



By Email: gvasb.co.uk

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18/02/2016 SF/2971

ADDRESS

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THE WHITEHOUSE BELVEDERE ROAD LONDON SE18GA

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CONTACT

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WWW.GIA.UK.COM

Dear Ian.

Re: Bishopsgate Goodsyard - Daylighting Impacts Summary Note

Following on from the recent meeting at our office on Wednesday 17th February 2016, I had indicated that GIA would provide an additional summary note addressing the daylight impacts of those described as "unacceptable" and "potentially unacceptable" by Alistair Redler (Delva Patman Redler) within his report dated 21st September 2015.

The main premise of this letter is to provide a high level, succinct summary of the daylighting impacts within each of the 26 properties denoted within the aforementioned report by DPR.

As you will note from yesterday's meeting, there were a number of properties that GIA had previously considered relevant for assessment where further due diligence has indicated that the use is non-residential. In addition to this, there were a number of properties from which the ground floor had been considered relevant for assessment whereas further research has now indicated that in some of the properties, the ground floor level serves commercial space.

The following report has therefore been split into two sections; section one provides commentary into the 16 properties considered "unacceptable" by DPR and the second section considers the additional ten properties considered as "potentially unacceptable". Within each property there will be a short commentary into the daylighting impacts and where there are other material considerations relevant for discussion, these have also been inserted to provide general context.



## Properties considered "Unacceptable" by DPR





### 1 & 2: 194-196 Shoreditch High Street



Distance from site: 26-32m

Use: Ground floor commercial, residential above

Significance (ES): Moderate to Major Adverse

• 32 windows within these properties all have a retained VSC of at least 15%.

### 3: 65-66 Bethnal Green Road



Distance from site: 15m
Use: Commercial

• This property is commercial in use and therefore not relevant for daylight assessment.

### 4: 13 Bethnal Green Road



Distance from site: 15m

Use: Commercial (Cowshed Spa)

· This property is commercial in use and therefore not relevant for daylight assessment.



### 5: 30-32 Redchurch Street







Distance from site: 15m

Use: 30 Redchurch Street - Top floor residential

32 Redchurch Street - Commercial

Significance (ES): Moderate to Major Adverse

 Two windows on top floor experience alterations beyond the BRE guidelines. Both retain at least 15-16% VSC.

• 32 Redchurch Street is commercial in nature and therefore not relevant for daylight assessment.

### 6: 17 Bethnal Green Road



Distance from site: 21m

Use: Ground floor commercial, upper floors residential

Significance (ES): Major Adverse

- Five windows serving five rooms within this property have been assessed in terms of daylight.
- All five windows experience alterations beyond the VSC target value, but retain between 12-14% VSC.
- · Two of the five rooms pass NSL.
- Of the three remaining rooms, two will experience more than 68% retained view of the sky dome at the working plane. The one remaining room will have a daylight distribution slightly less than half of the room at 48%.



#### 7: 3 Club Row



Distance from site:

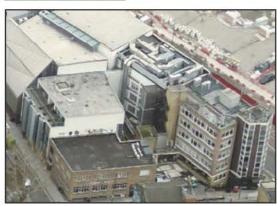
Use: Commercial from Council Tax records but markets as residential

Significance (ES): Moderate Adverse

This property is 65m from the site boundary and a review of Council tax suggests it has been commercial since 2007 however it is being markets as residential on Zoopla.

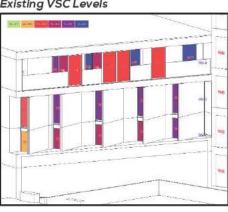
- There are 12 windows serving 10 rooms within this property.
- 7 of the 12 windows are fully compliant to the VSC.
- Three apertures experience alterations of between 20-30% VSC. Of the two remaining windows one serves a room which passes NSL and the final window experiences an absolute change of less than 3% VSC.

### 8:



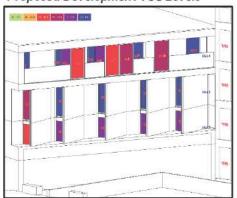


Existing VSC Levels



Distance from site: 82m Residential Use: Significance (ES): Major Adverse

# Proposed Development VSC Levels

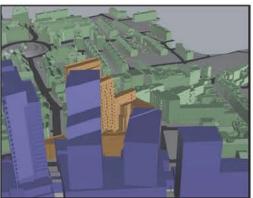




- · There are 21 windows serving 15 rooms within this property.
- · Three of the 21 windows are fully compliant to the VSC.
- Four experience alterations of between 20-30% VSC.
- The average absolute change in VSC is 3.7%.
- There are very low existing levels of daylight to the windows in this property due to the design of the
  façade and the orientation of the windows which are located to the rear of the property and are
  already obscured by overhangs as well as overlooking a constrained courtyard.

### 9: Telford Homes - Block A





Distance from site: 10m Use: Residential

Significance (ES): Moderate to Major Adverse

- 264 of 788 windows will meet BRE criteria for VSC.
- · 222 windows that do not meet BRE are understood to serve bedrooms.
- Many of the affected windows are within a courtyard.
- · Presence of balconies blinkers view of the sky dome.
- 89 windows have low existing levels (below 10%) which results in a disproportionate percentage change.
- · Almost half of the windows will retain a VSC of at least 15%.
- Scheme has responded by creating a gap between the two taller elements on Block D to enable light to penetrate into these units.
- The planning application was submitted in September 2007, Committee resolution to grant was in March 2008 and permission issued was in May 2008.
- The committee report and Committee Report Addendum makes it clear that when LBTH determined this application, this was done in the knowledge of discussions on BGY.
- Within the Committee Report, paragraphs 6.18 sets out English Heritage objection on the basis that
  the scheme could impact future redevelopment around the Braithwaite Viaduct. Additionally, in
  paragraph 8.45 it is recognised that there will be tall buildings in BGY and within paragraph 8.60
  'Impact on the Goods Yard Site' it was advised that LBTH were working with LBH on the IPG.
- The Committee Report Addendum also makes special reference at Section 2 (p.10) 'Additional Considerations' 'Additional Information concerning the Bishopsgate Goodsyard site'
- Within the above report, paragraph 2.2.6 refers to the alterations made to the scheme to improve internal daylight levels but also ensure that development rights for Bishopsgate Goodyard Site would not be unduly compromised.
- Additionally, paragraph 2.2.7 quotes a letter that was sent in to LBTH on behalf of BGYRL "welcome
  the recent changes made by the applicants to improve the internal daylight levels within the shared
  ownership units in Block A on Sclater Street to recognise future development on Bishopsgate Goods
  Yard."
- In addition to the above, it is appreciated that there is also an agreement in place between Telford Homes and the JV Partnership in relation to the redevelopment of each of their sites.



### 10: 119 Brick Lane



Distance from site: Directly adjacent

Use: Ground floor commercial, residential above

Significance (ES): Moderate Adverse

· There are 12 windows serving 9 rooms within this property.

• 8 of 12 windows have a retained VSC of at least 15%.

· 3 of the 9 rooms pass NSL.

• All 6 remaining rooms retain a view of the sky dome to at least 50% at the working plane which is not uncharacteristic of an inner urban area.

### 11: 97-105 Brick Lane



Distance from site: 23m

Use: Ground floor commercial, residential above

Significance (ES): Moderate Adverse

- · There are 51 windows serving 39 rooms within this property.
- 31 of the 51 windows are fully compliant to the VSC.
- 13 of 20 remaining windows have a retained VSC of at least 15%.
- 6 of the 7 remaining windows serve rooms that pass NSL.
- The remaining window serves a room that experiences a slight alteration beyond the NSL target value of 20.1%.
- Of 39 rooms assessed only 3 rooms fall short of the NSL guidelines 20.1, 20.6 & 22.2% reduction.



### 12: 78 Quaker Street



Distance from site: 73m

Use: Commercial Housing Associated offices

 Further desktop studies have found that this property is commercial in use as the offices for the Spitalfields Housing Association and therefore not considered sensitive for daylight.

### 13: 1-48 Wheler House



Distance from site: 50m

Use: Residential – confirmed by Council Tax search and external observation

Significance (ES): Moderate to Major Adverse

 The majority of these windows experienced VSC alterations beyond 40% however there are overhanging walkways which restrict the view of the sky dome.

