided during pre-application discussions with a variety of statutory and non-statutory interests, including LBN and its Design Review Panel (DRP), the Greater London Authority (GLA), Transport for London (TfL), Environment Agency (EA), Port of London Authority (PLA) and London City Airport (LCA).

This document is one of a suite of planning application documents submitted to LBN, including an Environmental Statement. The planning application is available to review at LBN's office or using LBN's online services:

Search for planning application reference number 18/03557/OUT at: <https://pa.newham.gov.uk/online-applications/search.do?action=simple>

The planning application can also be viewed on the GLA's website at: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/public-hearings>

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## **Thameside West**

### **Environmental Statement Addendum: Non-Technical Summary**

**035668**

March 2020

Revision 00

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## Glossary

<b>Term</b>	<b>Definition</b>
AQMA	Air Quality Management Area
BRE	Building Research Establishment
C,D&E	Construction, Demolition & Excavation
CEMP	Construction Environmental Management Plan
DCO	Development Consent Order
DLR	Docklands Light Railway
EIA	Environmental Impact Assessment
ELWA	East London Waste Authority
ES	Environmental Statement
FRA	Flood Risk Assessment
FTE	Full Time Employment
GHG	Greenhouse Gas
GLA	Greater London Authority
GP	General Practitioner
HIF	Housing Infrastructure Fund
IEMA	Institute of Environmental Management and Assessment
LBN	London Borough of Newham
MSW	Municipal Solid Waste
NPPF	National Planning Policy Framework
NSR	Noise Sensitive Receptor
NTS	Non-Technical Summary
OWMP	Operational Waste Management Plan
PTAL	Public Transport Accessibility Level
SIL	Strategic Industrial Location
SINC	Site of Importance for Nature Conservation
SuDS	Sustainable Urban Drainage Strategy
SWMP	Site Waste Management Plan
TfL	Transport for London

# 1 INTRODUCTION

## 1.1 OVERVIEW AND PURPOSE OF THIS DOCUMENT

1.1.1 In December 2018, a hybrid (part detailed, part outline) planning application (18/03557/OUT) was submitted to the London Borough of Newham (LBN) for Thameside West development. In May 2019, revised development plans, which were assessed under the May 2019 ES Addendum, were submitted as part of the same planning application. A second set of amendments were assessed in June 2019, for the same development description outlined in May 2019. This addendum addresses the third set of amendments to the scheme in March 2020 and seeks permission for the following amended development description:

1. "Hybrid planning application comprising: Detailed planning application for Phase 1 with works to include: The proposed demolition of existing buildings and structures, the erection of buildings, including tall buildings, comprising: ~~460~~ 401 residential Units (Use Class C3), ~~3,417~~ 3,608 sqm (GEA) of flexible employment floorspace (Use Classes ~~B1b, B1c~~ B2 (restricted) and B8); ~~162~~ 230 sqm (GEA) of flexible retail floorspace (Use Classes A1-A4); a new/alterd access road from Dock Road/North Woolwich Road; new streets, open spaces, landscaping and public realm; car, motorcycle and bicycle parking spaces and servicing spaces; and other works incidental to the proposed development.
2. Outline planning application (all matters reserved) for the phased delivery of the balance of the site for the proposed demolition of existing buildings and structures; the erection of buildings, including tall buildings, comprising: a new local centre; a primary school (Use Class D1); residential and older person units (Use Class C3); flexible employment floorspace (Use Classes B1c, B2 and B8); flexible retail floorspace (Use Classes A1-A4); community and leisure floorspace (Use Classes D1 and D2); the construction of a new flood defence wall and delivery of ecological habitat adjacent to the River Thames and associated infrastructure; streets, open spaces, landscaping and public realm (including new park and SINC improvements); car, motorcycle and bicycle parking spaces and servicing spaces; utilities including energy centre and electricity substations; and other works incidental to the proposed development."

1.1.2 This ES addendum reports on the findings of the updated EIA work that has been carried out in light of further proposed development amendments and a change in planning authority from the London Borough of Newham (LBN) to the Greater London Authority (GLA).

1.1.3 The ES addendum submitted in May 2019, the June 2019 ES addendum and this addendum should be read in conjunction with the existing 2018 ES.

1.1.1 The following amendments have been made to the proposed development since the June 2019 ES addendum was prepared, and are therefore subject to assessment in this March 2020 ES addendum:

- Significant reduction in the massing of Building A;
- Decreasing the overall height of Building B;
- Internal and external amendments to the Buildings A and B;
- Amendments to the landscape proposals and reduction in amount of car and cycle parking proposed for Buildings A & B;
- Decreasing the overall height of Building C;
- Reducing the massing of Building D (focusing on the wings adjacent to the Allnex site) to form a stepping down in massing and the massing redistributed to Buildings N, M and J;

- Adjusting the heights of Buildings E & F and the position of the lower podium to improve proximity between the buildings and to improve the outlook of residential units;
- Increased separation distances in Buildings H, K, L and P (Thameside Crescent) to ensure separation distances between habitable rooms for single aspect units achieve a minimum of 18m;
- Buildings S and T have increased in height;
- Increased separation distances between Buildings Q and U to improve views and access from the Station Square to the riverside walkway; and
- Reduction in height of lower parts of Buildings Q & U to increase separation distances.

1.1.2 A summary of the EIA addendum is provided here, including an overview of any changes to the approach and methodology of the assessment in Chapter 2, an introduction to the proposed amendments to the scheme in Chapter 3, a topic by topic summary of the environmental conditions and potential effects in Chapter 4, and conclusions and mitigation measures summarised in Chapter 5.

## 2 APPROACH TO THE EIA ADDENDUM

### 2.1 THE NEED FOR AN EIA ADDENDUM

- 2.1.1 The original proposed development was subject to an EIA due to the scale of the proposals and the potential for significant environmental effects to occur. The findings were summarised within the 2018 ES, a May 2019 addendum and a June 2019 ES addendum for which a Non-Technical Summary was produced.
- 2.1.2 The purpose of the updated assessment work is to assist decision-makers in understanding the environmental effects of the proposed development amendments. Changes could occur as a result of the proposed amendments to the original development and other subsequent changes, including to existing conditions and nearby proposed developments. The re-assessment work has targeted the areas and topics that could have changed.

### 2.2 CUMULATIVE EFFECTS

- 2.2.1 Whilst potential effects that occur in isolation may be insignificant, there is the possibility for significant effects to occur when a number of potential effects are combined. The two types of cumulative effect that the EIA process considers are:
- Interaction effects: multiple effects acting upon the same receptor, from the same development (for example air quality plus noise effects during construction); and
  - In-combination effects: the combination of effects from nearby developments, together with those predicted for the proposed development (for example noise from neighbouring schemes).
- 2.2.2 The cumulative schemes have been updated to include those planning applications submitted in the interim period between submission of the June 2019 ES addendum and the March 2020 ES addendum.
- 2.2.3 The proposed developments which are considered to have the potential for in-combination effects with the proposed development, due to their proximity, nature or scale are included in Figure 2-1. These schemes have therefore been assessed in the March 2020 ES Addendum in regard to cumulative in-combination effects.

