

Paul Robinson

From: Matt Christie
Sent: 07 March 2016 15:00
To: 'Julian Shirley'
Cc: 'Jonathon Weston'; 'COUGHLAN, Tony'; Colin Wilson; Stewart Murray; Esther Thornton
Subject: RE: BGY- Daylight/ Sunlight

Hi Julian,

At the moment we have two slots blocked, with rooms-

1100-1300
1630-1730

I am still waiting for Colin to confirm which slots work best for him before getting back to you.

I should re-iterate that this meeting can only go ahead if we receive the information outlined in my email of 2 March 2016, by COB tomorrow. This will give GVA time to analyse and inform us in good time. As things stand GVA have not received anything other than requests for additional meetings to discuss "further research" with GIA. I have discussed this with GVA and although they understand GIAs last stated summary position, the context to the summary is incomplete without this information. They cannot therefore commit to further meetings until the information is received. Can you please liaise with GIA to ensure that they focus on providing this before sending any new information, alternative analysis or further requests for meetings to GVA.

I am also concerned that GIA are introducing new research/ information at such a late stage. Not only does this beg the question "why not earlier?" but sounds like it could raise Reg22 issues and necessitate a further consultation. At the very least it will surely raise challenges on that basis should it prove to be so pertinent to the decision. Could you please seek an expert opinion and confirm whether or not the JV believe this is the case.

Many thanks

Matt Christie | Senior Strategic Planner and Urban Designer | Development & Projects

Greater London Authority | City Hall, The Queen's Walk, More London Riverside, London SE1 2AA

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From: Julian Shirley [mailto:[REDACTED]@dp9.co.uk]
Sent: 07 March 2016 12:59
To: Matt Christie
Cc: Jonathon Weston; COUGHLAN, Tony
Subject: RE: BGY- Daylight/ Sunlight

Hi Matt

Further to below, is there any news on the time etc. for the meeting on Friday?

Thanks
Regards

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telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

From: Matt Christie [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]
Sent: 03 March 2016 15:40
To: Julian Shirley <[\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)>
Cc: Jim Pool <[\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)>; Colin Wilson <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; Stewart Murray
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 <[\[REDACTED\]@hammerson.com](mailto:[REDACTED]@hammerson.com)>; 'Jonathon Weston ([REDACTED]@ballymoregroup.com)'
 <[\[REDACTED\]@ballymoregroup.com](mailto:[REDACTED]@ballymoregroup.com)>
Subject: RE: BGY- Daylight/ Sunlight

With reference to the below email and my meeting with yourself, Tony and Jon yesterday afternoon. I'm currently scoping room and personnel availability at City Hall for the potential follow-up meeting. In order for this to happen next Friday GIA need to have responded as outlined by Tuesday 8 March. Have you had a chance to speak to GIA yet and have they confirmed that they can respond by next Tuesday?

From: Matt Christie
Sent: 02 March 2016 15:37
To: 'Julian Shirley'
Cc: [REDACTED] dp9.co.uk; Colin Wilson; Stewart Murray; [REDACTED] [REDACTED] hammerson.com; Jonathon Weston ([REDACTED] ballymoregroup.com)
Subject: BGY- Daylight/ Sunlight

As promised, Ian has now had time to go through the summary document produced by GIA, setting out their reasoning as to the acceptability of impact on light for those buildings highlighted in the DPR rebuttal document. GIA have used many and differing mitigation reasons for each building and relating these to the actual figures within the tables of results is problematic. The approach adopted by GIA therefore makes assessment of the impacts difficult, which in turn makes it difficult for GVA to accurately advise the GLA in a timely fashion.

1. Building by building list the number of habitable rooms tested and how many of these see a more than 20% reduction in VSC
2. Building by building then list the total number of rooms that will remain above 15% VSC
3. Building by building where rooms are left below 15% how many would pass the ADF test and be left with a daylight distribution contour of over 70% of room area.
4. If there are ADF levels already below standard then how many rooms fall into that category and how many see a more than 20% reduction in ADF

To speed matters up this should be listed as clearly and consistently as possible. Furthermore, in order to gauge the cumulative impact it would be useful to show the number of windows tested, and the number of windows falling below 15% VSC.

Once the new report is available, we estimate that it will take GVA three days to digest and report back to the GLA. Should GIA be able to turn this around and provide the report by Tuesday 8 March, then we could then meet on Friday 11 March. Please let me know if this is possible, once GIA have had time to assess. If so, please let me know and I'll scope availability at the GLA.

Thanks

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Paul Robinson

From: Matt Christie
Sent: 29 February 2016 11:49
To: 'Julian Shirley'
Cc: 'Jim Pool'
Subject: RE: BGY- Daylight/ sunlight

Julian,

Thanks for this. I have now passed it to the TfL Legal Team for consideration.

FYI- I also received a letter from Andrew Wiseman at Telford Homes this morning, confirming the existence of this agreement. Am I right in assuming that you have been in touch with Andrew, to ask him to send me this?

Matt

From: Julian Shirley [[mailto:\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)]
Sent: 29 February 2016 11:20
To: Matt Christie
Cc: Jim Pool
Subject: RE: BGY- Daylight/ sunlight

Matt

Please see attached a copy of the agreement between the JV and Telford Homes.
Also attached, for information, is a one page summary setting out the timing for when the Telford Homes planning application was determined by LBTH with reference to the discussions at the time for The Goods Yard.

Regards

Julian Shirley

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From: Matt Christie [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]
Sent: 26 February 2016 15:36
To: Julian Shirley <[REDACTED]@dp9.co.uk>
Cc: Jim Pool <[REDACTED]@dp9.co.uk>
Subject: BGY- Daylight/ sunlight

Julian,

In the interest of moving things along as fast as possible, I am anticipating the questions Ian will likely have on his return from France. He will need to see a copy of the agreement GIA mention, between the JV and Telford Homes. Could you please forward a copy of that agreement to me so that I can get a legal view on it and have that ready for when Ian returns?

Thanks

Matt Christie | Senior Strategic Planner and Urban Designer | Development & Projects

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Paul Robinson

From: [REDACTED]
Sent: 26 February 2016 10:18
To: Matt Christie
Subject: FW: Goodsyrd Meeting Friday

Jim's email of 19 Feb

[REDACTED]

[REDACTED]
Senior Personal Assistant
Development, Enterprise and Environment
[GREATERLONDONAUTHORITY](#)
Tel: 020 7983 [REDACTED] (DDI office)

From: Jim Pool [mailto:[REDACTED]@dp9.co.uk]
Sent: 19 February 2016 17:48
To: [REDACTED]
Cc: Stewart Murray
Subject: Re: Goodsyrd Meeting Friday

[REDACTED]

We discussed with Stewart arranging a follow up meeting on Bishopsgate Goodsyrd for the week after next (w/c 29 Feb). We are keen for Stewart to attend if at all possible, and with that in mind I wonder whether you would be able to share his availability for that week?