When we removed these balconies, the retained VSC values went from circa 10% to 15-22%. GIA
consider it to be the architectural form of this building which restricts daylight rather than the
proposed development alone.



### 14: 25 Wheler Street



Distance from site: 40m

Use: Residential – confirmed by Council Tax search and external observation

Significance (ES): Moderate to Major Adverse

· This property experiences high levels of existing daylight due to the current site conditions.

- In the majority of cases the retained daylight levels will remain between 15-20% which we consider acceptable in the context.
- · The majority of windows which fall short of this threshold appear to serve bedrooms.
- The most sensitive windows are located beneath balconies and if we were run an assessment which removes the balconies the results would be likely to improve.
- In addition the majority of rooms experience good daylight distribution.

### 15: 10 Quaker Street



Distance from site: 18m

Use: Residential from first floor Significance (ES): Moderate to Major Adverse

- This property is commercial on the ground floor and residential above, located directly south of the site separated only by a railway line.
- 16 of the 23 windows which fail to meet the VSC criteria serve bedrooms all of which have retained values of c 13-17%.
- · The remaining seven windows serve four living rooms, two of which satisfy the NSL criteria.
- One of the remaining two rooms has an NSL change of 24% which we consider to be within the
  flexibility of the BRE Guidelines and the remaining living room which fails to meet the NSL criteria will
  be served by one window with a retained VSC of 16% which we consider to be commensurate with a
  dense urban environment.



### 16: 167 Commercial Street



Distance from site: 16m

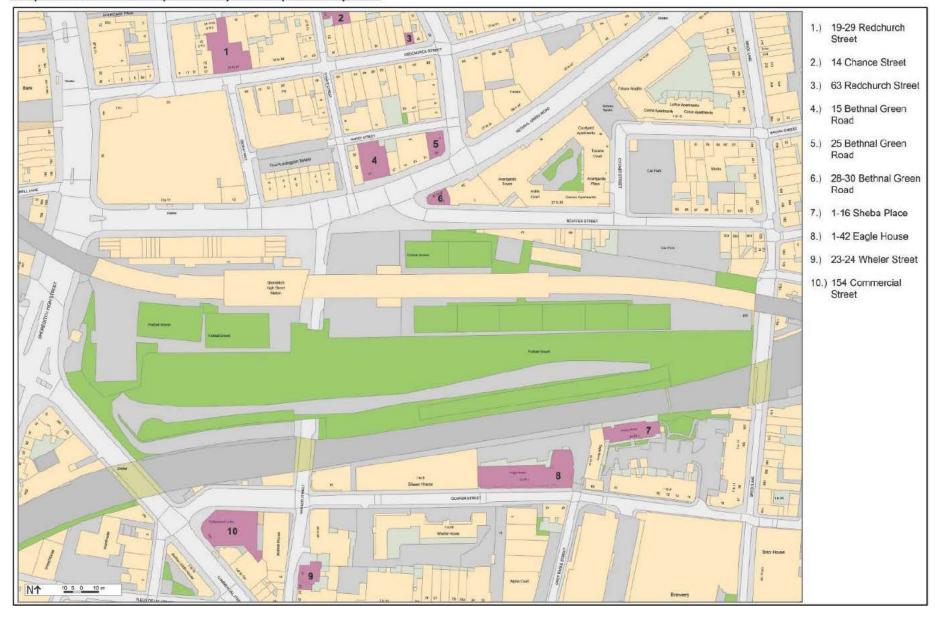
Use: Ground floor commercial, residential above

Significance (ES): Moderate to Major Adverse

- 167 Commercial Street has been identified as commercial on the ground floor and residential above
  and is located 16meters from the site opposite an area of the site which has been allocated for taller
  building, and on a busy traffic junction where expectations of amenity is likely to be considered low.
- Our interpretation of the IPG massing results in retained VSC levels of c14% on the six windows relevant for assessment.
- Against the proposal, all six windows which do not meet the VSC criteria will continue to have 12-13% retained, which is marginally short of the IPG massing suggestion.
- It is considered that any redevelopment of the proposed site will have the potential to cause disproportionate percentage alterations to the daylight enjoyment within this property.



### Properties considered "potentially unacceptable" by DPR





### 1: 19-29 Redchurch Street





### Existing VSC Levels



Proposed Development VSC Levels



Distance from site: 91m

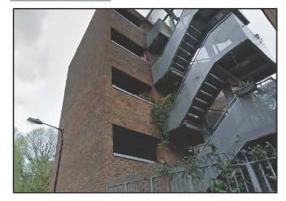
Use: Ground floor commercial, residential above

Significance (ES): Moderate to Major Adverse

- Majority of windows known to be bedrooms which are less sensitive in terms of daylight.
- Property located several rows of buildings away from the site therefore perception of impact lower.
- · Tunnelled perspective and current open site result in daylight impacts.
- All apertures save the second and third floor (due to recessed walkways) will experience at least 15% retained VSC.
- Should a revised assessment be undertaken with calculation points moved to the outer face of the balcony, the retained VSC is likely to be in excess of the first floor which is at least 15%.



### 2: 14 Chance Street



Distance from site: 117m Use: Residential

Significance (ES): Minor to Moderate Adverse

- 4 windows serving 4 rooms assessed for daylight.
- Windows have low existing levels of VSC (less than 8%) whereby any alteration could result in a disproportionate percentage changes.
- · Windows are inset behind deep reveals
- Three of the four rooms assessed meet the NSL criteria. The remaining one room will experience alterations just above the target 20% value.

### 3: 63 Redchurch Street



Distance from site: 100m

Use: Ground floor commercial

Significance (ES): Minor Adverse

- All four apertures satisfy the VSC daylight methodology.
- The ES Chapter included two apertures on the ground floor which our due diligence indicates are commercial in use.



### 4: 15 Bethnal Green Road



Distance from site: 19m

Use: No residential rooms facing site from external observation

Significance (ES): Moderate Adverse

· External observation suggests no habitable and residential rooms with windows overlooking the site.

· No further consideration required with regards to daylight.

### 5: 25 Bethnal Green Road



Distance from site: 37m
Use: Commercial
Significance (ES): Moderate Adverse

· Not paying council tax therefore commercial use.

· No further consideration required with regards to daylight impacts.

### 6: 28-30 Bethnal Green Road



Distance from site: 17n

Use: Ground floor commercial, residential above

Significance (ES): Moderate to Major Adverse

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- · This property is located immediately opposite the development site.
- · The property is considered to contain three apartments.
- In the existing scenario all three apartments experience an uncharacteristically high level of VSC for a dense urban environment.
- Many of the apertures within the three apartments will experience daylight alterations in excess of 40%.
- · Any redevelopment of the BGY site is likely to produce disproportionate percentage alterations.
- Situated on a busy road junction expectation of amenity may be lower.

### 7: 1-16 Sheba Place



Distance from site: 17m
Use: Residential
Significance (ES): Major Adverse

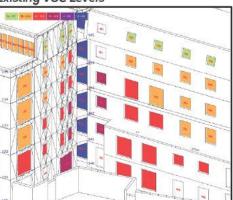
- Four apertures which fall short of the BRE Guidelines serve kitchens on four floors.
- The impacted apertures are secondary windows serving a large open plan living/kitchen/diner where
  the greater reliance on daylight comes from the larger apertures to the south.

### 8: 1-42 Eagle House

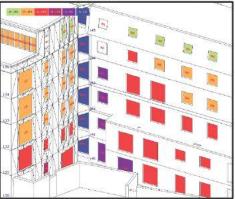




Existing VSC Levels



Proposed Development VSC Levels





Distance from site: 32m
Use: Residential
Significance (ES): Moderate Adverse

- · Currently enjoy high existing values of VSC (circa 30%) due to relatively unobscured aspect.
- 161 of the 191 apertures will retain a VSC of at least 15%.
- The majority of apertures which have a retained value of less than 5% (do so in the existing scenario)
  are considered to serve bedrooms and are located either under balconies or adjacent to a flank
  elevation already limiting daylight enjoyment.

### 9: 23-24 Wheler Street



Distance from site: 73m Use: Residential

Significance (ES): Minor to Moderate Adverse

- 10 of the 16 apertures satisfy the VSC daylight methodology.
- · Three of the remaining four apertures will experience a retained VSC of at least 22%.
- The remaining aperture which falls short of guidance serves a room containing three further apertures which all satisfy the NSL criteria.

