Chapter 14: Likely Significant Effects and Conclusions

INTRODUCTION

14.1 This chapter of the ES presents a summary of the likely significant environmental, socio-economic and health effects pertaining to the Proposed Development, during the demolition and construction works phase, and once the Proposed Development is completed and operational.

14.2 Significant residual effects are generally effects that are moderate or major in scale (an exception to this are effects relating to wind microclimate – see below), and which remain following the adoption and inclusion of mitigation measures detailed within this ES. It should be noted that professional judgement in addition to published assessment guidance is used in concluding whether a residual effect is significant.

14.3 For the Wind Microclimate assessment, as explained within ***ES Chapter 10 - Wind Microclimate (Volume 1)***, wind conditions would represent a significant effect if they would require mitigation measures. For wind conditions this would be all adverse (of any scale) effects. Wind conditions which are negligible or beneficial of any scale would not represent a significant effect. In addition, any identified strong winds are classed as 'significant'.

14.4 The purpose of this chapter is to not re-present the residual effects associated with each of the technical topic assessments. All residual effects, including their associated nature and scale, are presented and summarised within each technical chapter of the ES, and reference should be made to ***ES Volume 1: Chapters 6 to 12*** of this ES, and ***ES Volume 2***. Instead, this chapter focuses on summarising the likely significant effects that are expected to arise as a result of the Proposed Development, in line with the EIA Regulations.

14.5 **Table 14.1** of this ES Chapter outlines the likely significant residual effects resulting from the Proposed Development once complete and operational. Significant adverse effects are shaded in 'orange', significant beneficial effects are shaded in 'green' and significant neutral effects are shaded in 'blue' for ease of identification.

14.6 The likely significant environmental effects of the Proposed Development are the same under Option 1 and Option 2. Therefore, the following tables have not been split out separately for each of Option 1 and Option 2. The likely significant effects in **Table 14.1** and **Table 14.2** are therefore considered to be applicable for both Option 1 and Option 2. Furthermore the '*Summary and Conclusions*' section of this ES Chapter is applicable to both Option 1 and Option 2.

LIKELY SIGNIFICANT EFFECTS

Demolition and Construction

14.7 **Table 14.1** summarises the likely significant effects arising as a result of the Proposed Development during the demolition and construction works.

14.8 No significant effects have been identified as being likely as a result of the Proposed Development during the demolition and construction works phase in respect of the following topic areas which have been the subject of this EIA:

- Socio-Economics;
- Traffic and Transport;
- Air Quality;
- Wind Microclimate;
- Daylight, Sunlight, Overshadowing, Solar Glare and Light pollution;
- Archaeology; and
- Built Heritage, Townscape and Visual Amenity

14.9 Significant effects have been identified as being likely as a result of the Proposed Development during the demolition and construction works phase in respect of the following topic areas, and are therefore discussed further in this chapter:

- Noise and Vibration.

Table 14.1 Demolition and Construction - Likely Significant Effects (Option 1 and Option 2)

EIA Topic Area	Receptor	Description of Residual Effect	Classification of Residual Effect			
			Scale, Nature and Geographic Extent	D I	P T	St Mt Lt
Noise	Snowsfields Flats	Increased Noise Construction activities	Minor-Major Adverse (Local)	D	T	St
	The Horseshoe Inn	Increased Noise from Construction activities	Moderate-Major Adverse (Local)	D	T	St
	8-14 Melior Street and 16 Melior Street	Increased Noise from Construction activities	(Negligible to) Major Adverse (Local)	D	T	St
	The Glasshouse (2-4 Melior Street) and 147 Snowsfields	Increased Noise from Construction activities	(Negligible to) Moderate Adverse (Local)	D	T	St
Vibration	The Glasshouse (2-4 Melior Street), 8-14 Melior Street and The Horseshoe Inn	Increased Vibration from Construction activities	Moderate Adverse (Local)	D	T	St

Notes:
Nature = Beneficial or Adverse
Scale = Negligible / Minor / Moderate / Major
Geographic Extent = Site or Local, District / Borough, Regional, National
-ve = Negative (Adverse) / +ve = Positive (Beneficial)
D = Direct / I = Indirect
St = Short Term / Mt = Medium Term / Lt = Long Term

Noise

14.10 During the demolition and construction works phase, significant adverse noise effects are anticipated to occur as a result of construction activities at the following existing residential properties:

- Snowsfields Flats;
- The Horseshoe Inn;
- 8-14 Melior Street;
- 16 Melior Street;
- The Glasshouse (2-4 Melior Street); and
- 147 Snowsfields.