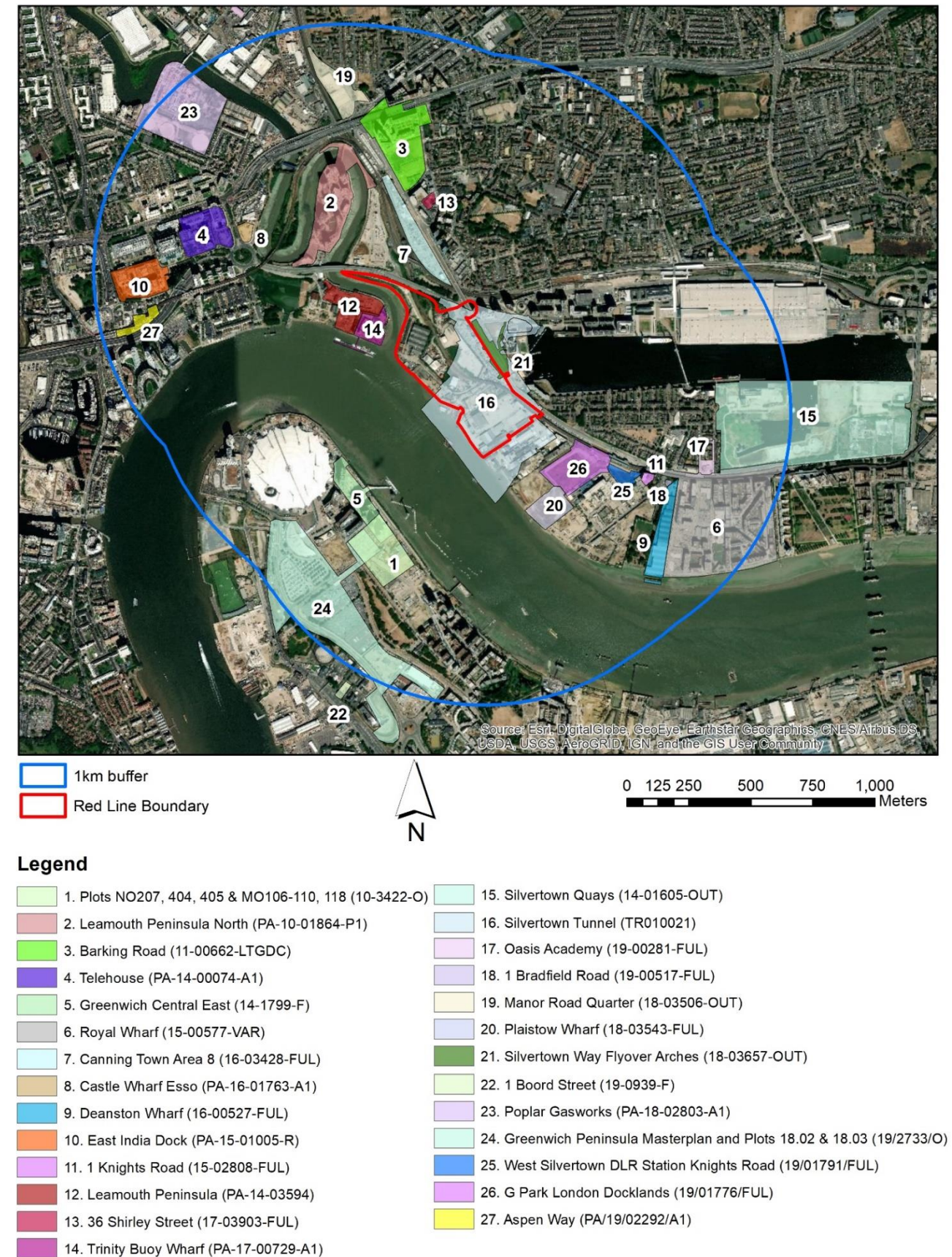


Figure 2-1 Updated locations of cumulative schemes (March 2020)

### 3 APPROACH TO THE PROPOSED DEVELOPMENT

#### 3.1 SITE DESCRIPTION UPDATE

- 3.1.1 The site boundary and status position set out in the December 2018 ES, May 2019 ES addendum and June 2019 ES addendum remains unchanged. Further information can be found in the Design and Access Statements (both Phase 1 and Outline Masterplan), parameter and layout plans, drawings, and Design Codes accompanying the planning application and subsequent addendums.
- 3.1.2 The location of the existing buildings and site boundary marked with a red line can be seen in Figure 3-1.

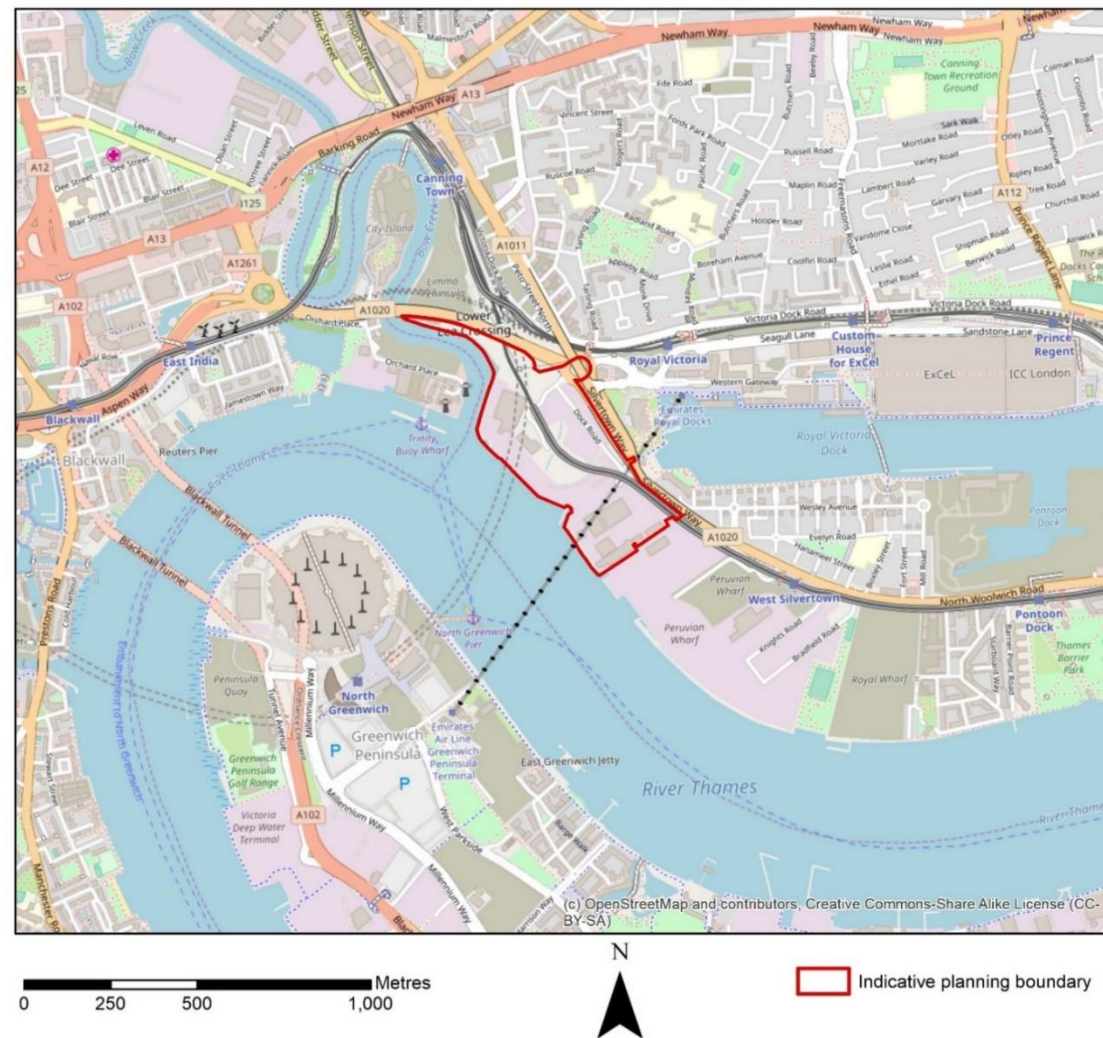


Figure 3-1 Site location plan

#### 3.2 THE AMENDED PROPOSED DEVELOPMENT

##### Development description

- 3.2.1 In summary, the amended description of development that is sought for approval is as follows (which includes minor re-wording from the 2018 ES and subsequent addenda:
  1. "Hybrid planning application comprising: Detailed planning application for Phase 1 with works to include: The proposed demolition of existing buildings and structures, the erection of buildings, including tall buildings, comprising: ~~460~~ 401 residential Units (Use Class C3), ~~3,417-3,608~~ 3,608 sqm (GEA) of flexible employment floorspace (Use Classes ~~B1b, B1c, B2 (restricted)~~ and B8); ~~462~~ 230 sqm (GEA) of flexible retail floorspace (Use Classes A1-A4); a new/altered access road from Dock Road/North Woolwich Road; new streets, open spaces, landscaping and public realm; car, motorcycle and bicycle parking spaces and servicing spaces; and other works incidental to the proposed development.
  2. Outline planning application (all matters reserved) for the phased delivery of the balance of the site for the proposed demolition of existing buildings and structures; the erection of buildings, including tall buildings, comprising: a new local centre; a primary school (Use Class D1); residential and older person units (Use Class C3); flexible employment floorspace (Use Classes B1c, B2 and B8); flexible retail floorspace (Use Classes A1-A4); community and leisure floorspace (Use Classes D1 and D2); the construction of a new flood defence wall and delivery of ecological habitat adjacent to the River Thames and associated infrastructure; streets, open spaces, landscaping and public realm (including new park and SINC improvements); car, motorcycle and bicycle parking spaces and servicing spaces; utilities including energy centre and electricity substations; and other works incidental to the proposed development."
- 3.2.2 A scenario of up to 5,000 residential units has been considered in application documents, including this ES addendum (this remains consistent with the original ES) as representing 'worst case' from an EIA perspective.
- 3.2.3 The application is submitted in outline with all matters reserved, with the exception of Phase 1, which is submitted in full detail. The principal means of vehicular access will be Dock Road, which will be re-routed as part of the Silvertown Tunnel works. This has not changed from the 2018 ES, May 2019 ES addendum and June 2019 ES addendum.