All the best

Jim

From: Jim Pool
Sent: Thursday, 18 February 2016 21:05
To: [REDACTED]
Subject: Re: Goodsyrd Meeting Friday

[REDACTED]

The attendees from our side will be:

Jon Weston and John Mulryan from Ballymore
Tony Coughlan from Hammerson
Jim Pool and Julian Shirley from DP9

Regards

Jim

From: [REDACTED]
Sent: Thursday, 18 February 2016 13:44
To: Jim Pool
Subject: RE: Goodsyrd Meeting Friday

Stewart Murray and Matt Christie and possibly one other tbc. The room holds eight maximum so three from our side and max five from your side.

Please let me have names of attendees so I can inform reception

Thanks

[REDACTED]
Senior Personal Assistant
Development, Enterprise and Environment
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Tel: 020 7983 [REDACTED] (DDI office)

From: Jim Pool [[mailto:\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)]
Sent: 18 February 2016 13:42
To: [REDACTED]
Subject: Re: Goodsyrd Meeting Friday

Excellent thank you. Who will be attending from the GLA?

When you say 8 maximum are you including your team?

Sorry for all the questions!

From: [REDACTED]
Sent: Thursday, 18 February 2016 13:25
To: Jim Pool
Subject: RE: Goodsyrd Meeting Friday

Jim

We have managed to source a small room for 3pm-4pm here – eight people maximum. Stewart has said 3pm is fine. Can you please confirm this is ok and let me have attendee names.

Thanks

[REDACTED]
Senior Personal Assistant
Development, Enterprise and Environment
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Tel: 020 7983 [REDACTED] (DDI office)

From: Jim Pool [[mailto:\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)]
Sent: 18 February 2016 12:01

To: [REDACTED]
Subject: Re: Goodsyrd Meeting Friday

Ideally we would like 3pm please just so the right people can attend from our side.

From: [REDACTED]
Sent: Thursday, 18 February 2016 11:52
To: Jim Pool
Subject: RE: Goodsyrd Meeting Friday

Yes, I've sent you another email. Matt organised a meeting with Stewart – we have a room – 4.6.W at 2pm here. Can you make that?

Thanks

[REDACTED]
Senior Personal Assistant
Development, Enterprise and Environment
[GREATERLONDONAUTHORITY](#)
Tel: 020 7983 [REDACTED] (DDI office)

From: Jim Pool [[mailto:\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)]
Sent: 18 February 2016 11:40
To: [REDACTED]
Subject: Re: Goodsyrd Meeting Friday

Ok. The urgent meeting could potentially be us.

From: [REDACTED]
Sent: Thursday, 18 February 2016 11:19
To: Jim Pool
Subject: RE: Goodsyrd Meeting Friday

Jim

I will need to speak to Stewart when he's back this afternoon. He has an urgent meeting tomorrow at 2pm tomorrow and needs to clear Mayoral papers. I will revert back to you this afternoon.

Thanks

[REDACTED]
Senior Personal Assistant
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Tel: 020 7983 [REDACTED] (DDI office)

From: Jim Pool [[mailto:\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)]
Sent: 18 February 2016 09:25
To: [REDACTED]
Cc: Julian Shirley
Subject: Goodsyrd Meeting Friday

[REDACTED]

I have been trying to set up a meeting with Stewart for Friday afternoon. I think that we are agreed on 3pm but need to confirm with you. We are happy to come to yours or meet elsewhere. One suggestion is Gordon Ingram's office at Waterloo. I look forward to hearing from you.

Jim

Paul Robinson

From: Matt Christie
Sent: 24 February 2016 10:06
To: 'Jonathon Weston'
Cc: 'Julian Shirley'; 'COUGHLAN, Tony'
Subject: RE: The Goodsyrd - Design Evolution

Jon,

I can see the rationale for this, and it is a useful suggestion but I think that it will be difficult to fit in alongside all of the other tasks and meetings that we are currently trying to organise. I will discuss with colleagues, have a look at diaries etc and get back to you.

Thanks

Matt

From: Jonathon Weston [[mailto:\[REDACTED\]@ballymoregroup.com](mailto:[REDACTED]@ballymoregroup.com)]
Sent: 23 February 2016 21:37
To: Matt Christie
Cc: Julian Shirley; COUGHLAN, Tony
Subject: The Goodsyrd - Design Evolution

Matt

Further to recent meetings, and reflecting on comments raised, the JV believe it would be worthwhile PLP taking you (and colleagues) through the evolution of the Goodsyrd masterplan with specific focus on the residential buildings to the east of Braithwaite Street.

There is a lot of history and detailed work into how the design team, in connection with the GLA, Boroughs and consultation feedback have developed this part of the site that I believe will be of benefit.

We'd propose holding the meeting at PLP's office next week if that is suitable?

Can you revert with possible dates and times? I'd suggest a couple of hours

Jon

Jonathon Weston
Projects Director

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Paul Robinson

From: Matt Christie
Sent: 22 February 2016 17:22
To: 'Jonathon Weston'
Cc: [REDACTED]@hammerson.com; 'Julian Shirley'; 'Dutch, Claire'; 'Wood, David'; Esther Thornton
Subject: RE: The Goodsyrd - Further amendments to CiL/s106 payments and delivery triggers

Jon,

Thanks for confirming your revised position on behalf of the JV. I'll get back if I have any questions.

With regards the outstanding heritage issue, this is connected to the listed building application 2014/2427. LB Hackney listed the following as a reason for refusal:

The detailed proposals for the listed Oriel Gate and associated structures result in direct and substantial harm to the designated heritage asset. It is considered that the development goals could be achieved without the harm caused. The proposed development is considered contrary to Policy CS 25 of the Hackney Core Strategy 2010 and DM28 of the Hackney Development Management Local Plan 2015. The proposed development is considered contrary to BG9 of the Bishopsgate Goods Yard IPG 2010

The Officer's Report is available at this link:

<http://mginternet.hackney.gov.uk/documents/s46507/Goods%20Yard%20Com%20Report.pdf>

In the Officer's Report, the following parts are most relevant:

- Para 4.81.1, page 36 conservation
- Para 4.10.1, page 45 design
- Para 6.5
- Paras 6.7 design
- Para 8, page 86, recommendations

LB Tower Hamlets advised that the Mayor should determine their LB consent as he sees fit, and suggested conditions.

As you will see from reading the relevant paras, it's a little confusing and unclear as to whether Hackney object or not. They seem quite definitive on some elements- specific treatment of the Oriel gate, bringing the phasing forward and being specific about designs for the shop fronts, but less clear on this issue of listing. I am looking at this with our heritage advisor (who may need a conversation with Kevin Murphy) and will revert when we have a GLA view.

Thanks

Matt

From: Jonathon Weston [mailto:[REDACTED]@ballymoregroup.com]
Sent: 22 February 2016 15:14
To: Matt Christie
Cc: [REDACTED]@hammerson.com; Julian Shirley; Dutch, Claire; Wood, David

Subject: The Goodsyard - Further amendments to CiL/s106 payments and delivery triggers
Importance: High

Matt

Further to the meeting last week at which the JV set out its revised position in the context of the above, I confirm the following on behalf of the JV;

1. 12 Intermediate Affordable Housing Units in plot C – Agreed
2. Phase 1 of the Park (plot H) delivered prior to occupation of plot C – Agreed
3. Full employment contribution (as requested in the Borough Committee report) – Not Agreed – No substantiation/supporting information provided by either Borough. JV position remains
4. Additional LBTH highways improvements in addition to the Bethnal Green Road Crossing – Not Agreed – No substantiation/supporting information provided to support the request
5. Payment of PiL – 100% on Commencement (50% for each building)– Not Agreed – JV propose 50% payable by each building on commencement of each buildings superstructure above podium level (above Level 2 +27m AOD)
6. With regard to point 2 – the JV also confirm that they will except the same trigger for the park in phase 4 – i.e. delivered prior to occupation of plot D

Should you have any questions please let me know.