### 10: 154 Commercial Street



Distance from site: 16m

Use: Ground floor commercial, residential above

Significance (ES): Moderate to Major Adverse

- Unobstructed view resulting in high existing levels of VSC (35-40%).
- 24 of the 63 apertures assessed will retain VSC levels of at least 15%.
- · 30 windows are understood to serve bedrooms.
- · There are seven living rooms across three floors which will experience alterations from BRE Guidance.



I trust this high level description of the daylighting impacts within each of the 26 properties above provides further clarification as to why GIA consider the impacts to be acceptable to the surrounding residential receptors in consideration of the proposal and the wider urban and development context.

Should you require any additional clarification on anything above, please do not hesitate to get in contact.

Yours sincerely, For and on behalf of GIA

Stephen Friel

Partner

stephen.friel@gia.uk.com



#### 10% On site in LBTH by Hab Room 10% Off site PiL in LBH by Unit

	LB Tower Hamlets	LB Hackney	TfL
Borough CIL	-	£15 494 946	-
Mayoral CIL	£4 947 238	£4 950 138	
GLA Crossrail		£4 075 777	
S106	£1 909 458	-	
Total	£6,856,696	£24,520,861	£0

LB Tower Hamlets	LB Hackney	TfL	Agreed/Not Agreed	Narrative

Total Additional S106 and Financial Obligations	•				
Affordable Housing	10.00%	£12 000 000			% of Total Units on site In Tower Hamlets by Habitable Room / LBH off site payment Pil.
TOTAL FINANCIAL CONTRIBUTIONS EXC ONSITE AFFORDABLE BY BOROUGH/TFL			E.		
TOTAL				j	

Reg 12 (5) (e)

UPLIFT IN FINANCIAL CONTRIBUTIONS

25% On site in LBTH by Hab Room 15% Off site PL in LBH by Unit

	LB Tower Hamlets	LB Hackney	TfL
Borough CIL	-	£15 494 946	-
Mayoral CIL	£4 947 238	£4 950 138	-
GLA Crossrail	-	£4 075 777	-
5106	-	-	-
Total	£4,947,238	£24,520,861	£0

LB Hackney Agreed/Not Agreed LB Tower Hamlets TfL detailed in emails to Charlie Reid on 5/1/16 @ 17.37 and 6/1/16 @ 14.07 and ployment Skills & Training oreditch Triangle £250 000 detailed in email to Charlie Reid on 6/1/16 @ 15.20 Bethnal Green Road / Brick Lane junction safety review & improvements is detailed in email to Charlie Reid on 6/1/16 @ 15.20 Not Agreed lot Agreed detailed in email to Charlie Reid on 6/1/16 @ 15.20 Quaker Street Wheeler Street and Braithwaite Stree cycle route improvements and pedestrian linkages is detailed in email to Charlie Reid on 6/1/16 @ 15.20 Fravel Plan monitoring £837 000 £837 000 Per head of obligation per borough £10 000 GREED - figure based on 20 heads of obligations Monitoring fee (per clause) £10 000 Not agreed detailed in email to Charlie Reid on 6/1/16 @ 15.20 de docking membership GREED - As detailed in email to Charlie Reid on 6/1/16 @ 15.20 £600 000.00 Included within the Shoreditch triangle works as agreed with TFL - As detailed in email to Charlie Reid on 6/1/16 @ 15.20 £0.00 eg ble London Signs vision of a Dr's Surgery % of Total Units on site In Tower Hamlets by Habitable Room / LBH off site pa 25.00% £21 825 000 OTAL FINANCIAL CONTRIBUTIONS EXC ONSITE FORDABLE BY BOROUGH/TFL

Offer

- Financial "impact" of 15% increase in on site affordable housing excluded

TOTAL

cludes Financial contribution of; Apprenticeshi

Provision of 2.5 acre Park

Additional s278 Works

Public Art

24 March 2016



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Greater London Authority
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London
SE1 2AA
For the attention of Matt Christie

**Dear Sirs** 

BISHOPSGATE GOODSYARD GREATER LONDON AUTHORITY REFS. D&P/1200B&C LONDON BOROUGHS OF TOWER HAMLETS (REF. PA/14/02011) AND HACKNEY (REF. 2014/2425)

We refer to our ongoing discussions in respect of the above site for which the Mayor of London is acting as the local planning authority for the purposes of determining the above planning applications.

You will recall that on 19 January 2016 Bishopsgate Goodsyard Regeneration Limited ("the Applicant"), submitted further information under Regulation 22(2) of the EIA Regulations to the above planning applications, comprising an Addendum to the previously submitted June 2015 Environmental Statement.

The information made clear that at the time of the Regulation 22 submission, discussions were continuing between the Applicant and the GLA on viability matters and the precise level of affordable housing to be provided.

This letter provides clarification that the references to the proposed quantum of affordable housing, as set out in the submitted Development Specification; Planning Statement, Regeneration Statement, Affordable Housing Statement and Planning Application Summary Document should read as follows, with all references to the provision of "10% affordable housing" throughout the planning applications replaced by:

"Within LB Tower Hamlets, the provision of 25% affordable housing by habitable room comprising 48 intermediate and 93 social rent. Within LB Hackney, a payment in lieu of on-site affordable provision of £21.825 million, which equates to 15% affordable housing by dwelling (87.3 dwellings comprising 35 intermediate and 52 social rent)."



In addition, Plot E within LB Tower Hamlets which was previously proposed within Phase 4 has been brought forward and would be delivered as part of Phase 1 together with Plots C and H.

We trust the enclosed information is acceptable. However, should you wish to discuss any of the above, please don't hesitate to contact Jim Pool or Julian Shirley at the above address.

Yours faithfully

DP9 Ltd.

DP9 Ltd.

# GREATER**LONDON**AUTHORITY

# Bishopsgate Goodsyard: Daylight/ Sunlight

meeting date: Monday 21 March 2016

*meeting time:* 15:30 – 17:30

location: Room 4.1E, City Hall, GLA

# **Background**

A Mayoral Planning Hearing is currently scheduled for 18 April 2016. One of the remaining outstanding issues is the impact on neighbourhood amenity, and in particular that associated with daylight/ sunlight. GVASB, acting on behalf of the GLA, had provided a draft response to the applicant on 14 March 2016. This commented on the previous reports, prepared by GIA on behalf of the applicant, and focussed on the impacts upon 26 properties surrounding the proposed development that had previously been highlighted as a concern by the LPAs. The purpose of this meeting is to discuss the applicant's response to this report and the GLAs position on the application.

# Key issues for discussion

## GVASB and GIA methodology/ difference in results

- The four tests set out by GVASB
- QCs opinion on VSC/ ADF and how that relates
- GIAs response, subsequent results and why they differ

### Mitigation arguments

- Telford Homes agreement and relevant QCs opinion
- The open nature of the site
- The relevance of the Fusion scheme
- The IPG

### Alternative design options

- Proposed GLA approach
- Applicant approach

### **AOB**

- Other relevant issues
- Hearing schedule



# RESPONSE TO FURTHER GLA COMMENTS ON AIR QUALITY ASSESSMENT FOR THE GOODSYARD – RECEIVED 14/01/16

### Introduction

A response to the previous Technical Note (05/01/2016) was received from Amec on 14<sup>th</sup> January 2016. This Technical Note provides responses to three issues for which further clarification was requested.

### **Issues and Clarifications**

▶ It is accepted that the development can be considered to be neutral in terms of air quality. However, the benchmark emissions used require clarification as Tables 5 and 6 in Appendix N provide different emission benchmarks. If the values in Table 5 are the correct values, the actual predicted emissions are considerably higher than the benchmark and the development cannot be considered to be air quality neutral;

Table 5 contains a typographical error, and the benchmark emissions are correct in Table 6, therefore the conclusions presented are correct.