##### Amendments to the proposed development

- 3.2.4 The following set of amendments have been made to the proposed development since the June 2019 ES addendum was prepared:
  - Significant reduction in the massing of Building A;
  - Decreasing the overall height of Building B;
  - Internal and external amendments to the Buildings A and B;
  - Amendments to the landscape proposals and reduction in amount of car and cycle parking proposed for Buildings A & B;
  - Decreasing the overall height of Building C;
  - Reducing the massing of Building D (focusing on the wings adjacent to the Allnex site) to form a stepping down in massing and the massing redistributed to Buildings N, M and J;
  - Adjusting the heights of Buildings E & F and the position of the lower podium to improve proximity between the buildings and to improve the outlook of residential units;

- Increased separation distances in Buildings H, K, L and P (Thameside Crescent) to ensure separation distances between habitable rooms for single aspect units achieve a minimum of 18m;
- Buildings S and T have increased in height;
- Increased separation distances between Buildings Q and U to improve views and access from the Station Square to the riverside walkway; and
- Reduction in height of lower parts of Buildings Q & U to increase separation distances.

3.2.5 As the massing of buildings: A, B, C, D, E, F, J, M, N, S, T, Q and U are changing, the maximum parameters for the proposed development have subsequently changed. Updated parameter plans can be found in the DAS re-submission in March 2020 and the relevant parameter plans are appended to this chapter. Appendix 4-A outlines the maximum height limits for the development that have changed due to the proposed amendments and are most likely to have an effect on the assessments undertaken in the ES addendum.

### Amendments to the construction phasing

3.2.6 The phasing plan remains the same as that submitted in the June 2019 addendum. Only the temporal scope of Phase 1 has changed, with a later starting construction date anticipated in November 2020 (previously May 2020). The completion date of Phase 1 and dates associated with the other phases remain the same as presented in the June 2019 addendum.

### Amendments to the quantum of the proposed development

3.2.7 The EIA has assessed the fixed quantum of development for Phase 1 and maximum floor space for the future phases in outline development. The maximum quantum was updated in the June 2019 ES addendum and updated for March 2020 are included in Table 3-2.

**Table 3-1 Maximum quantum of the proposed development, March 2020 (updated from June 2019)**

Land Use	Use classes	Maximum floorspace (GEA) m <sup>2</sup>
Residential and Ancillary	C3	441,141
Flexible employment floorspace	B1b, B1c, B2, and B8	15,000
Flexible employment floorspace	B1b, B1c, B2 (Restricted), and B8	1,024 4,441
Flexible retail floorspace	A1-A4	7,206 7,368
Community and Leisure	D1-D2	7,055
<b>Maximum Total</b>	<b>All</b>	<b>475,005</b>

### Amendments to detailed components of the proposed development (Phase 1)

3.2.8 As identified in section 3.2.4, there have been reductions in the overall heights and massing of phase 1, with internal and external changes to both buildings, including GEA and unit mix. Landscape proposals have been amended to reflect a decreased requirement for cycle and car parking spaces.

3.2.9 The Design and Access Statement, submitted as a standalone document with the planning application, provides context on how the design development has evolved.

**Table 3-2 Schedule of accommodation – Phase 1 (Development plots A & B)**

Land Use	Use classes	Total m <sup>2</sup> (GEA) in 2018 ES	Total m <sup>2</sup> (GEA) in May 2019 ES addendum	Total m <sup>2</sup> (GEA) in 2020 ES addendum
Residential and Ancillary	C3	43,526	43,448	37,951
Flexible employment floorspace	B1b, B1c, B2 (Restricted), and B8	3,417	3,417	3,608
Flexible retail floorspace	A1-A4	162	162	230
<b>Total</b>	<b>All</b>	<b>50,069</b>	<b>50,348</b>	<b>41,789</b>

3.2.10 Phase 1 of the development (Blocks A and B) comprises 401 residential units (C3 dwellings), a mix of studios (1), one bed (184), two bed (156), three bed (56), and four bed apartments (4). Of these residential units, 206 will be private (previously 296 in the 2018 ES) and 195 will be affordable (previously 164 in the 2018 ES).

### Amendments to the outline components of the proposed development

3.2.11 The updated schedule of accommodation for the outline components of the proposed development, excluding basement, is included in Table 3-4. This sets the maximum quantum of each use class across the outline components of the proposed development.

**Table 3-3 Outline component – maximum floorspace (updated from June 2019 ES addendum)**

Development Plot	Residential Floorspace m <sup>2</sup> (GEA)	Non-Residential Floorspace m <sup>2</sup> (GEA)
C	12,096 11,520	0
D	26,795 22,007	1,024 833
E	21,208 21,900	0
F	25,901 26,617	0
G	25,745 25,785	1,202 1,247
J	17,034 17,664	435 414
M	15,594 16,726	640 0
N	23,297 25,559	620 457
Q	19,574 22,174	2,220 2,316
R	42,960	1,099 1,084
S	49,680 50,360	2,170 2,165
T	30,080 34,518	690 499
U	16,888 19,489	760 746
H	12,674 13,343	0
K	19,664 22,433	0
L	19,657 22,433	0
P	8,838 7,702	0
Heavy Industrial Site	0	15,000
Nursery	0	995 993
4FE School	0	4,260 4,272
<b>Total (excl. block A &amp; B)</b>	<b>387,782 403,190</b>	<b>34,694 30,026</b>

3.2.12 The outline component of the development has been updated to comprise of 4,599 residential units (C3 dwellings), a mix of studios (417), one bed (957), two bed (2,139), three bed (948), and four bed apartments (138). Of these residential units, 3,094 will be private (previously 3,238 in the 2018 ES) and 1,505 will be affordable (previously 1,301 in the 2018 ES).

## 4 ENVIRONMENTAL CONDITIONS AND POTENTIAL EFFECTS

### 4.1 TRAFFIC AND TRANSPORTATION

4.1.1 This section of the ES Addendum provides an updated assessment for traffic and transportation in light of the changes proposed to the development since the June 2019 ES Addendum.

4.1.2 Since the June 2019 ES Addendum, the planning policy context remains unchanged other than the formal adoption of the Newham's Local Plan 2018. The baseline conditions also remain unchanged other than some minor alterations to public transport timetables and frequencies and the opening of the Royal Dock Pier.

#### Demolition and Construction Effects and Mitigation

4.1.3 There has been a minor change to the month start date for Phase 1 (changed from May to November) and some minor change to some of the deliverables within each phase but the construction effects described in the May 2019 ES Addendum remain valid.

#### Operational Effects and Mitigation

4.1.4 The operational, cumulative and interactive effects of the scheme described in the May 2019 ES Addendum remain valid.

4.1.5 The mitigation strategy proposed also remains unchanged, however, through stakeholder consultation further details regarding this strategy have emerged and these will be discussed further with relevant stakeholders prior to and following determination / a planning consent.

#### Residual Effects and Conclusions

4.1.6 There are no changes to the residual effects assessed in the 2018 ES Traffic and Transport Chapter.

### 4.2 NOISE AND VIBRATION

4.2.1 The assessment covers noise and vibration levels during the demolition/construction and operational phases of the project using predominantly British Standards and guidance. World Health Organisation and North American standards and methodologies have also been used in this assessment.

#### Demolition and construction effects and mitigation

4.2.2 The demolition and construction effects stated in the 2018 ES and May 2019 and June 2019 ES addenda remain unchanged. No further mitigation is required.

#### Operational effects and mitigation

4.2.3 The operational effects stated in the 2018 ES and May 2019 and June 2019 ES addenda remain unchanged. No further mitigation is required.

#### Residual effects and conclusions

4.2.4 The residual effects stated in the 2018 ES and May 2019 and June 2019 ES addenda remain unchanged. No further mitigation is required.

### 4.3 AIR QUALITY

4.3.1 The air quality ES addendum chapter considers the proposed scheme changes in relation to the original ES chapter, May 2019 addendum and June 2019 ES addendum, providing commentary on the likelihood of any potentially significant changes.

#### Demolition and construction effects and mitigation

4.3.1 The demolition and construction effects stated in the 2018, May 2019 ES addendum and June 2019 ES addendum remain unchanged. No further mitigation is required.

#### Operational effects and mitigation

4.3.2 The operational effects stated in the 2018, May 2019 ES addendum and June 2019 ES addendum remain unchanged. No further mitigation is required.