Vibration

14.11 During the demolition and construction works, significant adverse vibration effects are anticipated to occur as a result of construction activities at the following existing residential / public house properties:

- The Glasshouse (2-4 Melior Street);
- 8-14 Melior Street; and
- The Horseshoe Inn.

Completed and Operational Proposed Development

14.12 **Table 14.2** summarises the likely significant effects arising as a result of the Proposed Development once completed and operational.

14.13 No significant effects have been identified as being likely as a result of the completed and operational Proposed Development in respect of the following topic areas which have been the subject of this EIA:

- Socio-Economics;
- Traffic and Transport;
- Air Quality;
- Noise and Vibration;
- Wind Microclimate;
- Sunlight, Overshadowing, Light Pollution;
- Archaeology; and
- Built Heritage.

14.14 Significant effects have been identified as being likely as a result of the completed and operational Proposed Development in respect of the following topic areas, and are therefore discussed further in this chapter:

- Daylight;
- Solar Glare;
- Townscape; and
- Visual Amenity.

Table 14.2 Completed and Operational Development - Likely Significant Effects (Option 1 and Option 2)

EIA Topic Area	Receptor	Description of Residual Effect	Classification of Residual Effect			
			Scale and Nature Geographic Extent	D I	P T	St Mt Lt
Daylight	The Glasshouse (2-4 Melior Street)	Reductions in Daylight availability to surrounding sensitive receptors	Major Adverse (Local)	D	P	Lt
	8-20 Snowsfields			D	P	Lt
	8 Melior Street to 36 Snowsfields			D	P	Lt
Solar Glare	Kirby Grove (S2)	Incidences of solar glare	Moderate Adverse (Local)	D	P	Lt
Townscape	Townscape Character Area: St Thomas Street, Bermondsey, London Bridge and Railway Infrastructure	Effect on townscape character	Moderate Beneficial (Local/Borough)	D	P	Lt
Visual	View 17 (St Thomas Street, junction with Bermondsey Street) and View 23 (St Thomas Street at the Shard)	Change in view for pedestrians and road users	Moderate to Major Beneficial (Local)	D	P	Lt

Notes:
Nature = Beneficial / Adverse / Neutral
Scale = Negligible / Minor / Moderate / Major
Geographic Extent = Site or Local / District or Borough / Regional / National
-ve = Negative (Adverse) / +ve = Positive (Beneficial)
D = Direct / I = Indirect
P = Permanent / T = Temporary
St = Short Term / Mt = Medium Term / Lt = Long Term

Daylight

14.15 Once complete and operational the Proposed Development will have a significant adverse effect on daylight amenity to the following residential properties:

- The Glasshouse (2-4 Melior Street);
- 8-20 Snowsfields; and
- 8 Melior Street to 36 Snowsfields.

Solar Glare

14.16 Once complete and operational the Proposed Development will have a significant adverse effect in terms of solar glare incidences at the following viewpoint:

- Kirby Grove (S2).

Townscape, Built Heritage and Visual Amenity

14.17 Once complete and operational, the Proposed Development will have a significant beneficial effect on townscape:

- St Thomas Street Townscape and Character Area ('TCA');
- Bermondsey TCA; and
- London Bridge ad Railway Infrastructure TCA.

14.18 Once complete and operational the Proposed Development will have significant beneficial effects with regards to the following views:

- View 17 – St Thomas Street, junction with Bermondsey Street; and
- View 23 – St Thomas Street at the Shard.

Health

14.19 In addition to the above significant effects concluded throughout the ES, a number of human health related impacts have been identified as part of the Health Impact Assessment (HIA).

14.20 The HIA follows a different methodology than that of the ES, drawing on residual effects from the ES to determine the resultant human health impacts. As such, no significance is assigned to these effects.

14.21 The human health impacts identified as a result of the Health Impact Assessment are listed below:

- The Proposed Development will retain a warehouse of significant community value, transforming it into a flexible, community focused community space. The new, high-quality public realm will also provide the

opportunity for pop-up events which may include community and social enterprise events and stalls and food festivals and markets.