▶ It is recognised that no exceedance of the AQOs is predicted where residential use is proposed, however, the modelling results indicate that there is a possibility of exceedances in the AQOs at elevated locations within the proposed development (concentrations only marginally below the annual mean NO₂ AQO of 40µg m⁻³ are predicted) as a result of emissions from the proposed CHP. It is recommended that pollutant concentrations at elevated locations within the development are considered further, with a view to specifying any mitigation requirements to reduce exposure within these properties if it is considered possible that the NO₂ annual or short-term mean AQOs might be exceeded at these locations; and

The highest contribution from the CHP is  $8.0~\mu g/m^3$ , which is at receptor PC1\_4\_30 – at the  $30^{th}$  floor of the development and therefore close to the flue of the CHP. The total predicted concentration at this location is  $39.6~\mu g/m^3$ , which is close to the annual mean objective limit of  $40~\mu g/m^3$ . However, the background contribution to this total is  $31.6~\mu g/m^3$ . Background concentrations are given for ground level, and will have decreased significantly by the  $30^{th}$  floor. Defra do not provide a mechanism for predicting the rate at which background concentrations decrease with height, so it isn't possible to provide an estimate. But it is clear that the total concentration will be below the objective limit at the  $30^{th}$  floor.

In addition to this, the predicted short term concentration was well below the relevant objective at this location, even with the full background concentration.

It is therefore not considered that there is a risk of either the annual mean or short term mean objectives being breached.



As moderate adverse impacts are predicted at six out of 28 modelled receptors as a result of the traffic impact of the development, it could have been concluded that impacts were significant. This level of traffic impact is surprising as car parking provision will be minimal. It is intended for the office and retail uses to be car free and that for the residential use, it is proposed to provide a maximum of 51 spaces at basement level. Further clarification on the likely level of traffic impact would be useful, particularly as the Transport Statement produced in support of the development indicates that the peak hour two-way car trip generation is only 20 movements.

The estimated service trips to the development are considerable, and contribute to the higher AADT in comparison to the residential peak-hour trips.

If the additional number of vehicle movements have been over-estimated then the air quality assessment presents a very conservative scenario. The assessed scenario is predicted to contribute small (maximum of  $0.5~\mu g/m^3$ ) changes in annual mean concentrations of  $NO_2$ . In practice, changes in concentration of this magnitude are likely to be very difficult to distinguish through any post operational monitoring regime due to the number of sources of  $NO_2$  in an urban environment and the inter annual effects of varying meteorological conditions.

In the overall evaluation of the significance of likely air quality impacts, the potential consequence of any overestimation in the number of vehicle movements of the type suggested by AMEC, would be to increase the margin of confidence associated with the conclusion that the impact on local air quality is not significant. This position is supported by the air quality neutral emissions calculations which demonstrate that the proposed development is air quality neutral.



# RESPONSE TO GLA COMMENTS ON AIR QUALITY ASSESSMENT FOR THE GOODSYARD – RECEIVED 24/12/15

### **GLA Comments:**

### **ENERGY CENTRE:**

- 1. The London Mayor's SPG on Sustainable Design and Construction requires ultra-low NOx boilers in all new developments and sets emissions standards for all new CHP and biomass plant (Greater London Authority Air Quality Neutral Policy). There is no discussion whether the development is air quality neutral or not. A discussion on Boiler/ CHP plant emission standards is also missing in the report however it is a requirement for any development in London to comply with the mandatory emission standards;
- 2. Only one year of meteorological data is used for the energy centre assessment rather than five years used as a standard for such assessment; and
- 3. The worst case scenario for the energy centre concentration prediction is not provided, it seems that a seasonal and diurnal profile emissions have been modelled while in table 12-10 it is stated that no emission profile was used in ADMS-5.

### ROAD TRAFFIC ASSESSMENT:

- 4. A three months of 2013 NO<sub>2</sub> monitoring campaign is used to annualise monitoring NO<sub>2</sub> data to year 2012;
- 5. For the traffic modelling verification, three months of NO<sub>2</sub> diffusion tube monitoring is used, however a minimum of 6 months is required in the LAQM.TG(09) to be able to extrapolate an annual mean;
- The 2013 existing baseline scenario is calculated using the 2013 "three months" NO<sub>2</sub> monitoring annualised to year 2012, with 2012 meteorological data, 2012 traffic emissions and 2012 background Defra concentration. It is not clear why 2013 data are not used instead;
- Three model bias adjustment factors are calculated depending on zones selected by the applicant. However, it is not clear which adjustment factor is used for each of the modelled receptors; and
- 8. Prediction of exposure of new residents to level of NO<sub>2</sub> above the AQO for some of the proposed receptors modelled. It is recommended that the applicant provides mitigation measures to be put in place to reduce this exposure, particularly in the light of the legal opinion recently offered by Robert McCracken QC (http://cleanair.london/wp-content/uploads/CAL-322-Robert-McCracken-QC-opinion-for-CAL\_Air-Quality-Directive-and-Planning\_Signed-061015.pdf).

### **GUIDANCE:**

 The assessment uses the 2010 EPUK guidance which has now been replaced by the 2015 EPUK/IAQM guidance, it is recommended that the impact assessment is carried out referring to the EPUK/IAQM 2015 guidance;



10. For construction traffic, the maximum number of HGV movements per day for the Proposed Development is estimated to be 51. It is currently assessed against the EPUK (2010) criteria of 200 HGV rather than EPUK/IAMQ 2015 criteria of +/- 25 AADT change in HDV flows in an AQMA. With reference to the EPUK/IAQM 2015 criteria, a more detail assessment of traffic impact of HGV during construction phase might be required.

### **AECOM Response**

### **ENERGY CENTRE:**

1. The Air Quality Neutral Assessment is provided in Appendix N2 of the Environmental Statement. The summary states:

The Proposed Scheme's transport emissions are below the 'air quality neutral' emissions benchmarks for transport. Therefore no mitigation measures are required.

The proposed energy plant incorporates gas-fired boilers and CHP units. The total building emissions calculated from the proposed development are slightly above the benchmark emission rate for NOx, and PM<sub>10</sub>, but considered to be within the margin of error of the calculation\*. In addition, the emission concentrations of NOx from the CHP and Boilers meet the most stringent standards required for the air quality category of Band B.

It is considered that the proposed Scheme will meet the air quality neutral requirements and therefore no further mitigation will be required.

- \* The total building emissions are only 1.7% above the benchmark.
- 2. The approach to the selection of meteorological data was outlined at the scoping stage for the Proposed Development as noted below:

Air quality modelling for road (ADMS-Roads) and point sources (ADMS 5) will utilise the same year of meteorological data and key parameters such as surface roughness. One year of hourly sequential meteorological data will be utilised.

The year of meteorological data utilised (2012) was based on the years of monitoring data and traffic data available for consideration in the air quality assessment, with the aim of aligning as many input parameters as possible to limit the numbers of parameters which could adversely affect roads modelling performance.

The use of a single year of meteorological data allows the contributions of heating plant emissions and road traffic emissions to be combined with background pollutant concentrations using a consistent meteorological year of data.

No comment requesting additional years of meteorological data was received as part of the scoping responses.

Additional years of meteorological data are considered unlikely to change the overall significance of air quality effects from this source of pollutants as contributions are less than 0.2 µg/m³ with the year considered (2012).



3. In Table 12-10 it was incorrectly referenced that no diurnal profile was used. A seasonal and a diurnal profile were used in the modelling, as set out in the text (para 12.107 and 12.108). As stated in the text these are in themselves a worst-case scenario as they over-estimate the hours which the plant would be operational. Use of an operational profile provides a realistic worst-case scenario.

### ROAD TRAFFIC ASSESSMENT:

4. (and 5) Six months of monitoring is not required by Defra Guidance LAQM.TG(09), as stated in Chapter 3 of that document:

### "Duration of monitoring

- 3.14 The air quality objectives are all based upon concentrations measured over a calendar year, and ideally, periods of monitoring data should be consistent with this. Inevitably however, it is often necessary to use monitoring data collected over shorter periods of time.
- 3.15 For assessment against the annual mean objective for  $NO_2$ , it may in many circumstances prove possible to use data from a shorter period of monitoring, for example, six months consecutive sampling (including three months winter and three months summer), preferably with monitoring commencing in January or July. A minimum period of three months should always be used."

The method in Box 3.2 for adjusting the 3-month mean to an annual mean was used. The monitoring meets the minimum criteria of LAQM. TG(09) and is therefore suitable for use.