4.3.3 The proposed phase 1 boiler flue will also be relocated so it will continue to terminate 1m above finished roof level of the tallest block on Phase 1. It is therefore expected that these scheme changes would not significantly affect any of the previous conclusions.

#### Residual effects and conclusions

4.3.4 The residual effects and conclusions stated in the 2018, May 2019 ES addendum and June 2019 ES addendum remain unchanged.

### 4.4 WATER RESOURCES AND FLOOD RISK

4.4.1 The assessment of water resources and flood risk includes hydrological effects of flooding and pollution to waterbodies on and from the development. The study looks at how the changes to the design of the development will influence flood risk or drainage, within the site and beyond its boundary.

#### Demolition and construction effects and mitigation

4.4.2 The amended proposed development results in no change to the water resources and flood risk effects arising from the demolition and construction phase, and therefore all conclusions made in these previous assessments remain unchanged.

#### Operational effects and mitigation

4.4.3 The amended proposed development results in no change to potential water resources and flood risk effects during the operational phase. The effect on water services infrastructure will be negligible.

#### Residual effects and conclusions

4.4.4 No new residual effects have been identified. All previously assessed effects remain in line with those concluded in the 2018 ES and as re-assessed in the May 2019 ES Addendum and June 2019 ES addendum. Thus, through a number of mitigation measures specified in the 2018 ES, the scheme should have negligible effects on all receptors during construction and operation.

### 4.5 TERRESTRIAL ECOLOGY

4.5.1 This chapter of the ES addendum includes an updated assessment for terrestrial ecology in light of the proposed development amendments.

4.5.2 The methodology for the ecological assessment remains unchanged and no additional surveys have been carried out for this addendum.

- 4.5.3 The baseline conditions remain unchanged from those described in the June 2019 ES Addendum.
- 4.5.4 There is no change to the identified ecological features scoped into the assessment nor those which have been excluded from further assessment in accordance with CIEEM guidance (2018).

#### **Demolition and construction effects and mitigation**

- 4.5.5 The proposed changes to the scheme do not alter the original assessment of the potential ecological effects due to demolition and construction as set out in the December 2018 ES.
- 4.5.6 Impact magnitudes and effect significances remain unchanged. No further mitigation additional to that stated in the December 2018 ES is required.

#### **Operational effects and mitigation**

- 4.5.7 The proposed changes to the scheme do not alter the original assessment, completed in the December 2018 ES, of the potential operational ecological effects. Impact magnitudes and effect significances remain unchanged.
- 4.5.8 There are minor changes proposed to the soft landscaping which result in a 0.86% reduction in total soft landscaping across the site in comparison to the 2018 ES. These changes are considered to be minimal and as a result, the effects and conclusions relating to soft landscaping made in the 2018 ES and the May 2019 and June 2019 ES addenda remain unchanged.
- 4.5.9 No further mitigation additional to that stated in the December 2018 ES is required.

#### **Residual effects and conclusions**

- 4.5.10 Residual effects of the development, in light of the proposed amendments, are unchanged. The single significant residual effect identified in the December 2018 ES remains: namely creation of 4,304m<sup>2</sup> of ecologically valuable intertidal terrace as part of the river wall works. When balanced with loss of part of Thames Wharf Site of Importance for Nature Conservation (SINC) (1,343m<sup>2</sup>) and re-landscaping of 5,009m<sup>2</sup> SINC area for the habitats and species it was designated for it, this is considered to provide a moderate beneficial effect overall for the development.

## **4.6 WASTE MANAGEMENT**

- 4.6.1 The assessment approach is the same as that outlined in the original 2018 ES and the subsequent May 2019 ES Addendum and June 2019 ES Addendum, although the estimated amount of waste generated by the proposed development has been re-estimated in light of minor changes to the deliverables in each phase.
- 4.6.2 The other change regards the cumulative effects assessment in Chapter 18 Review of Cumulative and Interactive Effects. This has been updated since the June 2019 ES Addendum to include a high-level estimate of the amount of operational and CD&E waste generated by both the Thameside West development and a number of its neighbouring schemes. An assessment has then been made on whether there is sufficient capacity in the ELWA's waste infrastructure to manage this waste.

#### **Demolition and construction effects and mitigation**

- 4.6.3 The total estimated amount of CD&E waste generated by the development has increased to 450,516 tonnes from 433,220 tonnes estimated in the June 2019 ES Addendum.
- 4.6.4 The distribution of waste generation across the construction programme has also been revised in light of changes to the proposed development's area schedule.
- 4.6.5 Despite this, as in the June 2019 ES Addendum, it is anticipated that the demolition and construction work associated with the Thameside West development will only result in a minor environmental effect.

- 4.6.6 It is estimated that the proposed development and its relevant cumulative schemes will generate an annual peak of 313,093 tonnes of CD&E waste. This represents a medium proportion of the projected CD&E waste generation in the region.

- 4.6.7 However, as in the June 2019 ES Addendum, it is anticipated that the demolition and construction works related to the proposed development and its cumulative schemes will still result in a minor in-combination environmental effect.

#### **Operational effects and mitigation**

- 4.6.8 The methodology used to assess operational effects is unchanged from the June 2019 ES Addendum, although the amount of operational waste generated has been re-estimated in light of changes to the scheme.
- 4.6.9 Despite these changes, it is still anticipated that operational waste generated by the proposed development will have negligible environmental effects on local and regional waste management infrastructure.
- 4.6.10 In this revised assessment, a high-level estimate has also been made of the amount of operational waste generated by both the Thameside West development and a number of its neighbouring schemes.
- 4.6.11 It is estimated that the proposed development and its relevant cumulative schemes will potentially generate a total of 28,044 tonnes of residual waste and 15,224 tonnes of recyclable waste.
- 4.6.12 Based on these values and the current spare capacity of MSW infrastructure in the local area, it is anticipated that the operations of the proposed development and its cumulative schemes will result in minor in-combination effects.

#### **Residual effects and conclusions**

- 4.6.13 Residual effects will not be significant and no additional mitigation measures are required beyond those proposed in the 2018 ES and subsequent addenda. In order to ensure that pressure on local waste infrastructure is minimised and that adverse effects are reduced; mitigation measures have been employed. These will take the form of a Site Waste Management Plan (SWMP) and Operational Waste Management Strategy (OWMS), both of which are appended to this ES Addendum.

## **4.7 GROUND CONDITIONS**

- 4.7.1 The non-technical summary for Ground Conditions remains unchanged from the May 2019 and June 2019 ES addendum.
- 4.7.2 As stated in the May and June 2019 ES addenda, the chapter is now supplemented by an updated 'Phase 1 Geoenvironmental and Geotechnical Assessment' including the findings of updated investigations.
- 4.7.3 A proportion of the updated investigations were undertaken on the Thameside West area and comprised a series of observation and trial pits, penetration tests and boreholes, sampling and testing, geotechnical and chemical. However, the data is constrained to a small proportion of the site area and although they will supplement the existing information and reduce the uncertainty associated with the ground conditions, it is considered that they will not significantly change the existing baseline description.

#### **Demolition and construction effects and mitigation**

- 4.7.4 The demolition and construction effects stated in the 2018 ES, May 2019 ES addendum and June 2019 ES addendum remain unchanged. No further mitigation is required.

### **Operational effects and mitigation**

4.7.5 The operational effects stated in 2018 ES, May 2019 ES addendum and June 2019 ES addendum remain unchanged. No further mitigation is required.

### **Residual effects and conclusions**

4.7.6 The residual effects and conclusions stated in the 2018 ES, May 2019 ES addendum and June 2019 ES addendum remain unchanged.

## **4.8 WIND MICROCLIMATE**

4.8.1 The updated design of the proposed development for Phase 1 from March 2020 has minor changes, one level has reduced on the tower of Block B and part of the massing of Block A has been cut out, creating a lower level terrace at the East of Block A.

4.8.2 The changes will not impact significantly in most of the areas, including ground level, podium, balconies and rooftops. Except for this new generated terrace at the east of Block A. At this terrace additional mitigation has been recommended by RWDI as stated in Appendix 12-A and shown in **Error! Reference source not found..**

4.8.3 Offsite exceedance of the 2.2hr safety criteria at location 272 (2.5hrs) highlighted at June 2019 wind assessment, remains and further wind tunnel testing is required to verify mitigation at this location.

4.8.4 The design of Phase 1 of the proposed development in March 2020, in comparison with the May 2019 ES addendum, is not expected to materially change wind conditions across most of the site. However, the southeast terrace of Block A is likely to experience wind conditions not suitable for the intended sitting activity. RWDI has made recommendations on how to mitigate the adverse wind effects at this terrace in Appendix 12-A.