On a linked point, please can you circulate correspondence relating to the heritage issues raised by LBH in order for the JV to be able to respond fully to any issues raised.

Regards

Jon

Jonathon Weston
Projects Director

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Paul Robinson

From: Matt Christie
Sent: 01 February 2016 17:03
To: 'Julian Shirley'
Cc: 'Jonathon Weston'; 'COUGHLAN, Tony'
Subject: RE: PPA
Attachments: BGGY_PPA_draft_01_Feb_2016.doc

Julian,

We have now reviewed and made (hopefully) final track changes to the PPA- attached. I've inserted comments to explain our thinking where changes have been made.

Please review this and let me know whether you think it is ready for signing yet. Perhaps we could discuss any issues on Wednesday, if you get a chance to review by then?

Thanks

Matt

-----Original Message-----

From: Julian Shirley [mailto: [REDACTED]@dp9.co.uk]
Sent: 07 January 2016 15:06
To: Matt Christie
Cc: Jonathon Weston; COUGHLAN, Tony
Subject: RE: PPA

Ok, thanks Matt. That sounds fine.

Julian Shirley

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-----Original Message-----

From: Matt Christie [mailto: [REDACTED]@london.gov.uk]
Sent: 07 January 2016 12:58
To: Julian Shirley < [REDACTED]@dp9.co.uk>
Cc: Jonathon Weston < [REDACTED]@ballymoregroup.com>; COUGHLAN, Tony < [REDACTED]@hammerson.com>
Subject: RE: PPA

Julian,

Thanks for this. I've had a quick scan through and all seems pretty straight forward- where you've asked questions I'll run through our thinking tomorrow. Once I've done that and hopefully we are all ok with it, I'll send it to our lawyers for another review then hopefully we'll get a finalised document to sign.

Speak tomorrow

Matt

From: Julian Shirley [redacted] dp9.co.uk]
Sent: 07 January 2016 11:47
To: Matt Christie
Cc: Jonathon Weston; COUGHLAN, Tony
Subject: RE: PPA

Matt

Further to your email below with a draft PPA, we have reviewed at this end. Please see attached a revised version with some track changes.

Please let us know if you have any comments etc.

Regards
Julian

Julian Shirley

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From: Matt Christie [[mailto:\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)]
Sent: 18 December 2015 17:15
To: Julian Shirley <[redacted] dp9.co.uk>
Cc: Justin Carr <[redacted]@london.gov.uk>; Colin Wilson <[redacted]@london.gov.uk>
Subject: PPA

Julian,

Attached is the draft PPA I've been passing around the GLA for a month or so. I now have a full set of quotes and have instructed GVA, GE and LUC so the estimates in appendix C are up to date. Could you please consider it at your end and let me have any tracks.

I'm around all next week if you need to discuss

Thanks

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Project Planning Performance Agreement

Land known as Bishopsgate Goodsynd

Project Planning Performance Agreement (“PPA”) between:

The Greater London Authority (GLA) of City Hall, Queen’s Walk, London SE1 2AA

and

Transport for London (TfL) of Windsor House 42-50- Victoria Street London SW1H 0TL

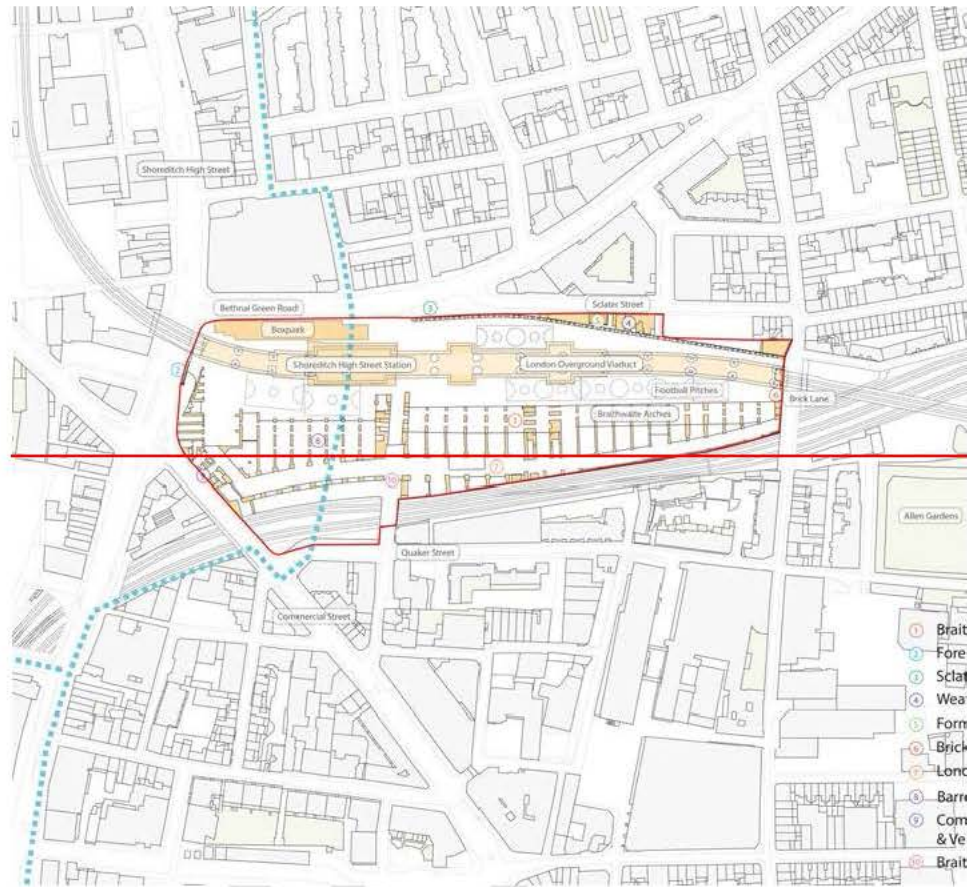
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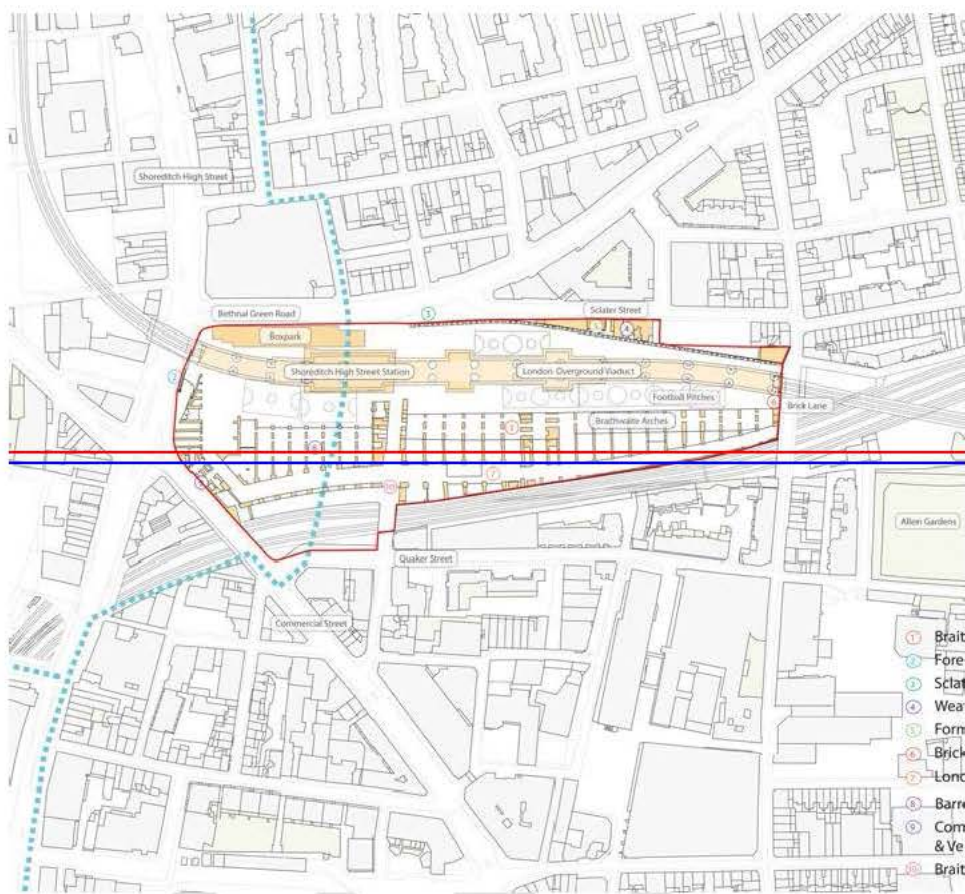
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~~Kings Place, 90 York way, London, N1 9GE~~