- The Proposed Development will support between 682-900 gross FTE jobs under Option 1 and 885 gross FTE jobs under Option 2, providing opportunities for employment across a range of sectors and occupations including for local residents. In addition, during the demolition and construction phase, temporary employment opportunities (approximately 520 FTE jobs per annum) will be generated (for both Option 1 and Option 2).
- The Proposed Development makes no provisions for private vehicles and includes a fully accessible site including the buildings, pedestrianised plaza and terraces and provides significant cycle infrastructure (including for accessible style bicycles) across the site. The site further benefits from strong public transport links.
- The Proposed Development will open up the site with permeable ground flood design and landscaped public plaza and new public garden, enhancing public access across the site. Landscaped inset and roof terraces will also be available for employees. The Proposed Development will further contribute to the greening of this urban setting.

LIKELY SIGNIFICANT CUMULATIVE EFFECTS

14.22 The EIA process has identified likely significant cumulative effects of the Proposed Development summarised in **Table 14.1** and **Table 14.2** above, as a result of the Proposed Development coming forward in conjunction with other surrounding cumulative schemes during the demolition and construction stage and once the Proposed Development is complete and operational. Where relevant, the technical assessments have assessed a two-tier cumulative scenario. The first being considering the effects of cumulative schemes that have consent and the second considering cumulative schemes for those that have consent and those that, are as of yet, undetermined.

14.23 Where significant cumulative effects differ between Option 1 and Option2, this has been stated below.

Demolition and Construction

14.24 The following additional or different likely significant effects resulting from the cumulative effects assessment have been identified during demolition and construction:

- Noise and Vibration – Construction Activities:
  - If demolition and construction works for both the Proposed Development and the consented Capital House cumulative scheme were to coincide, the receptors that both schemes have in common (i.e. Guy's Hospital, 16 Melior Street, 8-14 Melior Street, Our Land of La Salette Church, Beckett House and Kings College accommodation / Wolfson House) could experience **moderate adverse** cumulative effects.
  - The development at 2-4 Melior Place could result in **major adverse** effects in combination with the Proposed Development for sections of the demolition and construction programme at 8-14 Melior Place and the Horseshoe Inn.
  - The cumulative effects of the Proposed Development in combination with the Guiness Court scheme could result in **moderate to major adverse** effects to The Glasshouse (2-4 Melior Street), 147 Snowsfields, 8-14 Melior Street, 16 Melior Street, Snowsfields Flats and The Horseshoe Inn.
  - If demolition and construction works for both the Proposed Development and the recently approved Edge scheme were to coincide, the common receptors (that are a high sensitivity) for both schemes could experience **moderate adverse** or **major adverse** cumulative noise and vibration effects.
  - The cumulative construction noise effect of the Proposed Development and the undetermined Sellar cumulative scheme could result in significant effects that are similar to those significant effects identified as a result of the Proposed Development being constructed in isolation at The Horseshoe Inn, The Glasshouse (2-4 Melior Street), Snowsfields Flats and 147 Snowsfields. However, the minor adverse construction noise effects experienced at Snowsfields Flats as a result of the Proposed Development being constructed in isolation could increase to **moderate adverse** or **major adverse** cumulative construction noise effects should the Proposed Development be constructed at the same time as the Sellar cumulative scheme.

Completed Development

14.25 The following additional or different likely significant effects resulting from the cumulative effects assessment have been identified once the Proposed Development and cumulative scheme are complete and operational:

- Socio-Economics:
  - On-site Jobs – The Proposed Development in combination with the cumulative schemes are anticipated to support around 19,400 (gross) FTE jobs within the local area. This is equivalent to 14,500 net jobs representing an increase of 17% over the current baseline within the local area and 1.4% increase at borough level. This results in a **major beneficial** cumulative effect at the local level and **moderate beneficial** cumulative effect at the borough level.
  - Gross Value Added (GVA) - The net additional employment supported by the Proposed Development and cumulative schemes could be expected to generate around £3.1 billion in gross GVA each year, generating around £2.3 billion in net additional GVA each year. This is estimated to represent an increase of around 1.5% over the current baseline at the borough level resulting in a **moderate beneficial** cumulative effect at the borough level.
  - Business Rates - The additional floorspace generated by the Proposed Development and cumulative schemes will add up to around 303,500 m^2 of business floorspace, generating around £76 million of business rates revenue each year. This results in a **moderate beneficial** cumulative effect at the borough level.
- Daylight Amenity:
  - Cumulative Scenario A: This scenario assesses the cumulative effect on daylight amenity as a result of the Proposed Development and the consented Capital House cumulative scheme. A **major adverse** cumulative daylight effect has been identified at 16 Melior Street.