### **Demolition and construction effects and mitigation**

4.8.5 There are no changes identified from the demolition and construction effects reported in the 2018 ES and May 2019 ES addendum.

### **Operational effects and mitigation**

4.8.6 The design of Phase 1 of the proposed development in March 2020, in comparison with the May 2019 ES addendum, is not expected to materially change wind conditions across most of the site. However, the southeast terrace of Block A is likely to experience wind conditions not suitable for the intended sitting activity. RWDI has made recommendations on how to mitigate the adverse wind effects at this terrace in Appendix 12-A.

### **Residual effects and conclusions**

4.8.7 The residual effects at the Block A terrace are recommended to be mitigated with additional trees and 1m tall hedges as stated in Appendix 12-A. The mitigation measures assessed in January 2019 are still appropriate for Phase 1 with the recent scheme changes.

4.8.8 Safety at offsite probe 272 remains unchanged until further wind tunnel testing takes place.

## **4.9 DAYLIGHT, SUNLIGHT, AND OVERSHADOWING**

4.9.1 There have been no changes to the baseline conditions; revised significant effects before mitigation or further supplementary mitigation measures.

4.9.2 The results indicate minor changes from the 2018 ES, however the residual effects and conclusions remain the same as reported in the 2018 ES.

4.9.3 The proposed changes to the development have resulted in minor changes to the results previously reported in the 2018 ES. Overall, the daylight and sunlight levels to the neighbouring sensitive receptors are slightly improved, however, the effect significance remains the same as reported in the 2018 ES.

### **Demolition and construction effects and mitigation**

4.9.4 There are no changes to the demolition and construction effects identified as these stages were not assessed for daylight and sunlight.

### **Operational effects and mitigation**

4.9.5 A few minor changes to the results have occurred since the 2018 ES. However, the overall effect significance for each of the neighbouring sensitive receptors remains the same as reported in the 2018 ES.

### **Residual effects and conclusions**

4.9.6 The residual effects identified remain as reported in the 2018 ES chapter, this is due to relatively minor changes to the proposed scheme. Whilst these alterations to the scheme have caused changes to the results for a few individual windows/rooms, the overall effect significance for the neighbouring sensitive receptors has not changed.

## **4.10 POPULATION AND HUMAN HEALTH**

4.10.1 The proposed changes to the development only impact on Population and Human Health in relation to construction employment (due to a revised start year for development), the assessment of effects on early years, primary and secondary education (due to a revised housing mix) and the assessment of effects on open space.

4.10.2 The March 2020 ES Addendum chapter has also given consideration as to whether there have been any changes in the baseline conditions for population and human health since the 2018 ES. The chapter has reported that baseline conditions remain unchanged.

### **Demolition and construction effects and mitigation**

4.10.3 The proposed development will now be constructed over a 123-month period (1 November 2020 to 1 February 2031) rather than a 130-month period (1 May 2020 to 1 February 2031) as presented in the 2018 ES. The effect of the revised construction programme is to increase construction employment from 830 to 876 workers per month. However, the increase is only considered to be slight and therefore the effect of the proposed development on construction employment remains temporary, moderate beneficial providing employment for workers in Newham and London.

### **Operational effects and mitigation**

15.1.2 Operational effects in relation to: Population and Housing; Crime; Local Expenditure; Employment; Primary Healthcare; Early Years Education; Secondary Education; Wider Human Health and Open Space, remain unchanged from the 2018 ES, May 2019 and June 2019 ES Addendums. Effects on primary education have changed from moderate/minor beneficial to negligible as explained below.

4.10.4 Effects on Population and Housing remain moderate beneficial as the 5,000 homes will continue to contribute to LBN's housing requirement set by the London Plan and more specifically will provide a significant contribution to the housing requirements of the two Spatial Policy Areas: Royal Docks (Policy S3) and Canning Town & Custom House (Policy S4) set out in the Newham Local Plan Review (2018), which the proposed development site straddles. The 5,000 homes will provide new homes for approximately 12,600 people.

- 4.10.5 Effects on Crime remain negligible as the proposed development continues to be designed to prevent and reduce future criminal activity.
- 4.10.6 Effects on Local Expenditure remain permanent, moderate beneficial as the additional 12,600 people expected to accommodate Thameside West will provide a substantial increase in consumer spending on convenience and comparison goods and on leisure and services.
- 4.10.7 Effects on Employment remain permanent, moderate beneficial as Thameside West continues to provide 18,485 sqm of commercial/industrial floorspace; 7,000 sqm of retail floorspace; and 6,702 sqm of community and leisure floorspace providing between 530 and 824 net additional jobs.
- 4.10.8 Effects on Primary Healthcare (GPs and dentists) remain moderate beneficial following mitigation.
- 4.10.9 Effects on early years education remains negligible. There continues to remain a good supply of early years provision within the Study Area and a nursery will be provided at Thameside West creating an additional 104 pre-school places.
- 4.10.10 The effect on primary education has changed from moderate/minor beneficial to negligible. This is because the March 2020 ES Addendum has expanded the methodology for assessing child yield following discussions with LBN and the GLA. The newly introduced methods yield higher demand for school places. As a result, the 4 FE primary school being provided at Thameside West will no longer meet all of the need for primary school places arising from Thameside West. The 4 FE primary school will provide 840 primary school places and using the newly introduced methods for calculating child yields, Thameside West will generate a need for up to 956 primary school places. In the May 2019 ES Addendum, the 4 FE primary school had potential to meet demand arising from elsewhere in the Borough (hence moderate/minor beneficial effect). However, as this is no longer the case and the 4 FE primary school will no longer meet all of the needs arising from Thameside West, there is considered to be a minor adverse effect on primary education which requires mitigation. Mitigation in the form of a financial contribution will be required to address the shortfall in primary school places. Following mitigation, the effect on primary education has been assessed as negligible.
- 4.10.11 Effects on secondary education remain negligible following mitigation.
- 4.10.12 Effects on open space remain moderate beneficial despite the level of open space proposed for Thameside West reducing from 165,971 sqm to 143,843 sqm. Thameside West continues to provide open space comprising a mix of both public and private amenity open space. Included within the public amenity space is a Site of Interest for Nature Conservation, a riverfront walk and a Local Park. The provision of a local park equivalent to 2.3 ha meets the required standard and will address the current shortfall of park provision in the local area. In addition, the quantum of play space provision provided by Thameside West is increasing from 30,646 to 30,999 sqm providing a range of formal and informal play for children aged 0-11 years. The provision of 30,999 sqm of play space continues to remain in excess of the requirement (26,265 sqm) and will help to address the deficit of park provision and child play space within proximity of the Site currently.

#### **Residual effects and conclusions**

- 4.10.13 The effect on population and housing; local expenditure; employment; primary healthcare; and open space has been assessed as beneficial and the effect on crime; early years education, primary education; and secondary education has been assessed as negligible, therefore not requiring any further mitigation.

### **4.11 BUILT HERITAGE**

- 4.11.1 There are no changes to the non-technical summary from the June 2019 ES Addendum.

- 4.11.2 The proposed development amendments include includes minor overall changes to the heights and separation of buildings across the application site which will have a minor/negligible effect on setting and significance of identified key heritage assets.

#### **Demolition and construction effects and mitigation**

- 4.11.3 The demolition and construction effects, including the original and intermediate year assessments, remain unchanged from the May 2019 and June 2019 ES addenda.

#### **Operational effects and mitigation**

- 4.11.4 The operational effects, including original and intermediate year assessments, remain unchanged from the May and June 2019 ES Addenda.

#### **Residual effects and conclusions**

- 4.11.5 The residual effect on significance of heritage assets will be negligible remains the same as the May 2019 ES addendum and the June 2019 ES addendum.

### **4.12 TOWNSCAPE AND VISUAL AMENITY**

- 4.12.1 The amendments to the massing and arrangement of the built form of the proposed development broadly comprise: a reduction in the heights of Blocks A, B and C; a redistribution of the bulk/mass within Block D; uplifting Blocks E and F to counterbalance the altered position of the lower podium; increasing the separation distances between Blocks H, K, L, P, Q and U; and increasing the heights of Blocks H, J, K, L, M, N, S and T.
- 4.12.2 As a result of these amendments there was the potential for effects on townscape character and visual amenity to be identified that may differ to those set out within the original 2018 ES submission, and accordingly a Townscape and Visual Impact Assessment (TVIA) was carried out.

#### **Demolition and construction effects and mitigation**

- 4.12.3 No changes are anticipated to arise as the broad duration, location, presence and visibility of introduced plant and machinery will be reminiscent of the scheme assessed in the June 2019 ES Addendum.