Together the “Parties”

| Dated: ~~February~~ January 2016 (updated)

Site Plan:





Planning Performance Agreements

Excerpt from *Guidance Note: Implementing Planning Performance Agreements*, Department for Communities and Local Government.¹

"A Planning Performance Agreement, or 'PPA', is a framework agreed between a local planning authority and a planning applicant for the management of complex development proposals within the planning process. A PPA allows both the Applicant and the local planning authority to agree a project plan and programme which will include the appropriate resources necessary to determine the planning application to a firm timetable.

We have introduced PPAs to put in place a more effective mechanism for handling applications for large, complex development projects, unconstrained by the 13-week limit. It makes clear in advance what will be required of each party for the effective and efficient processing of the application. It allows for early consideration of the impact of major development alongside engagement with the local community. This project management approach should encourage a transparent and more efficient process from which local planning authorities, Applicants and other stakeholders will benefit."

¹ Ministerial Foreword, *Guidance Note, Implementing Planning Performance Agreements*, (Department for Communities and Local Government, April 2008)

Contents:

1. Background and purpose
2. General principles
3. Planning policy context
4. Roles of parties / key stakeholders
5. Resources and liaison
6. Costs
7. Project programme
8. Agreement

Appendix A: Project programme

Appendix B: Work Pricing Schedule

Background and purpose

1.1 Name of applicant

The Applicant is Bishopsgate Goodsyrd Regeneration Limited.

1.2 The site

The site is 4.2 hectares in area and straddles the boundary between the London boroughs of Hackney and Tower Hamlets. It is surrounded by a number of neighbourhoods including Shoreditch, Brick Lane, Spitalfields and sits within the City Fringe Opportunity Area.

The site was originally assembled in 1842 to be used as the London terminus of the Eastern Counties Railway Company for its Great Yarmouth/Norwich to London line. Owing to the need for bigger passenger terminus on this line, the larger, Liverpool Street Station was commissioned and the terminus moved there in 1879. The passenger building on the site was demolished and additional land around the station was acquired and developed into a purpose built goods yard. By 1882 the goods yard was in full operation catering for 1,600 carts in and out of the station daily and was the focus for receiving imported food from Europe. The building occupied much of the large site with the main elevation facing Shoreditch High Street measuring 680 ft long and 70 ft wide, and the frontage along Commercial Street measured 400 ft divided into 13 bays. A large fire destroyed the majority of the site in 1964 after which most was vacated.

The site has been predominately vacant since this time but has recently been partly occupied by temporary uses including football pitches and the 'Box Park' pop up shopping mall. In April 2010 Shoreditch High Street London Overground Station opened in the centre of the site providing orbital rail services between Highbury and Islington, New Cross, Clapham Junction, Crystal Palace and West Croydon. The station entrance is on Braithwaite Street which runs north/south through the site. The line was 'boxed' in to allow for building over as part of the development (and this was funded by the Applicant).

The site is bound by Shoreditch High Street and Commercial Street to the west, which are busy main roads with shops and commercial uses. To the south of the site lie the railway lines into Liverpool Street and the City of London. The area along Norton Folgate and Bishopsgate is characterised by large scale office buildings. Planning permission has been given for tall buildings at Principal Place on Norton Folgate and 'The Stage' on Curtain Road, a tall building on the Majestic Wine Warehouse site on Shoreditch High Street and together with the existing Broadgate Tower these create a cluster of tall buildings along this route, the subject site is identified as part of this tall buildings cluster in the draft City Fringe OAPF (2008) (and the adopted 2015 City Fringe OAPF). Brick Lane bounds this area to the east of the site which contains a vibrant mix of small shops, popular bars and restaurants with some residential at upper levels.

Bethnal Green Road is to the north and contains a mix of former warehouse buildings converted into new uses, the new 25 storey 'Avant Garde' residential building, small scale industrial estates and small retail units. Planning permission has also been granted for the redevelopment of the Huntingdon Industrial Estate. Beyond this to the north is the Grade II listed Boundary Estate which is a 1900s LCC residential development with streets focused on the green space at Arnold Circus.

There are a number of infrastructure constraints that affect the site including the Central Line and a BT communications tunnel which sit 17 metres and 28 metres below ground respectively which run across the site and the London Overground line runs above ground through the site at an elevated level which has been boxed in as outlined

above. To the south of the site are the 6 existing Network Rail suburban train lines and an additional area safeguarded for two future tracks for this service (eight-tracking).

There are a number of historic structures within the site which include the Grade II listed Braithwaite Viaduct and the gates, walls and Oriel Gateway on the Bishopsgate frontage. These are currently on English Heritage's 'Heritage at Risk Register'. Other original features of the Goods Yard also remain, including the boundary wall on Sclater Street, parts of original boundary walls to the south and east and viaduct structures to the south and west of Braithwaite Viaduct containing coal stores, the hydraulic accumulator, rails and a single turntable. There are a number of listed structures around the site. The north east corner of the site is within the Brick Lane and Fournier Street Conservation Area which wraps around the site to the south. To the south west of the site lies the Elder Street Conservation Area, to the north west is the South Shoreditch Conservation Area and to the north is the Redchurch Conservation Area and the Boundary Estate Conservation Area beyond.