    In addition, the cumulative effect on daylight amenity is improved and no longer significant at 2-4 Melior Street (when considering the consented scheme for this site (the Glasshouse) the daylight effect is minor adverse whereas the effect of the Proposed Development on the *existing* 16 Melior Street property was defined as major adverse).
  - Cumulative Scenario B: This scenario assesses the cumulative effect on daylight amenity of the Proposed Development and the consented Capital House cumulative scheme, the recently approved Edge scheme and undetermined Sellar cumulative schemes. The following existing receptors will experience a **major adverse** cumulative daylight effect:
    - 16 Melior Street;
    - 1-15 Raquel Court;
    - 1-15 Guinness Court;
    - Our Lady of La Salette Church;
    - 14 Melior Street;
    - Snowsfields Primary School; and
    - 103-114 Guinness Court.

    Furthermore, the properties at 38-42 Snowsfields (5 buildings) will experience a **moderate adverse** to **major adverse** cumulative daylight effect and the property at 62 Weston Street will experience a **moderate adverse** cumulative daylight effect.
- Sunlight Amenity:

  - Cumulative Scenario B: The effects of the Proposed Development in combination with the consented Capital House cumulative scheme, the recently approved Edge scheme and the undetermined Sellar cumulative schemes results in major adverse cumulative sunlight effects at the following existing receptors:
    - 16 Melior Street; and
    - 8 Melior Street to 36 Snowsfields.
- Townscape/ Views
  - The likely significant cumulative effects on townscape are:
    - **Moderate beneficial** effects on St Thomas Street, Bermondsey and London Bridge and Railway Infrastructure Character Areas. This is applicable to Cumulative Scenario A and B.
  - The likely significant cumulative effects on visual amenity are:
    - In Cumulative Scenario A: **Moderate to major beneficial** effects at views 17 and 23;
    - In Cumulative Scenario B: **Moderate beneficial** effects at views 9N, 16, 18, 18W, and 23, **moderate to major beneficial** effects at view 17 and **moderate adverse** effects at views 24, 24W and 28.
- Greenhouse Gas Emissions - In terms of Greenhouse Gases (GHGs), when assessing the Proposed Development to relevant climate change policy, it has been demonstrated that the Proposed Development meets all relevant policy requirements. The UK has adopted a net zero target to be achieved no later than 2050 with the UK government legally mandated to take steps across the economy to meet this target. This will include measures to decarbonise UK power supply as well as ground transportation the effects of which will be to reduce the longer term operational GHG emissions associated with the Proposed Development to zero by 2050. The total estimate of GHG emissions for the Proposed Development over the 60-year reference study period is 44,050 tCO2e (metric tonnes of Carbon Dioxide Equivalent) under both Option 1 and Option 2. Overall, the Proposed Development contributes a small amount to greenhouse gas emissions representing below 1% of each of the UK carbon budgets (for both Option 1 and Option 2) and will employ commensurate mitigation measures to ensure policy compliance and minimise its contribution to climate change where possible to ensure that likely significant effects associated with the Proposed Development itself are avoided. The IEMA guidance is however clear that any GHG emissions might be considered significant, and it is important to acknowledge that significant effects from climate change relate to **cumulative global** GHG emissions from all sources driving up atmospheric temperatures and do not relate to a direct effect resulting from a small additional GHG contribution associated with the Proposed Development. It is therefore concluded that **significant adverse** effects arise as a result of cumulative (global) GHG emissions from all sources are likely which will need to be considered in the context of the planning policy framework and objectives for the promotion of development in this location.

SUMMARY AND CONCLUSIONS

14.26 The EIA process has identified the following likely significant effects associated with the Proposed Development:

14.27 During the demolition and construction works:

- Noise and Vibration:
  - Significant adverse effects as a result of construction activities on the following existing properties:
    - Snowsfields Flats;
    - The Horseshoe Inn;
    - 8-14 Melior Street;
    - 16 Melior Street;
    - The Glasshouse (2-4 Melior Street); and
    - 147 Snowsfields.