- 6. The original assessment was undertaken in 2013, and as such a full set of data for 2013 for local continuous monitoring units was not available, so the diffusion tube monitoring data could not be factored to a 2013 annual mean equivalent. It was therefore factored to 2012. Traffic data, meterological data and emission factors were used to match the monitoring data. It was decided to maintain consistency with the original data when the assessment was revised, and in addition this provides a worst-case assessment.
- 7. Table 1 shows the receptors in the report and the verification zone they are located in:

**Table 1 - Verification Zones** 

Receptor	Verification Zone
R1b	2
R2a	2
R3b	2
R4a	2
R5b	2
R6b	2
R7a	1
R8b	1
R9b	1
R10b	1
R11b	1



Receptor	Verification Zone
R12b	1
R13a	1
R14a	1
R15a	1
R16b	1
R17a	1
R18b	3
R19b	3
R20b	3
R21b	3
R22b	3
R23a	1
R24a	2
R25	1
R26	2
R27	2
R28	1
All proposed receptors	3

8. Mitigation measures have already been incorporated in to the design of the Proposed Development through the selection of less sensitive uses in Building A and for lower floors in Building F. This is described within the ES for the Proposed Development:

'The proposed use of Building A is commercial and therefore there is the assumption that the building will be predominantly mechanically ventilated and therefore there is no requirement for mitigation to reduce the exposure of future receptors to poor air quality.

In order to mitigate the exposure of future receptors to poor air quality the design of the Building F has avoided residential occupancy at ground, mezzanine and first floor, with these areas being used for retail and commercial purposes. It is anticipated that with the increased height above the source of emissions the local contribution of NO<sub>2</sub> from nearby roads and the background NO<sub>2</sub> concentrations will decrease, whilst taking into account the conservative assessment approach should potentially lead to levels which are close to or below the annual mean average objective. Therefore, no further mitigation measures are required.'

The above approach is considered to align with the prevailing planning policy requirements for air quality. Additionally, it is unclear why untested legal opinion offered by Robert McCracken QC, which was not prepared for the Greater London Authority (GLA), is being quoted in relation to this matter. Therefore no specific response has been provided on this point. Further comment can be provided if further clarification can be provided by the GLA on the relevance of the opinion.

### **GUIDANCE:**

9. The assessment was undertaken before the new IAQM significance criteria were released. However, for the sake of completeness, the results have been re-assessed in line with the



latest guidance, this is presented below and will be included within the forthcoming ES addendum.

The assessment of potential impacts and their effect significance has been based on the criteria outlined by EPUK & IAQM. The significance of an effect is a factor of both the magnitude of the change caused by the Proposed Development and the absolute concentrations at the assessment receptors in relation to the air quality objective. Table 2 summarises the significance criteria used in this response in relation to air quality.

Table 2 - Impact Descriptors at Individual Receptors- NO<sub>2</sub> and PM<sub>10</sub>

Annual Mean Pollutant Concentration at	Magnitude of Change in Annual Mean NO <sub>2</sub> /PM <sub>10</sub> Concentration (μg/m <sup>3</sup> as Proportion of Objective Value)				
Receptor in Assessment Year	< 1%	1% - 2%	2%-5%	5% - 10%	>10%
≤30.0	Negligible	Negligible	Negligible	Minor	Moderate
30.1 – 37.9	Negligible	Negligible	Minor	Moderate	Moderate
38.0 – 40.9	Negligible	Minor	Moderate	Moderate	Major
41.0 – 43.9	Negligible	Moderate	Moderate	Major	Major
≥44.0	Negligible	Moderate	Major	Major	Major

The EPUK/ IAQM guidance includes seven explanatory notes to accompany the terminology for the effect descriptors. In particular it is noted that the descriptors are for individual receptors only and that overall significance is determined using professional judgement. Additionally, it is noted that it is unwise to ascribe too much accuracy to incremental changes or background concentrations, and this is especially important when total concentrations are close to the objective value. For a given year in the future, it is impossible to define the new total concentration without recognising the inherent uncertainty, which is why there is a category that has a range around the objective value, rather than being exactly equal to it.

A change in predicted annual mean concentrations of  $NO_2$  or  $PM_{10}$  of less than 0.5% (0.2  $\mu g/m^3$ ) is considered to be so small as to be negligible. A change (impact) that is negligible, given normal bounds of variation, would not be capable of having a direct effect on local air quality that could be considered to be significant.

A change in predicted annual mean concentrations of  $PM_{2.5}$  of less than 0.5% (0.12  $\mu g/m^3$ ) is considered to be so small as to be negligible. A change (impact) that is negligible, given normal bounds of variation, would not be capable of having a direct effect on local air quality that could be considered to be significant.

It is understood from the EPUK & IAQM guidance that it is the intention of the effect descriptors to capture the potential risk associated with cumulative development. Whereby changes of 1% of a relevant air quality objective could, under the EPUK & IAQM guidance, result in slight to moderate air quality effects at individual receptors. In practice this assessment inherently considers cumulative impacts through the use of traffic data, Defra background concentrations and predictions at committed developments. Therefore it is considered highly unlikely that significant air quality impacts could occur with the Proposed Development for changes in concentrations of 1%.



Additionally, the EPUK & IAQM guidance also includes the potential for minor to major air quality effects as a result of changes in pollutant concentrations between 2 and 5% of relevant air quality objectives. For annual average nitrogen dioxide concentrations, this relates to changes in concentrations ranging from  $0.6-2.1~\mu g/m^3$ . In practice, changes in concentration of this magnitude, and in particular changes at the lower end of this band are likely to be very difficult to distinguish through any post operational monitoring regime due to the number of sources of  $NO_2$  in an urban environment and the inter annual effects of varying meteorological conditions. Therefore, in the overall evaluation of significance the potential for significant air quality impacts within this band will be considered in this context.

Changes in concentration of more than 5% (the two highest bands) are considered to be of a magnitude which is far more likely to be discernible and as such carry additional weight within the overall evaluation of significance for air quality.

Table 3 shows the updated significance impact descriptors for the existing receptors.

Table 3 - Updated Significance Impact Descriptors

		NO <sub>2</sub>		PM <sub>10</sub>		PM <sub>2.5</sub>
Receptor	Change	Impact Descriptor	Change	Impact Descriptor	Change	Impact Descriptor
R1	0.2	Slight Adverse	<0.1	Negligible	<0.1	Negligible
R2	0.3	Moderate Adverse	0.1	Negligible	<0.1	Negligible
R3	0.2	Slight Adverse	0.1	Negligible	<0.1	Negligible
R4	0.2	Slight Adverse	0.1	Negligible	<0.1	Negligible
R5	0.2	Slight Adverse	<0.1	Negligible	<0.1	Negligible
R6	0.2	Slight Adverse	0.1	Negligible	<0.1	Negligible
R7	0.2	Moderate Adverse	0.1	Negligible	<0.1	Negligible
R8	0.2	Slight Adverse	<0.1	Negligible	<0.1	Negligible
R9	0.3	Moderate Adverse	<0.1	Negligible	<0.1	Negligible
R10	0.5	Moderate Adverse	0.1	Negligible	<0.1	Negligible
R11	0.1	Negligible	<0.1	Negligible	<0.1	Negligible
R12	0.3	Moderate Adverse	0.1	Negligible	0.1	Negligible
R13	0.1	Negligible	<0.1	Negligible	<0.1	Negligible
R14	0.1	Negligible	<0.1	Negligible	<0.1	Negligible
R15	0.1	Negligible	<0.1	Negligible	<0.1	Negligible
R16	<0.1	Negligible	0.1	Negligible	<0.1	Negligible
R17	0.1	Negligible	<0.1	Negligible	<0.1	Negligible
R18	<0.1	Negligible	<0.1	Negligible	<0.1	Negligible
R19	<0.1	Negligible	<0.1	Negligible	<0.1	Negligible
R20	0.1	Negligible	<0.1	Negligible	<0.1	Negligible
R21	0.1	Negligible	<0.1	Negligible	<0.1	Negligible
R22	<0.1	Negligible	<0.1	Negligible	<0.1	Negligible
R23	0.3	Slight Adverse	<0.1	Negligible	<0.1	Negligible



R24	0.1	Negligible	<0.1	Negligible	0.1	Negligible
R25	0.5	Moderate Adverse	0.2	Negligible	0.1	Negligible
R26	<0.1	Negligible	<0.1	Negligible	<0.1	Negligible
R27	0.1	Negligible	<0.1	Negligible	<0.1	Negligible
R28	0.2	Slight Adverse	<0.1	Negligible	<0.1	Negligible

Under the previous criteria, receptor R25 was the only Moderate Adverse impact, so R2, R7, R9, R10 and R12 have increased their impact descriptor under the new criteria.