The site also lies within the background of the protected strategic views within the London View Management Framework. These are the designated panorama from Westminster to St Paul's Cathedral (8A.1) and King Henry VIII's Mound, Richmond to St Paul's Cathedral (9A.1).

The site is well served by public transport and has a transport accessibility level (PTAL) of 6b to 5 across the site (on a scale of 1-6b where 6b is excellent).

1.3 Description of development

The site straddles the boundary between the London boroughs of Hackney and Tower Hamlets and therefore is the subject of two identical planning applications. The applications 2014/2425 (Hackney) and PA/14/02011 (Tower Hamlets) are for OUTLINE permission for comprehensive mixed use redevelopment of the site comprising:

- Residential (Class C3) comprising up to 1,356 residential units;
- Business Use (Class B1) – up to 65,859 sqm (GIA);
- Retail, financial and professional services, restaurants and cafes and hot food takeaways (Class A1, A2, A3 and A5) – up to 17,499 sqm (GIA) of which only 2,184 m² (GIA) can be used as Class A5;
- Non-residential Institutions (Class D1) – up to 495 sqm (GIA);
- Assembly and Leisure (Class D2) – up to 661 sqm (GIA);
- Public conveniences (sui generis) – up to 36 sqm (GIA);
- Ancillary and plant space – up to 30,896 sqm (GIA);
- Basement – up to 8,629 sqm (GIA);
- Formation of new pedestrian and vehicular access and means of access and circulation within the site; and
- Provision of 22,642 sqm of new public open space and landscaping.

The application proposes a total of 12 buildings that range in height, with the highest being 177.6 m AOD and the lowest being 23.6 m AOD.

With all matters reserved save that FULL DETAILS are submitted for alterations to and the partial removal of existing structures on the site and the erection of three buildings for residential (Class C3), namely Plot C (ground level, plus 26-30 storeys, plus plant); Plot F (ground level, plus 46 storeys, plus plant); Plot G (ground level, plus 38 storeys, plus plant) comprising up to 940 of the total residential units; and retail and food and drink uses (A1, A2, A3, A5); and use of the ground and basement levels of the Braithwaite Viaduct for retail and food and drink / community uses (A1, A2, A3, A5/D1). Works to and use of the Oriel and adjoining structures for retail and food and drink uses (A1, A2, A3, A5).

There are also two connected applications for listed building consent. These are as follows:
2014/2427 (Hackney)

Restoration and repair of existing Grade II listed oriel and gates and adjoining historic structures to provide principal western pedestrian gateway into associated development and to accommodate proposed Class A1/A2/A3/A5 retail use into a number of the existing arches at ground floor. Part removal of a section of adjoining unlisted structures proposed to provide public realm and pedestrian access into the site.

PA/14/02096 (Tower Hamlets)

Restoration and repair of the Grade II listed Braithwaite Viaduct and adjoining structures for Class A1/A2/A3/A5/D1 uses at ground and basement levels. Structural interventions proposed to stabilise the London Road structure, removal of sections of London Road roof to create openings over proposed new public squares; formation of new shop front openings, installation of new means of public access up to park level. Part removal of adjoining unlisted wall on Brick Lane to provide improved public realm and pedestrian access into the site.

1.4 This Agreement

On 23 September 2015 pursuant to section 2A of the Town and County Planning Act 1990 (as amended) the Mayor directed that he would act as the local planning authority for the purpose of determining the applications and any connected application. (GLA Reference Number: D&P/1200b&c/03). The GLA is a body established by the Greater London Authority Act 1999 (as amended) and is acting as local planning authority for the purposes of determining the applications.

The scale and nature of the proposal meets the Greater London Authority's threshold for referable applications and which requires an Environmental Impact Assessment. Government Guidance therefore recognises the scheme as a large scale major application where Planning Performance Agreements are encouraged.

This PPA is an agreement between the GLA, TfL and the Applicant to provide a project management framework for handling these major planning applications.

This framework is intended to improve and expedite the planning process by committing the parties to an agreed timetable containing "milestones" that make clear what level of resources are required and ensure that all key planning issues are properly considered.

The GLA enters into this PPA pursuant to its powers in section 93 of the Local Government Act 2003 and sections 30 and 34 of the Greater London Authority Act 1999 (as amended).

This PPA will not fetter the Mayor in exercising his statutory duties as local planning authority or prejudice the determination of the applications or any related applications or the impartiality of the Mayor.

Nothing in this PPA shall restrict or inhibit the Applicant from exercising the right of appeal under section 78 of the Town and Country Planning Act 1990 (as amended).

2. General principles

The objective of this PPA is one of co-operation and consistency throughout the negotiation and determination of these planning applications, to provide a degree of certainty for the intended outcomes and to improve the quality of the project and of the planning decision.

The GLA, TfL and the Applicant agree to be governed at all times by the following principles:

- Principle 1:** To work together as a team and in good faith, and to respect each others interests and confidentiality.
- Principle 2:** To commit and provide promptly information to support and manage the development control process, addressing any requests for clarification or information in a timely manner.
- Principle 3:** To be transparent and consistent at all times between all parties so that outcomes are anticipated, defined and understood.
- Principle 4:** To provide effective involvement and consultation with the surrounding community, statutory and other stakeholders, and any individual or group with a legitimate interest.
- Principle 5:** To reach agreement milestones, which will remain fixed unless reviewed and agreed otherwise.
- Principle 6:** To identify and involve specialist consultees and advisors where appropriate.

3. Planning policy context

The relevant plans and key guidance applicable to this development are:

3.1 Statutory Development Plan

- The London Plan (Consolidated with alterations since 2011);
- Tower Hamlets Core Strategy (2010);
- Hackney Core Strategy (2010);
- Hackney Development Management Local Plan (2015);
- Tower Hamlets Managing Development Document (2013);

3.2 Relevant emerging development plan policy

- Minor Alterations to the London Plan- Housing standards and parking standards (2015)

3.3 Relevant national, strategic and local planning policy and guidance

- National Planning Policy Framework (2012) associated Technical Guidance and National Planning Policy Guidance (2014).