14.28 On completion and occupation of the Proposed Development:

- Daylight:
  - Significant adverse effects on daylight amenity to the following residential properties:
    - The Glasshouse (2-4 Melior Street);
    - 8-20 Snowsfields; and
    - 8 Melior Street - 36 Snowsfields.
- Solar Glare:
  - Significant adverse effects in terms of solar glare incidences at the following viewpoint:
    - Kirby Grove (S2).
- Townscape, Built Heritage and Visual Amenity:
  - Significant beneficial effects on the following townscape character areas:
    - St Thomas Street TCA;
    - Bermondsey TCA; and
    - London Bridge ad Railway Infrastructure TCA
  - Significant beneficial effects on views 17 and 23 along St Thomas Street.

COMPARISON OF LIKELY SIGNIFICANT EFFECTS

14.29 As discussed above, the likely significant effects anticipated to occur as a result of the 2021 Proposed Development relate to noise and vibration effects (during the demolition and construction works) and effects on daylight amenity, solar glare and townscape and visual amenity (once the Proposed Development is complete and operational).

14.30 Comparison of the likely significant effects of the 2021 Proposed Development and the likely significant effects from the 2018 Proposed Development identifies the following changes (for ease of reference, the likely significant effect tables from the 2018 ES are provided in Annex A of this ES Chapter):

- During demolition and construction
  - Significant adverse effects were identified in relation to noise and vibration effects on Guys Hospital during construction activities. The 2021 ES no longer identifies significant adverse effects on Guys Hospital, primarily due to the reduced size of the basement and so reduced noisy excavation works and the repositioning of the construction plant, i.e., construction plant no longer needs to cover the south west corner of the site as the Warehouse is now retained.
  - Significant adverse effects were identified in the 2018 ES in relation to the built heritage effect on the existing warehouse on site (9 Fenning Street). As part of the 2021 Proposed Development, the warehouse is proposed to be retained and refurbished and therefore this 2021 ES has not identified significant adverse effects in relation to the built heritage effect on the existing warehouse at 9 Fenning Street;
  - Significant adverse effects were identified in the 2018 ES in relation to visual amenity (view 24 at Kirby Grove). Significant adverse effects are no longer identified at this viewpoint in the 2021 ES. -
- Once the Proposed Development is complete and operational:

- Significant noise and vibration effects identified in the 2018 ES are not identified in the 2021 ES. This is because the effects resulted from the entertainment venue as part of the 2018 Proposed Development. The 2021 Prosed Development no longer proposes an entertainment venue.
- Significant beneficial wind microclimate effects identified in the 2018 ES are not identified in the 2021 ES. This is due to the change in wind microclimate assessment methodology whereby beneficial effects of any scale are no longer considered to be significant in EIA terms.
- Significant sunlight and overshadowing effects identified in the 2018 ES are not identified in the 2021 ES. This is due to the change in assessment methodology whereby minor adverse effects are no longer considered significant in EIA terms (refer to***, ES Chapter 11 – Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution (Volume 1)***). In addition, the significant light pollution effects identified in the 2018 ES are no longer identified in the 2021 ES. In respect of light pollution, the assessments assume 500 lux across the working plane in both the 2018 ES and the 2021 ES. The reason the effects are negligible for the 2021 Proposed Development is the increased distance from the light emitting portions of the 2021 Proposed Development to the sensitive buildings to the south. The southern part of the 2018 Proposed Development was positioned closer to the existing sensitive buildings to the south and the 2021 Proposed Development steps further back. Therefore, in the 2021 Proposed Development the number of lumen per sqm reduces as there is a greater distance from the light emitting portion to the sensitive receptors. The greater the distances, the smaller the lux levels experienced at these sensitive properties.
- Significant built heritage effects identified in the 2018 ES are not identified in the 2021 ES. This is due to error within Volume 2 of the 2018 ES.
- Significant (adverse) visual amenity effects identified in the 2018 ES are not identified in the 2021 ES. The reduction in overall effect is due to the changes in massing/facades. In particular, it reflects the retention of the warehouse building and omitting the previously proposed taller building in this location. Whilst the impact is still adverse, the magnitude (intensity) of impact in the view has been reduced and is further mitigated by the revised design.