#### **Operational effects and mitigation**

- 4.12.4 Due to the reduction in the scale, bulk and mass of 'The Landings' and its resulting more sympathetic transition to the existing areas of built form to the south-east of the Site and its more graduated appearance in longer distance views, there will be a change of significance experienced at two representative viewpoint locations: Viewpoint 8 and Viewpoint 16, whereby the visual amenity experience will be improved.

#### **Residual effects and conclusions**

- 4.12.5 No changes are anticipated to arise as no further mitigation measures are proposed, while alterations to the massing and detailing of the proposed development will not substantively alter the assessment findings over and above those set out in the 2018 ES submission.

### **4.13 GREENHOUSE GAS EMISSIONS**

- 4.13.1 For this March 2020 addendum, timescales for the construction of Phase 1 have changed, with the anticipated start date moving to November 2020. This pushing back of the phasing reduces the lifetime carbon emissions. This is because electricity is consumed further into the future when the electricity supply is less polluted and more decarbonised.

4.13.2 However, these changes are small and therefore overall there are no changes to baseline; revised significant effects before mitigation; further supplementary mitigation measures; revised residual effects/conclusions.

**Demolition and construction effects and mitigation**

4.13.3 The demolition and construction effects stated in the 2018 ES, May 2019 ES addendum and June 2019 ES addendum remain unchanged. No further mitigation is required.

**Operational effects and mitigation**

4.13.4 The operational effects stated in the 2018 ES, May 2019 ES addendum and June 2019 ES addendum remain unchanged. No further mitigation is required.

**Residual effects and conclusions**

4.13.5 In line with IEMA guidance, as “the GHG emissions from all projects will contribute to climate change; the largest interrelated cumulative environmental effect”, it is considered that all GHG emissions are significant. So even though mitigation will reduce GHG emissions, the residual effect of GHG emissions will still be considered as significant.

4.13.6 The residual effects and conclusions stated in the 2018 ES, May 2019 ES addendum and June 2019 ES addendum remain unchanged.

**4.14 REVIEW OF CUMULATIVE AND INTERACTIVE EFFECTS**

**Review of the Interaction cumulative effects ('type 1' effects)**

4.14.1 All environmental effects (and their significance) for the proposed development reported within the 2018 ES and subsequent addenda remain unchanged, with the exception being a number of effects as follows:

- Population and Human Health (Chapter 14):
  - Primary Education as a receptor was determined to have a moderate/minor beneficial effect in June 2019 but is now determined to have a negligible significance effect due to the use of a revised methodology for calculating the child yield and an increase in affordable units.
- Townscape and Visual Impact (Chapter 16):
  - Receptor 8 (View west from the A1020 Silvertown Way) was a negligible beneficial effect in June 2019 but is now a minor beneficial effect.
  - Receptor 16 (View north of the Thames Path near Peartree Wharf) was a minor adverse effect in June 2019 but is now negligible beneficial effect.

4.14.2 The 2018 ES review of type 1 effects noted that there was potential for effect interactions to take place during the demolition and construction phase of the proposed development, and that three of the identified receptor groups are potentially subject to more than one effect during this stage as follows:

- LA Lounge Club;
- Future on-site residential properties (for the proposed development itself); and
- Close distance residential properties.

4.14.3 The changes to the individual effects noted in this section are not material to the previous conclusions made regarding type 1 effects (in the 2018 ES). Therefore, the type 1 effects predicted in the 2018 ES and 2019 addenda continue to be valid.

4.14.4 The cumulative schemes have been updated to include those applications submitted in the interim period between submission of the June 2019 ES addendum and the current ES addendum (March 2020). There are now a total of 27 schemes within a 1km radius of the site. The C&A Building Plastics and Ibis Styles London ExCel Hotel from the June 2019 ES addendum have been removed due to withdrawal of the planning application and refusal of planning permission respectively.

4.14.5 The methodology used to identify cumulative schemes for consideration in this addendum has remained unchanged from the original 2018 ES and the subsequent May 2019 and June 2019 addenda.

4.14.6 There are updates to the significance of the effects on receptors within the Population and Human Health assessment. These are captured within the table below to show a comparison between the effects in the original 2018 ES, subsequent addenda and the March 2020 scheme updates and addendum.

**Table 4-1 Summary of significant cumulative development effects during operation**

Receptor	Cumulative effects	Significance of effect in 2018 ES	Significance of effect in May and June 2019 addendum	Significance of effect in March 2020 addendum
Population and housing	Additional 12,898 residential units from cumulatives and 5,000 residential units from the proposed development will contribute to the increased housing requirement of LBN	Moderate beneficial	Unchanged	Major beneficial
Open Space	The proposed development includes the provision of public and private amenity space, as do the cumulative schemes.	Moderate beneficial	Unchanged	Unchanged
Local expenditure	Additional 12,898 residential units in addition to the 5,000 residential units from the proposed development will increase household expenditure	Moderate beneficial	Unchanged	Major beneficial
Employment	Provision of commercial/retail/industrial floorspace at all cumulative schemes	Major beneficial	Unchanged	Unchanged
Primary healthcare	Proposed development and a number of other cumulative schemes have the potential to provide healthcare facilities/community and health floorspace to alleviate current strain on GP provision. However, there is no guarantee the floorspace will be used for healthcare services, and therefore to assess a worst-case scenario is considered.	Minor/Moderate beneficial	Moderate adverse	Unchanged
Education (Early Years)	The change to a moderate adverse effect in this assessment results from the updated methodology for calculating child yield which yields a greater number of early years children from the cumulative schemes (from 3,938 children to between 5,071 and 7,159 children).	Minor adverse	Unchanged	Moderate adverse
Education (Primary)	The change to a moderate adverse effect in this assessment results from the updated methodology for calculating child yield which yields a greater number of primary children from the cumulative schemes (from 1,723 children to 5,130 children).	Negligible	Unchanged	Moderate adverse

Receptor	Cumulative effects	Significance of effect in 2018 ES	Significance of effect in May and June 2019 addendum	Significance of effect in March 2020 addendum
Education (Secondary)	The change to a moderate adverse effect in this assessment results from the updated methodology for calculating child yield which yields a greater number of secondary children from the cumulative schemes (from 1,969 children to 2,684 children).	Minor adverse	Unchanged	Moderate adverse
Townscape Visual	The cumulative schemes and the proposed development would together help to define a new sense of place, while the layout, scale and massing arrangement of the built form will collectively assist in an increased legibility in the townscape and reinforce the aims and principles set out for the Arc of Opportunity.	Moderate beneficial	Unchanged	Unchanged
Atmospheric GHG concentration	Emissions as a result of building's operational energy consumption	Potentially significant adverse	Unchanged	Unchanged

## 5 CONCLUSIONS

### 5.1 SUMMARY OF ENVIRONMENTAL EFFECTS

- 5.1.1 The amendments to the proposed development have been subject to further Environmental Impact Assessment (EIA). The findings of the updated EIA are summarised in this Environmental Statement (ES) addendum.
- 5.1.2 The majority of the environmental effects (and their significance) for the proposed development reported within the June 2019 ES addendum remain unchanged. There are slight changes to the residual effects for receptors under population and human health that can be found in Table 19-2.
- 5.1.3 No further environmental effects for the proposed development have been identified beyond those that were already identified in the 2018 ES, May 2019 ES addendum and June 2019 ES addendum.

### 5.2 SUMMARY OF FURTHER SUPPLEMENTARY MITIGATION MEASURES REQUIRED

- 5.2.1 As outlined in Chapter 6, noise and vibration, further mitigation measures may be needed to meet external noise levels. In order to meet the recommended external noise levels as recommended in BS 8233:2014 on the podium, the predictions suggest that the inclusion of a 2m high barrier is recommended.
- 5.2.2 However, BS 8233:2014 recognises that if noise levels in external amenity spaces of the development are above 55 dB(A)  $L_{Aeq,T}$  due to being adjacent to a strategic transport network, a compromise between elevated noise and the convenience of living in such location should be made. The development should be designed (in further detailed planning applications) to achieve the lowest practicable noise levels in these external amenity spaces but should not be prohibited.
- 5.2.3 Further supplementary mitigation is required to mitigate adverse wind conditions, as outlined in Chapter 12. In line with the scheme changes, an additional mitigation measure is proposed by RWDI for the East Terrace of Block A, to include a series of hedges 1.5m tall, three 5m tall trees and an area of standing views (unsuitable for sitting), as outline in Chapter 12.
- 5.2.4 As outline in Chapter 14, population and human health, there is a further mitigation measure now included as the effect on primary education is now minor adverse, due to the increase in child yields resulting from the revised methodology which can no longer be accommodated within the proposed development's 4FE primary school. As a result, further supplementary mitigation by way of financial contributions (in a S106 agreement) is required to mitigate the minor adverse effect on primary education.
- 5.2.5 Across all other disciplines, no further supplementary mitigation measures (beyond those proposed in the 2018 ES, May 2019 ES addendum and June 2019 ES addendum) have been identified.