3.4 Relevant strategic and local planning guidance

The following strategic and local guidance documents are of particular relevance to the proposals:

- Use of planning obligations in the funding of Crossrail, and the Mayoral CIL SPG (2013)
- Shaping neighbourhoods: play and informal recreation SPG (2012);
- Planning for equality and diversity in London SPG (2007);
- Control of Dust and Emissions during construction and demolition SPG (2014);
- London View Management Framework SPG (2012);
- Land for Industry and Transport SPG (2012);
- Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy SPG (Mayor of London, April 2012);
- Shaping neighbourhoods. Accessible London: achieving an inclusive environment (2014);
- Shaping Neighbourhoods: character and context SPG (2014);
- Sustainable design and construction SPG (2014);
- Housing SPG (2012);
- Bishopsgate Goodsynd Interim Planning Guidance (2010)
- Hackney Public Realm Strategy SPD (2012)
- Hackney Affordable Housing SPD (2005)
- Hackney Planning Contributions SPD (2015)
- South Shoreditch SPD (2006)
- Hackney Community Infrastructure Levy charging schedule (2015);

- South Shoreditch Conservation Area Appraisal (Hackney)
- Tower Hamlets Community Infrastructure Levy charging schedule (2015);
- Tower Hamlets Planning Obligations SPD (2012)
- Brick Lane and Fournier Street Conservation Area Appraisal and Management Guidelines (Tower Hamlets)

3.5 Relevant emerging planning guidance

- Social Infrastructure SPG (public consultation draft, May 2014);
- City Fringe Opportunity Area Planning Framework (December 2015);
- Tower Hamlets Affordable Housing SPD (public consultation draft 2013)

4. Roles of parties / key stakeholders

- 4.1 **The Greater London Authority (GLA)** is party to this PPA and will perform its statutory function as London's strategic planning authority, and, further to the Mayor of London's direction of 23 September 2015, the GLA is also performing the statutory function of the Local Planning Authority (pursuant to article 7 of the Town and Country Planning (Mayor of London) Order 2008) for the purposes of providing the Mayor with a planning assessment in order that he may fully consider the case and determine the Applicant's planning applications. The Applicant recognises that the GLA's statutory duties cannot be fettered.
- 4.2 **Transport for London (TfL)** is party to this PPA and will advise the GLA on transport matters. TfL will perform its statutory function as highway authority for the Transport for London Road Network (TLRN) and exercise its oversight role in respect of the Strategic Road Network (SRN). In this case, TfL will also provide advice to the Mayor in respect of strategic local highway issues. TfL is also charged with responsibility for managing and operating much of London's public transport including all buses and for the Cycle Superhighways and the Cycle Hire Scheme. The Applicant recognises that the TfL's statutory duties cannot be fettered.
- 4.3 **The Applicant** is party to this PPA, has made the planning applications. As part of this project management framework the Applicant undertakes to provide the GLA with the following:
- position statements on outstanding planning issues;
 - revisions/addendums to submitted material where necessary and agreed in conjunction with the GLA (in the interests of ensuring that the applications are acceptable in planning terms); and,
 - any other information or documentation that may assist the timely determination of the applications.
- 4.4 **London Borough of Hackney (LBH) and London Borough of Tower Hamlets (LBTH)** as the local Councils, are key stakeholders. LBH and LBTH are expected to assist the GLA in its role as the Local Planning Authority - through the provision of relevant information and/or documentation that the Councils may hold (and which has not already been made available to the GLA). LBH and LBTH are also invited by the GLA to participate ~~(if they wish to)~~ in a regular programme of progress meetings and technical sessions which are taking place on the applications. It should be noted that

LBH and LBTH will also be responsible for discharging and enforcing planning conditions attached to any respective planning permissions.

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5. **Resources and liaison**

5.1 **The project team**

The Project Team will comprise the GLA Team, the TfL Team and the Applicant's Team, as defined below. The Project Team may be expanded by agreement and will include additional representation as required for each technical session.

A Project Lead will be appointed by the GLA. The Project Lead will have a lead co-ordination role.

5.2 **The GLA team:**

Name	Position & role	Contact details
Matt Christie (GLA lead)	Senior Strategic Planner (Project Lead)	020 7983 [REDACTED] london.gov.uk
Justin Carr	Strategic Planning Manager (Development Decisions)	020 7983 [REDACTED] london.gov.uk
Colin Wilson	Senior Manager – Planning Decisions	020 7983 [REDACTED] london.gov.uk
Stewart Murray	Assistant Director – Planning	020 7983 [REDACTED] london.gov.uk
Trevor Goode/Charlie Reid, Ashurst	Lawyers advising on the section 106 agreement	[REDACTED] ashurst.com
Esther Thronton	Principal Lawyer – Property & Planning Legal	020 [REDACTED] tfl.gov.uk

5.3 **The TfL team:**

Name	Position & role	Contact details
Patricia Charleton (TfL lead)	Area Manager Borough Planning (North), TfL	020 3054 [REDACTED] tfl.gov.uk

5.4 **The Applicant team:**

Name	Position & role	Contact details
Jon Weston	Senior Development Director – Bishopsgate Goodsyards Regeneration Limited	020 [REDACTED] ballymoregroup.com
Tony Coughlan	Development Manager – Bishopsgate Goodsyards Regeneration Limited	020 [REDACTED] hammerson.com
Jim Pool	Director – DP9 Limited	020 [REDACTED] dp9.co.uk
Julian Shirley	Director – DP9 Limited	020 [REDACTED] dp9.co.uk
Dean Jordan	Planner – DP9 Limited	020 [REDACTED] @dp9.co.uk
Claire Dutch, Hogan Lovells	Lawyers advising on the section 106 agreement	020 [REDACTED] @hoganlovells.com

5.5 Meetings

This PPA will be progressed principally through meetings held at GLA premises, unless otherwise agreed. Meetings will be attended by the Project Team (either in whole or in part) and will be closed to the public. Members of the Project Team may bring colleagues to the meetings as necessary and appropriate. The GLA Project Lead will convene meetings and organise agendas.

As stated in paragraph 4.5, officers from LBTH and LBH will be invited to attend all project meetings. Agendas and minutes will be sent to the Boroughs.

5.6 Working groups

The Project Team may establish topic based Working Groups; regarding specific planning issues if necessary (e.g. in relation to design, transport, affordable housing, sustainability and section 106 agreement). The range of focussed Working Groups and their members shall be agreed by the Project Team.

5.7 Additional technical meetings

Separate one-off technical meetings (e.g. with statutory consultees or specialist consultants) may be held as necessary. These shall usually be arranged by the Project Lead.

5.8 Schedule of meetings

Project Team meetings have been and will continue to be held at regular intervals as set out in the Project Programme (unless otherwise agreed).

Separate, topic-based discussions (Working Groups), section 106 meetings and/or technical meetings will be arranged by the Project Team as required.

5.9 Availability of people and resources

The parties to this agreement will endeavour to make available members of the Project Team and technical officers to facilitate meetings in a timely manner. The parties will also share with each other project tools (such as, traffic models, visualisation models and economic viability information) subject to protecting commercial confidentiality and Freedom of Information and Environmental Information Regulations considerations. The GLA and TfL lead officers will seek to attend all relevant meetings set out in this PPPA. Where this is not possible, they will seek to secure attendance by other officers from their organisations.

5.10 Performance Standards

- Each party will endeavour to respond to calls, correspondence etc. within five working days, unless otherwise notified.
- The Project Lead will endeavour to circulate an agenda no later than three working days prior to any meeting.
- If possible and practicable, relevant information will be circulated by all parties no later than three working days prior to a meeting.
- If requested by the Applicant team, the GLA team and/or TfL team will provide joint informal feedback on new information presented at meetings within ten working days of that meeting.

Comment [MC1]: The GLA feel that this is more realistic than three working days, given that internal consultation may be necessary

5.11 **Confidentiality**

Confidentiality protocols will be agreed and applied to specific issues and/or information as they emerge, subject at all times to Freedom of Information and Environmental Information Regulations considerations.