- In terms of climate change and the impact of the contribution of GHG emissions to the global climate, the 2018 ES identified climate change and GHG emissions as a likely significant effect. The 2021 ES still identifies climate change and GHG emissions as a significant effect, but it is important to acknowledge that significant effects from climate change relate to cumulative global GHG emissions and do not relate to a direct effect resulting from a small additional GHG contribution associated with the Proposed Development when considered in isolation. The 2021 ES therefore deems GHG emissions to be a likely significant cumulative effect rather than a likely significant residual effect of the Proposed Development (on its own).

ANNEX A: 2018 LIKELY SIGNIFICANT EFFECTS TABLES

EXTRACT FROM 2018 ES VOLUME 1, CHAPTER 14 LIKELY SIGNIFICANT EFFECTS AND CONCLUSIONS

Table 14.3 "[2018 Proposed Development] Demolition and Construction - Likely Significant Effects

EIA Topic Area	Receptor	Description of Residual Effect	Classification of Residual Effect			
			Scale, Nature and Geographic Extent	D / I	P / T	St / Mt / Lt
Noise and Vibration	The Glasshouse, 8-14 Melior Street, 2 Melior Place, The Horseshoe Inn	Increased Noise and Vibration from Demolition and Construction activities	Minor-Major Adverse (Local)	D	T	St
	16 Melior Street, 147 Snowsfields Street, Guys Hospital	Increased Noise and Vibration from Demolition and Construction activities	Moderate Adverse (Local)	D	T	St
	The Glasshouse, 8-14 Melior Street, The Horseshoe Inn	Increased Vibration from Construction activities	Moderate Adverse (Local)	D	T	St
Heritage	Non-Designated Heritage Asset: 9 Fenning Street	Effect on heritage value / setting	Moderate Adverse (Local)	D	P	Lt

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P = Permanent / T = Temporary
St = Short Term / Mt = Medium Term / Lt = Long Term

Table 14.4 [2018 Proposed Development] Completed Development - Likely Significant Effects

EIA Topic Area	Receptor	Description of Residual Effect	Classification of Residual Effect			
			Scale and Nature Geographic Extent	D / I	P / T	St / Mt / Lt
Noise and Vibration	Guy's Hospital and The Quill	Increased Noise and Vibration from the Proposed Cultural/Music Entertainment venue	Major Adverse (Local)	D	P	Lt
Wind Microclimate	New occupier/visitor	Entrances (On-Site)	Minor Beneficial (Local)	D	P	Lt
		Roadway (on-site)	Moderate Beneficial (Local)	D	P	Lt
	Pedestrians and Cyclists	Crossings (Off-site)	Minor to Moderate Beneficial (Local)	D	P	Lt
Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution	The Glasshouse	Reductions in **Daylight** availability to surrounding sensitive receptors	Major Adverse (Local)	D	P	Lt
	8-20 Snowsfields			D	P	Lt
	8 Melior Street – 36 Snowsfields			D	P	Lt
	1-15 Guiness Court, Raquel Court, 14 Melior Street and Snowsfields Primary School		Minor Adverse (Local)	D	P	Lt
	16 Melior Street			D	P	Lt
	16 Melior Street	Reductions in **Sunlight** availability to surrounding sensitive receptors	Minor Adverse (Local)	D	P	Lt
	8 Melior Street – 36 Snowsfields			D	P	Lt
	Communal Gardens Serving Melior Street and Fenning Street	Increases in **Overshadowing** to surrounding sensitive receptors	Minor Adverse (Local)	D	P	Lt
	Kirby Grove (S2)	Increases in incidence of **Solar Glare** to surrounding sensitive receptors	Moderate Adverse (Local)	D	P	Lt
	Crucifix Lane (E1)		Minor Adverse (Local)	D	P	Lt
	Weston Street (S1)			D	P	Lt
	Road Users (W2)			D	P	Lt
	Rail Users (TNW3)			D	P	Lt
	8 Melior Street – 36 Snowsfields and The Glasshouse Buildings	Increases in incidence of **Light Pollution** to surrounding Sensitive Receptors	Moderate Adverse (Local)	D	P	Lt
	8-20 Snowsfields			D	P	Lt
Climate Change	Global Climate	Contribution of GHG to the environment	Significant Adverse (Global)	D	P	Lt
Heritage	Listed Building: Railway Viaduct Arches	Effect on heritage value / setting	Major Beneficial (Local)	D	P	Lt
Townscape	Townscape Character Area: St Thomas Street Bermondsey London Bridge and Railway Infrastructure	Effect on townscape character	Moderate Beneficial (Local/Borough)	D	P	Lt
Visual	View 17 St Thomas Street, junction with Bermondsey Street	Change in view for pedestrians and road users	Moderate-Major Beneficial (Local)	D	P	Lt
	View 23 St Thomas Street at the Shard	Change in view for pedestrians and road users	Moderate-Major Beneficial (Local)	D	P	Lt