While some of the receptor impact descriptors are Moderate Adverse, the changes in concentration are very small (maximum of  $0.5~\mu g/m^3$ ). In practice, changes in concentration of this magnitude are likely to be very difficult to distinguish through any post operational monitoring regime due to the number of sources of  $NO_2$  in an urban environment and the inter annual effects of varying meteorological conditions. Therefore, in the overall evaluation of significance the potential for significant air quality impacts within this band will be considered in this context, and the impacts are therefore considered to be not significant. This position is supported by the air quality neutral emissions calculations which demonstrate that the proposed development is air quality neutral.

10. The latest IAQM document (Land-Use Planning & Development Control: Planning For Air Quality (2015) does not state that construction should be assessed against the same criteria as the operation phase. It states:

"Description of construction phase impacts.

These impacts will relate primarily to dust emissions, which give rise to dust soiling and elevated PM<sub>10</sub> concentrations, although construction plant and vehicles may need assessment. The assessment should take into consideration the likely activities, duration and mitigation measures to be implemented. The distance over which impacts are likely to occur and an estimate of the number of properties likely to be affected should be included. This assessment should follow the guidance set out by the IAQM (<a href="http://iaqm.co.uk/text/guidance/construction-dust-2014.pdf">http://iaqm.co.uk/text/guidance/construction-dust-2014.pdf</a> - Guidance on the assessment of dust from demolition and construction)"

The document referred to (IAQM Guidance on the assessment of dust from demolition and construction (2014)) states:

"Experience of assessing the exhaust emissions from on-site plant (also known as non-road mobile machinery or NRMM) and site traffic suggests that they are unlikely to make a significant impact on local air quality, and in the vast majority of cases they will not need to be quantitatively assessed. For site plant and on-site traffic, consideration should be given to the number of plant/vehicles and their operating hours and locations to assess whether a significant effect is likely to occur. For site traffic on the public highway, if it cannot be scoped out (for example by using the EPUK's criteria), then it should be assessed using the same methodology and significance criteria as operational traffic impacts. The impacts of exhaust emissions from on-site plant and site traffic are not considered further in this Guidance."



The EPUK document referred to (Development Control: Planning for Air Quality (2010 Update) sets out criteria to establish the need for an air quality assessment for the construction phase of a development as being:

"Large, long-term construction sites that would generate large HGV flows (>200 per day) over a period of a year or more."

As such the use of 200 HGV per day as a screening criteria for construction traffic is valid.

24 March 2016



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Greater London Authority
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For the attention of Matt Christie

**Dear Sirs** 

BISHOPSGATE GOODSYARD GREATER LONDON AUTHORITY REFS. D&P/1200B&C LONDON BOROUGHS OF TOWER HAMLETS (REF. PA/14/02011) AND HACKNEY (REF. 2014/2425)

We refer to our ongoing discussions in respect of the above site for which the Mayor of London is acting as the local planning authority for the purposes of determining the above planning applications.

You will recall that on 19 January 2016 Bishopsgate Goodsyard Regeneration Limited ("the Applicant"), submitted further information under Regulation 22(2) of the EIA Regulations to the above planning applications, comprising an Addendum to the previously submitted June 2015 Environmental Statement.

The information made clear that at the time of the Regulation 22 submission, discussions were continuing between the Applicant and the GLA on viability matters and the precise level of affordable housing to be provided.

This letter provides clarification that the references to the proposed quantum of affordable housing, as set out in the submitted Development Specification; Planning Statement, Regeneration Statement, Affordable Housing Statement and Planning Application Summary Document should read as follows, with all references to the provision of "10% affordable housing" throughout the planning applications replaced by:

"Within LB Tower Hamlets, the provision of 25% affordable housing by habitable room comprising 48 intermediate and 93 social rent. Within LB Hackney, a payment in lieu of on-site affordable provision of £21.825 million, which equates to 15% affordable housing by dwelling (87.3 dwellings comprising 35 intermediate and 52 social rent)."



In addition, Plot E within LB Tower Hamlets which was previously proposed within Phase 4 has been brought forward and would be delivered as part of Phase 1 together with Plots C and H.

We trust the enclosed information is acceptable. However, should you wish to discuss any of the above, please don't hesitate to contact Jim Pool or Julian Shirley at the above address.

Yours faithfully

DP9 Ltd.

DP9 Ltd.

# 11 April 2016

DP9

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For the attention of Stewart Murray

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Dear Sirs

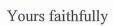
BISHOPSGATE GOODSYARD GREATER LONDON AUTHORITY REFS. D&P/1200c&d/04 LONDON BOROUGHS OF TOWER HAMLETS (REFS. PA/14/02011 PA/14/02096) AND HACKNEY (REFS. 2014/2425 and 2014/2427)

We write in regard to the above site for which the Mayor of London is acting as the local planning authority for the purposes of determining the above planning applications and associated applications for listed building consent. A representation Hearing is scheduled to take place on 18<sup>th</sup> April 2016.

We have reviewed the Hearing report published on 8<sup>th</sup> April 2016 and note that the report supports the principle of redevelopment and recognises that the proposed scheme offers significant potential public benefits, but concerns are raised in respect of the amenity impacts to the surrounding area and detailed design matters relating to Phoenix Street and heritage matters. As such, the recommendation to the Mayor at the representation Hearing is to refuse planning permission for both planning applications and also associated listed building consent. As set out in the report, we consider that the issues raised can be satisfactorily resolved through further discussion with your officers and through the submission of amendments to the planning and listed building consent applications.

On behalf of Bishopsgate Goodsyard Regeneration Limited ("the Applicant"), we request that determination of the above planning applications and applications for listed building consent by the Mayor at the Hearing scheduled for 18<sup>th</sup> April 2016 is deferred in order for the Applicant to amend the planning applications to address the concerns raised in the report.

We trust that this is acceptable and would be grateful to receive confirmation that the representation Hearing is deferred.



DP9 Ltd.

CC: Matt Christie: GLA

Colin Wilson:

**GLA** 

Justin Carr:

**GLA** 

Jon Weston:

Tony Coughlan:

Bishopsgate Goodsyard Regeneration Limited Bishopsgate Goodsyard Regeneration Limited

# 11 April 2016

DP9

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Dear Sirs

BISHOPSGATE GOODSYARD
GREATER LONDON AUTHORITY REFS. D&P/1200c&d/04
LONDON BOROUGHS OF TOWER HAMLETS (REFS. PA/14/02011 PA/14/02096) AND
HACKNEY (REFS. 2014/2425 and 2014/2427)

We write in regard to the above site for which the Mayor of London is acting as the local planning authority for the purposes of determining the above planning applications and associated applications for listed building consent.

We have reviewed the Hearing report published on 8<sup>th</sup> April 2016 and set out below a number of inaccuracies in the report which we request are addressed in an Erratum to the Hearing report.

- 1. There are inconsistencies in the report when referring to the part of the site where the massing needs to be addressed. The following paragraphs refer to the north-eastern part of the site (our emphasis in italics):
  - Paragraph 3 refers to "significant building mass along Sclater Street that drives the majority of the unacceptable impacts."
  - Paragraph 348 refers to "locating tall and bulky buildings along the *northern edge of the site in Plots C and D* produces significant overshadowing of Bethnal Green Road and Sclater Street...",
  - Paragraph 545: reference to "The majority of the impacts are caused by the development proposed along the *southern edge of Sclater Street*",
  - Paragraph 363: reference to overshadowing of neighbours from "the mass of buildings on the *north-east section of the site*, in Plots C and D."
  - Paragraph 695: reference to the development "along Sclater Street that drives the majority of the unacceptable impacts."