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6. Costs

For the purpose of this PPA, the Applicant commits to cover the following costs, as provided to the GLA under the terms of the relevant appointment ~~subject to receiving invoices accompanied by a breakdown of expenditure.~~

Comment [MC2]: The GLA will provide invoices and a reasonable breakdown of costs as provided under the terms of the appointment, but would like to avoid getting into time consuming back and forth debates over detailed breakdowns

- The GLA's reasonable and properly incurred costs associated with: delivery of the agreed PPPA programme; appointment of external consultants; postage and local authority officer time for consultation exercise(s); and, legal costs associated with the preparation and completion of a section 106 agreement.
- TfL's reasonable and properly incurred costs associated with meeting discussions arising from the PPA programme; and, costs associated with any legal agreement that TfL would be party to or required to comment on.
- The fee for the PPA will be based on the time and resources necessary for the GLA and TfL to deliver the PPA, and the level of experience of the lead officers responsible for overseeing it. The expected costs are set out below, the sums quoted do not include VAT.
- The Applicant shall pay for postage fees for the delivery of consultation letters prepared and sent by Hackney and Tower Hamlets (to be invoiced by boroughs).

6.1 GLA costs

- The GLA officer cost to deliver the agreed PPA programme is £52,000. This charge is based on the cost of providing a Senior Strategic Planner to manage the project for the GLA. Under circumstances where the project programme would need to be significantly extended (i.e. beyond 31 March 2016), additional GLA officer costs will be charged at £400 per day, from a date to be agreed between the parties, and always providing that the Applicant's written agreement has been obtained prior to additional costs being incurred (such agreement not to be unreasonably withheld). Payment should be made by the Applicant on receipt of an invoice from the GLA.
- Appointment of external consultants in order to seek expert knowledge on areas such as financial viability, daylight/ sunlight and other environmental issues. The parties acknowledge that the GLA may appoint consultants to consult in respect of financial viability, daylight/sunlight and other environmental issues as necessary. Furthermore parties acknowledge that the Applicant is responsible for payment of fees associated with any additional consultancy required. £299,830 has been ring-fenced to date as contingency for the procurement of external consultants in these fields. The GLA will always seek the best value when appointing external consultants in accordance with the GLA's procurement policies and Code of Ethics. This fee is subject to an increase due to the amount of further viability work that may be required over and above the initial quote. A breakdown of fees plus a basis upon which any increase will be based is set out in Appendix B.

Comment [MC3]: This figure is the total of the known commitments to date, outlined in Appendix B. It has been updated to reflect Gerald Eve's latest quote

- The Applicant undertakes to cover the GLA's and TfL's reasonable legal costs associated with the preparation of the section 106 agreement.

6.2 TfL costs

- TfL's costs associated with transport discussions arising from the PPPA programme will be aligned with fees charged by TfL for its pre-application meeting advice service. The associated charges are: an initial meeting fee of £3,500, then £1,500 for each subsequent meeting which covers transport matters, including section 106 and conditions related to such. The payments per meeting are intended to cover the time

spent preparing for, and following up from, the meetings – as well as the time spent at the meetings themselves.

- A fee of £1,500 for TfL's input into drafting the section 106 agreement and conditions (excluding legal fees) which would be additional to any meeting charges.
- It should also be noted that the above charges do not cover any necessary payments required following any decision to grant planning permission, for example where TfL is a party to a section 106 and/or section 278 agreement and/or any other legal agreement.

7. **Project programme**

- This programme is devised to provide an expeditious but achievable timeframe for determining the applications. The Project Programme is outlined in more detail in Appendix A of this PPA.
- It has been agreed by all parties to use reasonable endeavours to reach a position where GLA officers are able to make a recommendation for the Mayor to consider at a public Representation Hearing on 11 March 2016.
- A target date of 31 March 2016 has been set for conclusion of the section 106 legal agreement, and issuing of the decision notice.
- If there is a delay in the Project Programme, the Project Team will meet and discuss whether the programme is still realistic, or, whether the PPA determination timeframe needs to be revised. Any revisions to the PPA determination timeframe shall be agreed in writing by the Applicant, the GLA and TfL.

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Comment [MC4]: Final comment about determination by 31 March 2016 removed, as there is no statutory determination period once the Mayor has taken over an application and we cannot reasonably impose one on the Mayor

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8. **Agreement**

The GLA, TfL and the Applicant hereby agree to the content of this Project Planning Performance Agreement.

Greater London Authority

Name: Colin Wilson

Signature: _____

Position: Senior Manager - Planning Decisions, Greater London Authority

On Behalf Of: Greater London Authority

Date: _____

Transport for London

Name: Patricia Charleton

Signature: _____

Position: Area Manager (North), Borough Planning, Transport for London

On Behalf Of: Transport for London

Date: _____

Bishopsgate Goods Yard ~~Goodsyrd~~ **Regeneration Limited** ~~Royal Mail Group~~

Name: _____

Signature: _____

Position: _____

On Behalf Of: Bishopsgate Goodsyrd Regeneration Limited

Date: _____

APPENDIX A – PROJECT PROGRAMME

The GLA, TfL and the Applicant shall work to ensure that the consideration of the proposal is progressed in accordance with the Project Programme set out below (unless a variation to the Project Programme is agreed in writing in accordance with the Project Planning Performance Agreement).

Project Programme

Week	Phase of programme	Meetings
w/c 7 Dec 2015	Establish project work programme Establish target Representation Hearing week and identify key areas for further discussion following LPA committee meetings	
w/c 7 Dec 2015	Identify positions on outstanding issues, establish and undertake work required to resolve/reconcile these. GLA/TfL/LBTH/LBH/Applicant working groups on: transport; section 106; viability/affordable housing; social infrastructure; design; Energy; Inclusive access	
w/c 7 Dec 2015	Affordable housing and viability work to commence GE to undertake independent peer review of Applicant and borough assessment work, with costs met by Applicant. Draft response to be provided with further meetings and information exchanged where necessary.	Draft note issued: Follow up report issued: Update report issued:
w/c 21 Dec 2015	Daylight/sunlight work to commence GVA to undertake independent assessment of scheme, with costs met by Applicant. Draft response to be provided within 348 week timeframe, if possible with further meetings and information exchanged where necessary.	Draft report issued Follow up/revised report issued:
w/c 14 Dec 2015	ES review work to commence LUC to undertake independent assessment of scheme, with costs met by Applicant. Draft response to be provided within 3 week timeframe, if possible with further meetings and information exchanged where necessary.	Draft report issued Follow up/revised report issued:
w/c 30 Nov 2015	Initiate Section 106 work Draft S.106 Heads of Terms to be prepared by Ashurst and used as basis for ongoing drafting discussion.	1/12/15 Regular Tuesday slots held December to March
w/c 25 Jan 2016 14 Dec	Draft planning conditions to be circulated These will initially be based on those which LBH and	Draft conditions circulated by boroughs following

Comment [MC5]: This has been amended to reflect the new GVA timetable, in light of the additional work they are carrying out