### 5.3 SIGNIFICANT RESIDUAL EFFECTS

- 5.3.1 In summary, the proposed development will potentially have significant effects (both adverse and beneficial) during the demolition/construction and operational phases. A summary of the residual effects is provided in **Error! Reference source not found.** and **Error! Reference source not found.**
- 5.3.2 The mitigation measures identified in the 2018 ES remain applicable but also now include the additional mitigation measures identified in Section 5.2 of this addendum and the May 2019 and June 2019 ES addenda.

- 5.3.3 Table 5-3 below summarises the mitigation measures for the proposed development that include the further supplementary measures from the 2019 and 2020 addenda to provide an overall picture of mitigation measures proposed. These are aimed at reducing or mitigating the potential environmental impacts so that their magnitude is reduced, and they are less significant.

**Table 5-1 Summary of significant residual adverse effects**

Receptor	Effect	2018 ES residual significance	May 2019 ES addendum residual significance	June 2019 ES addendum residual significance	March 2020 ES addendum residual significance
<b>Demolition and construction</b>					
Townscape Character Area (TCA) 2: Leamouth and Thames Estuary	Effects on setting	Major adverse	Unchanged	Unchanged	Unchanged
TCA 4: Royal Victoria Dock	Effects on setting	Moderate adverse	Major adverse	Unchanged	Unchanged
TCA 10: Greenwich Peninsula East	Effects on setting	Moderate adverse	Unchanged	Unchanged	Unchanged
1: View south-east from the A1020 Lower Lea Crossing	Visual effects	Moderate adverse	Major adverse	Unchanged	Unchanged
4: View south from the Charrington Steps/A1011 Silvertown Way	Visual effects	Moderate adverse	Unchanged	Unchanged	Unchanged
8: View west from the A1020 Silvertown Way	Visual effects	Moderate adverse	Unchanged	Unchanged	Unchanged
9: View north-west from Silvertown Station	Visual effects	Moderate adverse	Major adverse	Unchanged	Unchanged
12: View west from the Royal Victoria Dock Bridge	Visual effects	Major adverse	Unchanged	Unchanged	Unchanged
16: View north from the Thames Path near Peartree Wharf	Visual effects	Moderate adverse	Unchanged	Unchanged	Unchanged
18: View north-east from the Thames Path near the North Greenwich Pier	Visual effects	Major adverse	Unchanged	Unchanged	Unchanged
19: View east from Trinity Buoy Wharf	Visual effects	Moderate adverse	Unchanged	Unchanged	Unchanged

Receptor	Effect	2018 ES residual significance	May 2019 ES addendum residual significance	June 2019 ES addendum residual significance	March 2020 ES addendum residual significance
21: View east from Blackwall Stairs	Visual effects	Moderate adverse	Unchanged	Unchanged	Unchanged
<b>Operation</b>					
Neighbouring properties	Reduction in annual and winter sunlight levels to neighbouring properties of Western Beach Apartments (36 Hanover Avenue); and a reduction in annual sunlight levels to neighbouring properties of 2 Fitzwilliam Mews of an actual reduction of 8% below the 25% Annual Probable Sunlight Hours (APSH) target.	Moderate adverse	Unchanged	Unchanged	Unchanged
Global greenhouse gas concentration	In line with IEMA guidance (IEMA, 2017) it is considered that all GHG emissions are potentially significant. The mitigation measures proposed will reduce the total GHG emissions, however, in the absence of any significance criteria or a defined threshold, the cumulative effect of GHG emissions would still be considered as potentially significant adverse.	Potentially significant adverse	Unchanged	Unchanged	Unchanged
<b>Cumulative effects</b>					
Global greenhouse gas concentration	Emissions from the development and combined effect with other nearby developments is extraneous and immaterial in terms of localised effects, however in line with IEMA guidance (IEMA, 2017) it is considered that all GHG emissions are potentially significant. Therefore the development should be viewed in the context of developments and construction projects globally as they all contribute to a global climatic effect.	Potentially significant adverse	Unchanged	Unchanged	Unchanged

Receptor	Effect	2018 ES residual significance	May 2019 ES addendum residual significance	June 2019 ES addendum residual significance	March 2020 ES addendum residual significance
Education (Early Years)	The change to a moderate adverse effect in this assessment results from the updated methodology for calculating child yield which yields a greater number of early years children from the cumulative schemes (from 3,938 children to between 5,071 and 7,159 children).	Minor adverse	Unchanged	Unchanged	Moderate adverse
Education (Primary)	The change to a moderate adverse effect in this assessment results from the updated methodology for calculating child yield which yields a greater number of primary children from the cumulative schemes (from 1,723 children to 5,130 children).	Negligible	Unchanged	Unchanged	Moderate adverse
Education (Secondary)	The change to a moderate adverse effect in this assessment results from the updated methodology for calculating child yield which yields a greater number of secondary children from the cumulative schemes (from 1,969 children to 2,684 children).	Minor adverse	Unchanged	Unchanged	Moderate adverse
Primary healthcare	The residential component of the cumulative schemes in combination with the proposed development will increase demand for GP services in the local area. However, the proposed development has the potential for a healthcare facility to be provided within the community space. Furthermore, the cumulative scheme at Barking Road (11-00662-LTGDC) makes floorspace provision for community and health, and the cumulative scheme at Leamouth Peninsula North (PA-10-01864-P1) makes provision of floorspace for community uses which has the potential to be used for an additional healthcare facility.	Moderate/minor beneficial	Moderate adverse	Unchanged	Unchanged

Table 5-2 Summary of significant residual beneficial/neutral effects

Receptor	Effect	2018 ES residual significance	May 2019 ES addendum residual significance	June 2019 ES addendum residual significance	March 2020 ES addendum residual significance
<b>Demolition/construction</b>					
Construction jobs	Creation of 830 FTE workers per month over the construction period May 2020 to February 2031 (equating to 130 months)	Moderate beneficial	Unchanged	Unchanged	Unchanged
<b>Operation</b>					
Ecology	Creation of 4,454m <sup>2</sup> of intertidal terrace which has the potential to conform to Habitats of Principal Importance (saltmarsh and mudflat) and provide habitat to benefit black redstart and Thames terrace assemblage invertebrates as well as provide a vegetated corridor along the river.	Moderate beneficial	Unchanged	Unchanged	Unchanged
Population and housing	The proposed development will contribute to LBN's future housing requirement and provide new homes for approximately 12,600 people	Moderate beneficial	Unchanged	Unchanged	Unchanged
Local expenditure	The additional population will generate an increase in consumer spending on convenience and comparison goods and on leisure and services in the local area	Moderate beneficial	Unchanged	Unchanged	Unchanged
Employment/local jobs	The proposed development will generate between 602 and 847 net additional jobs in the local area	Moderate beneficial	Unchanged	Unchanged	Unchanged
Primary healthcare	GP provision in the local area is currently over-capacity before the addition of a further 12,600 people generated by the proposed development. There is capacity within existing dental provision to meet additional demand from the proposed development	Moderate beneficial	Unchanged	Unchanged	Unchanged

Receptor	Effect	2018 ES residual significance	May 2019 ES addendum residual significance	June 2019 ES addendum residual significance	March 2020 ES addendum residual significance
Education (primary)	Existing primary school provision is currently over-capacity and the proposed development is likely to yield demand for a further 380 primary school places, equivalent to 1.8 FE. However, the proposed development is providing a 4FE primary school which will meet primary school needs arising from the proposed development along with the potential to address the wider surplus of primary school places across LBN.	Moderate/Minor beneficial	Unchanged	Unchanged	Negligible (Changed as a result of the revised methodology for calculating child yield).
Open space	The proposed development will provide 110,272 sqm of open space of which 22,844 sqm is a local park, addressing the existing deficit of park provision in the local area. Furthermore, the proposed development is providing 30,646 sqm of play space provision, in excess of the GLA requirement, and again addressing the shortfall in play space provision locally.	Moderate beneficial	Unchanged	Unchanged	Unchanged
TCA 2: Leamouth and Thames Estuary	Effects on setting	Major Beneficial	Unchanged	Unchanged	Unchanged
TCA 10: Greenwich Peninsula East	Effects on setting	Moderate Beneficial	Unchanged	Unchanged	Unchanged
1: View south-east from the A1020 Lower Lea Crossing	Visual effects	Moderate Beneficial	Minor Beneficial	Unchanged	Unchanged
12: View west from the Royal Victoria Dock Bridge	Visual effects	Moderate Beneficial	Unchanged	Unchanged	Unchanged
21: View east from Blackwall Stairs	Visual effects	Moderate Beneficial	Unchanged	Unchanged	Unchanged
B: View east from the East India Dock Basin	Visual effects	Major Beneficial	Moderate Beneficial	Unchanged	Unchanged
<b>Cumulative effects</b>					