However, the following paragraphs refer to the "north-western edge of the site" where the height and massing of buildings needs to be revised:



- Paragraph 8 refers to "a scheme would have to have significantly less height and massing along the "north-western edge of the site in particular."
- Paragraph 700 refers to: "...a scheme would have to have significantly less height and massing along the "north-western edge of the site in particular."

We therefore request that this is clarified and references in the report to the "north-western" edge of the site in paragraphs 8 and 700 are amended to refer to the "north-eastern" edge of the site.

- 2. Paragraphs 352, 354, 363, 696 of the report refer to "Phoenix Place". This should be amended to read Phoenix "Street."
- 3. Paragraph 352 refers to Phoenix [Place] being "flanked by listed arches to the North..." This is incorrect, as the arches immediately adjacent to the north of Phoenix Street are not listed.
- 4. Paragraph 699 refers to the "cumulative harm to heritage assets could outweigh the potential public benefits of the scheme." Paragraph 700 then acknowledges that the proposal delivers public benefits "but in a way that causes unacceptable and avoidable harm in respect of daylight/ sunlight impacts." There appears to be a contradiction between these two paragraphs. In the context of paragraph 700, we believe paragraph 699 should be re-worded as follows, "The potential public benefits of the scheme could outweigh the cumulative harm to heritage assets."

We consider that the above points are important and would be grateful to receive confirmation at your earliest opportunity that the above comments will be addressed and published in an Erratum to the Hearing report.

Yours faithfully

DP9 Ltd.

CC: Matt Christie:

**GLA** 

Colin Wilson:

GLA

Justin Carr:

GLA

Jon Weston:

Bishopsgate Goodsyard Regeneration Limited

Tony Coughlan:

Bishopsgate Goodsyard Regeneration Limited

11 April 2016



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Dear Sirs

BISHOPSGATE GOODSYARD GREATER LONDON AUTHORITY REFS. D&P/1200c&d/04 LONDON BOROUGHS OF TOWER HAMLETS (REFS. PA/14/02011 PA/14/02096) AND HACKNEY (REFS. 2014/2425 and 2014/2427)

We write in regard to the above site for which the Mayor of London is acting as the local planning authority for the purposes of determining the above planning applications and associated applications for listed building consent.

We have reviewed the Hearing report published on 8<sup>th</sup> April 2016 and set out below two points in the report where we request clarification.

- 1. Paragraph 701 refers to the need for "a more comprehensive scheme redesign is required". In light of the comments raised in the report with regard to the need to revise the north-eastern edge of the site, clarification is requested that only a "comprehensive scheme redesign" of the north-eastern part of the site is required.
- 2. Confirmation is requested that in respect of the listed building consent application submitted to LB Hackney, the only issue relates to the proposed demolition of the listed wall to the south of the Oriel (B2) and no other issue.

We trust that this is acceptable and would be grateful to receive confirmation at your earliest opportunity that the above comments will be clarified an Addendum to the Hearing report.

Yours faithfully

DP9 Ltd.



Matt Christie: CC:

GLA

Colin Wilson:

GLA

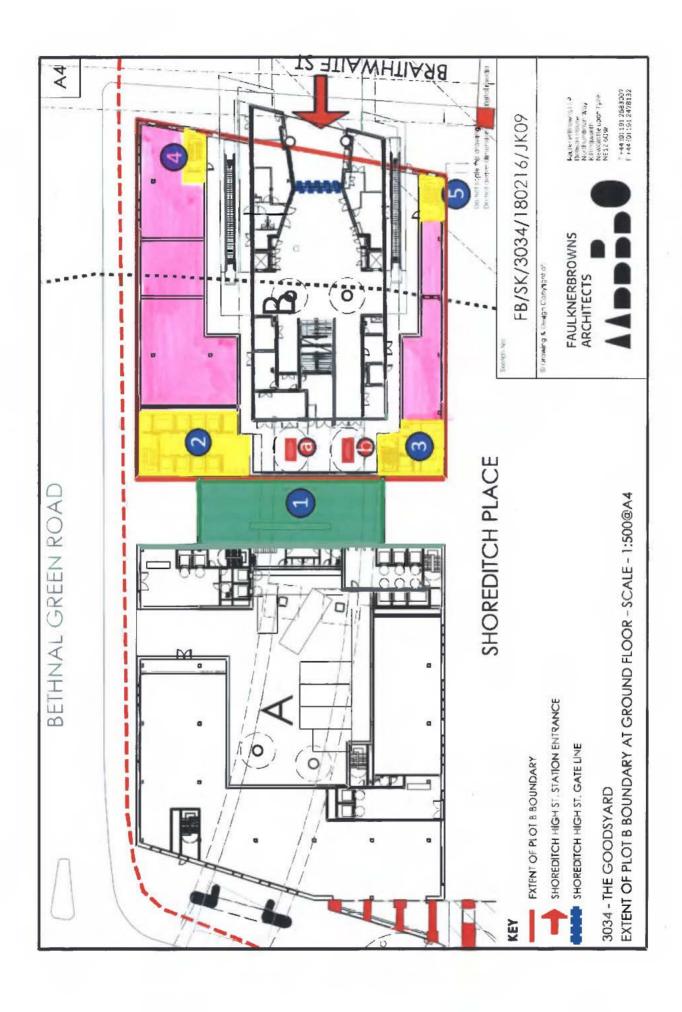
Justin Carr:

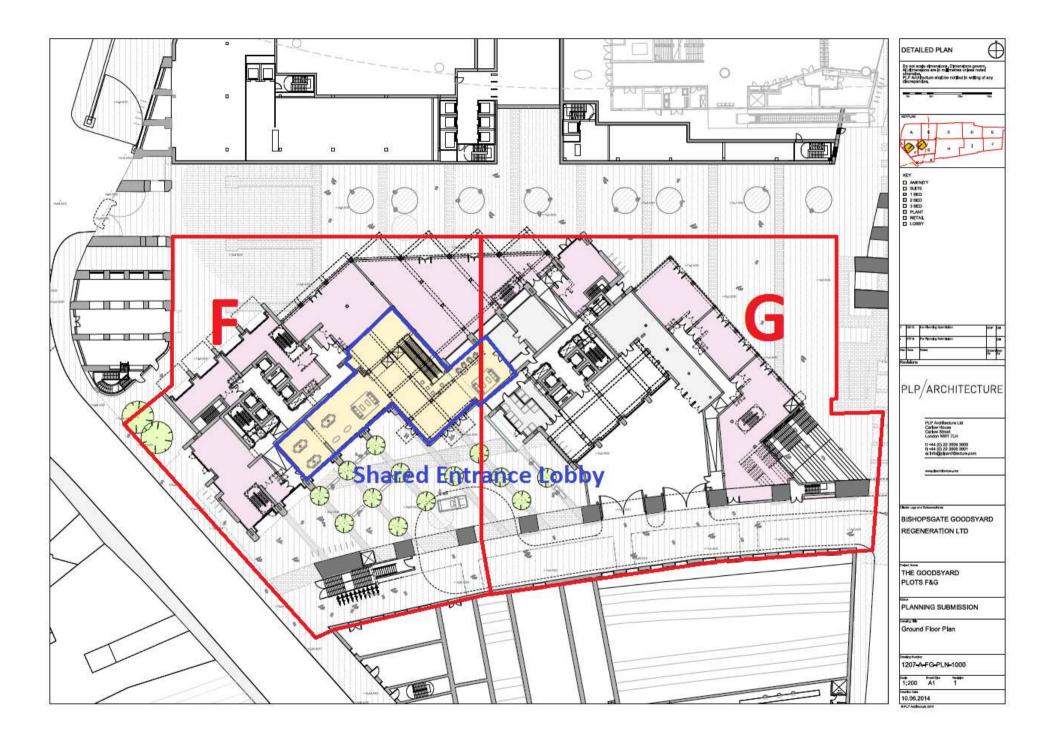
GLA

Jon Weston:

Bishopsgate Goodsyard Regeneration Limited Bishopsgate Goodsyard Regeneration Limited

Tony Coughlan:







141 DARL AH OU-SIK

### **DRAFT Amended Affordable Housing Offer**

### **Revised Offer**

- Bringing forward Affordable Housing
- Ensuring early deliver of on-site Affordable Housing
- Providing a large percentage of Social Rented within Phase 1
- Earlier deliver of the PiL for Hackney
- Providing a significant percentage of larger family units in Tower Hamlets LETH ROLL VARIATION

(ad)

Phase 1 to now include Plot E

Rec-22 Assessed.