EIA Topic Area	Receptor	Description of Residual Effect	Classification of Residual Effect			
			Scale and Nature Geographic Extent	D I	P T	St Mt Lt
	View 24 Kirby Grove	Change in view for pedestrians and workers	Moderate Adverse (Local)	D	P	Lt
	View 25 Kirby Grove at Snowsfields	Change in view for pedestrians, residents and workers	Moderate Adverse (Local)	D	P	Lt

Notes:
Nature = Beneficial / Adverse / Neutral
Scale = Negligible / Minor / Moderate / Major
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-ve = Negative (Adverse) / +ve = Positive (Beneficial)
D = Direct / I = Indirect
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14.31 *The EIA process has demonstrated that, during the demolition and construction works, likely significant adverse effects are limited to demolition noise and vibration effects on a small number of surrounding residential receptors and the effect on the heritage/value setting of a non-designated heritage asset currently on the site.*

14.32 *The EIA process has demonstrated that the likely significant adverse effects once the Proposed Development is fully complete and occupied, relate to Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution, Noise and Vibration, Climate Change and Visual.*

14.33 *Once the Proposed Development is fully complete and occupied, likely significant beneficial effects relate to Heritage, Townscape and Visual.*

[2018 PROPOSED DEVELOPMENT] SUMMARY OF LIKELY SIGNIFICANT ENVIRONMENTAL EFFECTS

Demolition and Construction

14.34 *The EIA has identified that during the demolition and construction works, significant adverse noise and vibration effects may arise. The receptors considered most sensitive to these significant adverse effects are the surrounding residential properties. In addition, a significant adverse heritage effect has been identified. The asset is 9 Fenning Street, and this is a non-designated heritage asset. In terms of climate change and the impact of the contribution of GHG emissions to the global climate, the inherent assumption outlined within relevant guidance that 'any increase in GHG emissions… has the potential to be significant due to the high sensitivity of the receptor (global climate) to increases in GHG emissions…' means that any contribution to the environment during the lifecycle stages of the development is considered significant and that opportunities to avoid, reduce or off-set the contribution should be adopted where feasible.*

Completed and Operational

14.35 *The EIA has identified that once the development is completed and in use, significant adverse effects relating to noise (to The Quill and Guy's Hospital), daylight, sunlight, overshadowing (to surrounding residential properties and amenity spaces) and solar glare (at road and railway junctions) are expected. In accordance with relevant guidance, greenhouse gas emissions are also described as significant. Significant adverse visual effects have been identified along Kirby Grove. These effects would be very localised to the fine grain secondary streets, set back behind St Thomas Street. It should be noted that redevelopment of the site with any form of equivalent scale necessary to achieve the objectives of the development plan would present an equivalent contrasting juxtaposition and would result in the same level of effect.*

14.36 *The Proposed Development is also likely to bring benefits and opportunity in the long-term, as well as the potential to act as a catalyst for regenerating the surrounding area, to those already living and working in the local area, as well as those future occupants within the Proposed Development.*

14.37 *Following the implementation of suitable mitigation measures, the Proposed Development will experience wind microclimate conditions suitable for the proposed uses. In some locations both on and off site, the Proposed Development will result in wind conditions that exceed their intended use in terms of wind microclimate suitability. These include locations such as entrances located along St Thomas Street, crossings at the eastern end of St Thomas Street and the current Vinegar Yard Roadway which is proposed to be public realm between the Main Building and Pavilion once the Proposed Development is completed and operational.*

14.38 *The Proposed Development will also bring benefits in terms of improvements to the setting and therefore the value of surrounding heritage assets such as the railway viaduct arches, adding to the regeneration and improvement to townscape areas such as St Thomas Street and Bermondsey and positive improvements on local views for pedestrians and road users such as at St Thomas Street."*