Receptor	Effect	2018 ES residual significance	May 2019 ES addendum residual significance	June 2019 ES addendum residual significance	March 2020 ES addendum residual significance
Employment/local jobs	The number of jobs likely to be generated from the cumulative schemes has not been provided. However, all cumulative schemes provide commercial/retail/industrial floorspace to some extent within their proposals which will significantly increase employment opportunities.	Major beneficial	Unchanged	Unchanged	Unchanged
Population and housing	In total the cumulative schemes are estimated to deliver up to 12,898 residential units in addition to the 5,000 units provided as part of the proposed development. This will provide a notable contribution to the increased housing requirement of LBN.	Moderate beneficial	Unchanged	Unchanged	Major beneficial
Local expenditure	The creation of an additional (approximate) 12,898 homes from the cumulative schemes will increase household expenditure to a significant degree.	Moderate beneficial	Unchanged	Unchanged	Major beneficial
Open Space	The proposed development includes the provision of public and private amenity space, as do the cumulative schemes.	Moderate beneficial	Unchanged	Unchanged	Unchanged
Various views and TCAs	The cumulative schemes and the proposed development would together help to a define a new sense of place, while the layout, scale and massing arrangement of the built form will collectively assist in an increased legibility in the townscape and reinforce the aims and principles set out for the Arc of Opportunity.	Moderate beneficial	Unchanged	Unchanged	Unchanged

Table 5-3 Recommended mitigation measures to reduce adverse effects during construction and operational phases of the proposed development (updated for March 2020)

Topic Area	Construction phase (including site preparation)	Operational Phase
Traffic and transportation	Delivery of a CLP	Provision of additional bus services and infrastructure in the vicinity of the site.
Noise and vibration	Preparation of a CEMP	<p>Noise from fixed mechanical plant and equipment can be mitigated through good mechanical design, choice of location, selection of quieter equipment and installation of acoustic silencers and louvres</p> <p>As part of the building fabric design, it might be prudent to assume fully mechanically ventilated dwellings with high-specification acoustic glazing to dwellings on the floors immediately above ground floor industrial uses (to reduce external noise ingress).</p> <p>Vertical sound transmission can be reduced through the placement of thick concrete slabs with resiliently hung mass barrier ceiling at level 1.</p> <p>Further mitigation measures may be needed to meet external noise levels. In order to meet the recommended external noise levels as recommended in BS 8233:2014 on the podium, the predictions suggest that the inclusion of a 2m high barrier is recommended.</p> <p>However, BS 8233:2014 recognises that if noise levels in external amenity spaces of the development are above 55 dB(A) <math>L_{Aeq,T}</math> due to being adjacent to a strategic transport network, a compromise between elevated noise and the convenience of living in such location should be made. The development should be designed (in further detailed planning applications) to achieve the lowest practicable noise levels in these external amenity spaces but should not be prohibited.</p>
Air quality	Preparation of a CEMP	Implement best practice mitigation measures for controlling dust/emissions during construction
Water resources and flood risk	Preparation of a CEMP	Development of potable water strategy between now and construction of the development
Terrestrial ecology	Preparation of a habitat management plan and a CEMP	A lighting strategy will be prepared for the site to manage the risk of adverse effects to the River Thames, the Thames Wharf SINC, habitats along the retained rail side, and black redstarts.

Topic Area	Construction phase (including site preparation)	Operational Phase
		<p>Creation and planting of 4,454m<sup>2</sup> of intertidal habitat to benefit black redstart and Thames terrace assemblage invertebrates</p> <p>Shading of new intertidal terrace habitat using transparent or semi-transparent deck material.</p> <p>Incorporation of a range of soft landscaping across masterplan area including wildflower and grassland meadow, wetland and marginal planting, tall perennials, native trees and shrubs and provision of SUDS features</p> <p>Use of native species and those considered of value to wildlife</p> <p>Provision of black redstart nest boxes and features for invertebrates</p> <p>Apply sustainable horticultural practices to increase sustainability of soft landscaping</p>
Waste management	Further development and implementation of the SWMP. The SWMP will include measures aimed at reducing C&D waste at design stages and will provide actions and guidelines on waste segregation on-site	N/A
Ground conditions	Site investigation, Foundation Works Risk Assessment, removal and treatment of any contamination, Code of Construction Practice (CoCP) and a CEMP	<p>Importing of soil materials which meet appropriate chemical, physical and biological criteria</p> <p>Gas protection systems to buildings</p> <p>Infiltration and surface water run-off reduced and controlled by development and drainage system.</p> <p>Piled foundations in accordance with recommendations of Foundation Works Risk Assessment.</p> <p>Infiltration, migration via shallow aquifer, surface water run-off reduced and controlled by development, river wall and drainage system.</p> <p>Design to meet requirements of ground conditions and BRE and UKWIR recommendations</p>
Wind microclimate	N/A	<p><u>Phase 1</u></p> <p>Location 272 shows safety exceedance of 0.3 hours above criteria. Further supplementary mitigation measures required, which should be conditioned via the way of further wind tunnel testing to ensure that this safety issue is resolved.</p>

Topic Area	Construction phase (including site preparation)	Operational Phase
		<p>It should be noted that location 301 no longer requires mitigation (as specified in the December 2018 ES), as conditions have improved with the amended proposed development.</p> <p>In line with the scheme changes (March 2020), an additional mitigation measure is proposed by RWDI for the East Terrace of Block A, to include a series of hedges 1.5m tall, three 5m tall trees and an area of standing views (unsuitable for sitting).</p>
Daylight, sunlight and overshadowing	N/A	N/A
Population and human health	N/A	<p>Either provision of a new healthcare facility within the proposed development's community space or contributions to develop existing healthcare provisions.</p> <p>Financial contributions to improve local primary and secondary education.</p>
Built Heritage	N/A	N/A
Townscape and visual impact	N/A	<p>The implementation and maintenance of the hard and soft landscape proposals as shown in the Illustrative Masterplan and Indicative Landscape Strategy, including enhancements to the Leaside SINC, the public open space, the public realm and the river walk; and</p> <p>The adoption of the design codes as set out in the accompanying planning application material, which includes utilising a material and tonality palette that reflects or complements the built vernacular of the surrounding townscape, reinforced with a consistent building typology and elevation/fenestration strategy within particular zones of the site (The Landings, Parkside, Thameside East, The Wharf, The Boulevard, The Quays, Station Plaza, and Riverside Quarter) to help create and define a sense of local distinctiveness and foster a renewed sense of neighbourhood character.</p>
Greenhouse gas emissions	Embodied carbon emissions can be reduced through: <ul style="list-style-type: none"> <li>• Facade, structures, architects and MEP to follow appropriate guidance or use IMPACT-compliant tools (as per BREEAM Mat 01 guidance)</li> </ul>	Operational carbon can be reduced through: <ul style="list-style-type: none"> <li>• Design using Lean, Clean, and Green principles</li> <li>• Review of Low and Zero Carbon (LZC) technologies</li> <li>• Climate change risk assessment</li> </ul>

Topic Area	Construction phase (including site preparation)	Operational Phase
	<ul style="list-style-type: none"> <li>Contractor to operate responsible construction practices and monitor all energy, transport emissions. This should comply with all BREEAM Man 03 criteria. This will form part of the credits targeted as part of the BREEAM assessment and included in the Employer's requirements for the masterplan.</li> </ul>	

## 5.4 CONCLUSIONS

- 5.4.1 The Thameside West development continues to respond to the site's setting and environmental constraints. Supplementary mitigation measures are already proposed to reduce environmental effects as described in the 2018 ES. The updated March 2020 EIA work has reviewed the supplementary mitigation already proposed and has added two areas of supplementary mitigation (as in Section 5.2).
- 5.4.2 Some measures, necessary to reduce environmental effects, require further action; with the exception of the effects identified in **Error! Reference source not found.**, these further actions reduce all of the potential effects such that they will not be significant. Notably, there are predicted to be a large number of significant residual beneficial effects that will remain once the scheme is completed and operational which will contribute to the regeneration of the area.

## WHO DO I CONTACT IF I WOULD LIKE MORE INFORMATION?

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