NOW MIT SR IN DIE.

- BI OFFICE SPACE DR. EMPLIAR

Whoers THIS PHAGING.

- Plot E to be delivered with 100% affordable with a maximum of 60% Social Rent by Habitable Room
- Intermediate moved from Plot C into E and D
- Plot E delivered on occupation of 50% of private for sale units in LBTH
- Whilst in outline, based on our mix for plot E;
  - o Total Social Rent Units/Hab Rooms in Phase 1
    - 254 Social Rent HRs = 20% of Total HRs in P1
    - Previously 0 Social Rent HRs = 0% of Total HRs in P1
  - o Total Intermediate Units/ Hab Rooms in Phase 1
    - 158 INT HRs = 12% of Total HRs in P1
    - Previously 28 INT HRs = 3% of Total HRs in P1
  - Total AH Hab Rooms in Phase 1
    - 412 AH HRs = 32% of Total HRs in P1
    - Previously 28 AH HRs = 3% of Total HRs in P1
- Plot D delivers the balance of all private/affordable units
- Unit mix remains unchanged across the scheme
- ES remains unchanged as this phasing scenario has been tested
- PiL for the ideas store reduced to £2m. Payable on occupation of the first retail unit it Plot
  H The £3.8m "cost" of the ideas store is the 30 year income which the scheme cannot
  facilitate

  TRUCK For LBH WARNED TO RESULT THE.

Phase 3 PiL

PiL adjusted to the following triggers

o 50% on occupation of 50% of F

o 50% on 50% occupation of G

o CIL is payable on commencement, (equivalent to 10% affordable housing ₽ISM payment).

 Phase isn't deliverable with any further additional upfront costs – in terms of viability but also funding constraints

 Affordable workspace and employment generating spaces is delivered in advance of any private residential

## **BISHOPSGATE GOODS YARD**

# SELECTED HISTORIC LBTH EMPLOYMENT SECTION 106 OBLIGATIONS

(paragraph 1.2(a) of ler and implement any oceed on agreed basis se exclusively to local et of 20 per cent local
ler and implement any oceed on agreed basis se exclusively to local
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luring construction and
rtise a minimum of 20 for at least two weeks apployment is achieved
ne construction phase

Date of grant	Scheme	Proposed obligations in committee report	Main obligations secured in section 106 agreement
	retail and office space	20 per cent Local Labour in Construction)	Non-financial (schedule 7)
		Provision of apprenticeships	Provide an average of nine local apprenticeships per year during construction (paragraph 1.1), up to the value of the construction phase contribution (i.e. £301,873) (paragraph 1.3).
			Advertise a minimum of twenty per cent of non-technical jobs exclusively to local residents for at least two weeks (paragraph 2.2).
			Use reasonable endeavours to ensure that a target of 20 per cent of local employment is achieved (paragraph 2.3).
			Use reasonable endeavours to ensure that twenty per cent of the value of all contracts is procured from local companies/suppliers (paragraph 3.2).
24 December 2014	Wood Wharf	<u>Financial</u>	<u>Financial</u>
	PA/13/02966 (outline)	£4,244,363.60 towards enterprise and employment	Construction phase: £1,898,732
	Buildings comprising residential units, hotel, business floorspace,	Non-financial	End user phase: a contribution to be determined in accordance with the Planning Obligations SPD
	retail and other uses	Enterprise, employment, apprentice, training and end	Non-financial (schedule 2)
		user engagement strategy (seek to achieve 20 per cent Local Procurement, 20 per cent Local Labour in Construction and 20 per cent end phase local jobs)	Submit employment and training strategy and use reasonable endeavours to agree (paragraph 3.2).
		Construction and 20 per cent end phase local jobs)	Advertise at least 20 per cent of non-technical jobs for construction phase and end user phase exclusively to local residents for at least two weeks (paragraph 4.1).
			Use reasonable endeavours to achieve targets of 20 per cent local procurement and 20 per cent local employment for construction and end user phases (paragraph 4.2).
			Use reasonable endeavours to achieve targets of 10 apprenticeships for each year of construction with a minimum of 125 over the full construction period, 68 apprenticeships for the end user phase and 50 one-to-two-week work experience placements each year for 15 years (paragraph 4.3).
26 March 2014	Former News International Site,	<u>Financial</u>	<u>Financial</u>
	1 Virginia Street	£665,052 towards employment, skills, training and	£665,052 (paragraph 2 of schedule 7).
	PA/13/01276 (hybrid)	enterprise	Non-financial (schedule 7)
	Outline: mixed-use development	Non-financial	
	comprising a maximum of 221,924 sq m (GEA) floorspace for	Access to employment (20 per cent Local Procurement,	Reasonable endeavours to ensure 20 per cent of total value of contracts is procured from local companies/suppliers (paragraph 4.2).
	residential, business, retail and other uses	20 per cent Local Labour in Construction, 20 per cent end phase local jobs)	Advertise a minimum of 20 per cent of non-technical jobs for each plot during construction and end use exclusively to local residents for at least two weeks (paragraphs 5.2 and 6.2).
	Detailed: 82,596 sq m (GEA) floorspace in five buildings for residential, office and other uses	Apprenticeships during construction and end-user phase	Reasonable endeavours to ensure that a target of 20 per cent employment of local residents during construction and end use is achieved for each plot (paragraphs 5.3 and 6.3).
	(Section 73 permission granted on 12 January 2015)		Provide a minimum of 65 local apprenticeships during construction (paragraph 7.1).
Cited by the JV			
19 February 2015	Arrowhead Quay	Financial contribution not sought as "financial	Non-financial (schedule 6)
-		contributions for training and other uses were received in	Participate in Access to Employment initiatives and set up working group to consider and implement any

Date of grant	Scheme	Proposed obligations in committee report	Main obligations secured in section 106 agreement
	PA/12/03315 (full)  Two buildings to provide 756 residential units, ancillary uses and retail uses	site and it is not considered reasonable to seek further contributions" (paragraph 8.14 of the committee report).  £5,871,372 was received under the extant permission as a Millennium Quarter Contribution (paragraph 26.8), part of which was spent on training (paragraph 26.10).  Non-financial  20 apprenticeships  Access to employment (20 per cent Local Procurement, 20 per cent Local Labour in Construction, 20 per cent end	exclusively to local residents for at least two weeks (paragraphs 8 and 11).  Use reasonable endeavours to ensure 20 per cent local employment for construction phase and end user phase (paragraphs 8 and 12).  Use reasonable endeavours to ensure 20 per cent local procurement (paragraph 15).
appeal)	Huntingdon Industrial Estate  PA/13/01638 (full)  APP/E5900/A/14/2225592  Mixed-use development comprising 78 residential units and other uses	enterprise  LBTH note that a financial contribution was still sought on appeal and suggest: "The Council had commented that since it was anticipated that the Councils CIL would be adopted in April 2015, a possible consequence would be that some contributions would fall away. The state of change regarding the adoption of CIL could explain why the employment contributions were not referred to in the inspector's decision to grant the consents."  Non-financial  Access to employment (20 per cent Local Procurement, 20 per cent Local Labour in Construction, 20 per cent end phase local jobs)	Advertise a minimum of 20 per cent of non-technical jobs for construction phase and end-user phase exclusively to local residents for at least two weeks (paragraphs 8 and 11).  Use reasonable endeavours to ensure 20 per cent local employment for construction phase and end-user phase (paragraphs 8 and 12).  Use reasonable endeavours to ensure 20 per cent local procurement (paragraph 15).
5 August 2015 (on appeal)	PA/13/01637 (full)  APP/E5900/A/14/2225590  34 residential dwellings, restaurant and flexible commercial and community space	enterprise  LBTH note that a financial contribution was still sought on	Advertise a minimum of 20 per cent of non-technical jobs for construction phase and end-user phase exclusively to local residents for at least two weeks (paragraphs 8 and 11).  Use reasonable endeavours to ensure 20 per cent local employment for construction phase and end-user phase (paragraphs 8 and 12).  Use reasonable endeavours to ensure 20 per cent local procurement (paragraph 15).