	LBTH have developed, but will be circulated to the PPA parties for review and comment.	committees 10/12/15 Comments from Applicant 29/01/16
w/c 25-31 Jan 2016	Re-consultation on Reg 22/additional information Applicant provided further information. GLA/boroughs prepared letters to be sent out. Applicant/boroughs prepared press notices GLA to erect site notices <u>Copy of ES Reg 22 Information sent to Secretary of State</u> Applicant to pay for First Class postage (billed by boroughs)	21 day re-consultation <u>commences</u> <u>25/01/16</u> carried out
w/c 14-21 Feb 2016	Report and draft decision notice drafting GLA case officer to prepare report, draft decision notice and presentation for Representation Hearing.	On-going work, including clarification and further information provided by Applicant
w/c 22 Feb 2016	Issue Representation Hearing notifications Special 14 day notifications sent by GLA to those who have made written representations on scheme, and are eligible to speak	14 day notification sent <u>25/02/16</u>
w/c 29 Feb 2016	Standard 7 day notifications to all those previously consulted carried out by LBH and LBTH. Applicant to pay for postage (billed by boroughs)	7 day notification sent <u>3/03/16</u>
w/c 29-5 Feb 2016	Publish Hearing documents The GLA officer's report, draft decision notice and hearing agenda published on the GLA website 7 calendar days before the date of the Representation Hearing. An addendum to the report published on the day of the hearing.	Hearing report published 3/03/16 Addendum published 11/03/16
w/c 7 March 2016	Representation Hearing week The Mayor attended a site visit with his Deputy Mayor for Planning, the GLA team, and representatives from the Applicant and LBH and LBTH in March 2016. A Representation Hearing to be held at City Hall where the Mayor considers the advice of his officers, along with representations made by key parties and the local community. The Mayor will either refuse permission or resolve to grant planning permission subject to	Representation hearing held on 11/03/16

	<p>conditions and the satisfactory completion of the section 106 legal agreement.</p> <p>Further information on Representation Hearing procedure is available on the GLA website.</p>	
<p>On-going with weekly Tuesday morning afternoon slots</p>	<p>Section 106 drafting and finalising</p> <p>Subject based meetings to discuss content of section 106 agreement, including drafting.</p>	<p>On-going section 106 working group meetings</p>
<p>31 March 2016</p>	<p>GLA to issue planning decision notice</p> <p>In the event that planning permission is approved and following successful completion of the section 106 agreement, the decision notice has been scheduled for issuing by 31 March 2016. 5</p>	

APPENDIX CB – Work Pricing Schedule for advice from specialist external consultant

Daylight/sunlight review

The initial fee estimate (prior to the work commencing) for undertaking the work would be as follows. These figures are exclusive of VAT and expenses:-

Element	Cost	Total
Provide review report	£5,000	£5,000

EIA review relating to Reg 22 consultation

The initial fee estimate (prior to the work commencing) for undertaking the work would be as follows. These figures are exclusive of VAT and expenses:-

Element	Cost	Total
LUC	£2,750	£5,550
Cascade	£2,400	
Delva Patman Redler	£400	

Financial viability review

The initial fee estimate (prior to the work commencing) for undertaking the work would be as follows. These figures are exclusive of VAT and expenses:-

Element	Cost	Total
Reviewing, preparing and submitting a draft report (including initial advice on review mechanism)	£8,250	£9,750
Finalising the report	£1,500	

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Financial viability (modelling)

Element	Cost	Total
Produce a financial model to test scheme viability, affordable housing proposals and review mechanisms	£9,500	£9,500

Comment [MC6]: This details the additional work that Gerald Eve are now carrying out

Advice on review mechanism

Comment [MC7]: The total of these tables is £29,800- which is the 'ring-fenced' amount in Para 6 1

The initial fee estimate (prior to the work commencing) for undertaking additional work, if required, would be on a time charge basis in accordance with the rates charged to TfL. These figures are exclusive of VAT and expenses:-

Level	Per hour
Partner	£195
Associate	£160
Surveyor	£100
Assistant surveyor	£75

Paul Robinson

From: Matt Christie
Sent: 01 February 2016 16:10
To: 'COUGHLAN, Tony'
Cc: 'Jon Weston ([REDACTED]@ballymoregroup.com)'; 'Julian Shirley'
Subject: RE: The Goodsyrd - Phasing Justification

Tony/ Jon/ Julian,

I have a few calls to make tomorrow and intend to box-off the rest of the day to progress the drafting of my report, which has been taking a back-seat up until now. In order that we can discuss your affordable housing offer and make progress there, are you available to meet at City Hall on Wednesday morning? I have a room available from 1030-1130 if that suits?

Matt Christie | Senior Strategic Planner and Urban Designer | Development & Projects

Greater London Authority | City Hall, The Queen's Walk, More London Riverside, London SE1 2AA

Tel: 020 7983 [REDACTED] Email: [REDACTED]@london.gov.uk

From: Matt Christie
Sent: 01 February 2016 15:10
To: 'COUGHLAN, Tony'
Cc: Jon Weston ([REDACTED]@ballymoregroup.com); Julian Shirley
Subject: RE: The Goodsyrd - Phasing Justification

Tony,

Thanks for this. With reference to the attached Phasing plan- this still relates to the original phasing and doesn't reflect the note i.e. Block E is still in Phase 4. Is it possible, for the avoidance of doubt, to quickly change it to reflect the wording in the note?

Matt

From: COUGHLAN, Tony [mailto:[REDACTED]@hammerson.com]
Sent: 01 February 2016 14:41
To: Matt Christie
Cc: Jon Weston ([REDACTED]@ballymoregroup.com); Julian Shirley
Subject: The Goodsyrd - Phasing Justification

Matt,

Following our earlier discussions on the issues relating to the phasing of The Goodsyrd, please find an updated note and plan.

If you need anything else, please let me know.

Kind regards,

Tony

Tony Coughlan | Development Manager | Hammerson plc

Hammerson plc | Kings Place | 90 York Way | London | N1 9GE

Tel: +44 (0) 20 7887 [REDACTED] | Mob: +44 (0) 7875 [REDACTED]

Email: [REDACTED] [hammerson.com](mailto:[REDACTED]@hammerson.com) | Web: www.hammerson.com

Paul Robinson

From: Matt Christie
Sent: 01 February 2016 11:43
To: 'Julian Shirley'
Subject: BGY
Attachments: BGY ES Addendum FRR for GLA_LUC.pdf

Hi Julian,

With regard to s106 and affordable housing, and the possibility of meeting tomorrow. I am awaiting a call from Rob Fourt and will be speaking to Ashurst later, so will call you later just as soon as those things have happened.

With regards to the PPA. I have had some small revisions sent back from Legal and think we are about there now. I'm still awaiting a revised quote from Robert Fourt and will send you the latest version over as soon as I have that. Once you receive that, maybe we have a call to go through and see if we can get this agreed.

With regards to the Reg 22 report we commissioned through LUC- attached. As you know there were no outstanding Reg 22 issues, however, there are four points of clarification set out in Table 23.3. It would be very useful if you could consider and respond to these points. Please let me know if you need to discuss.

Thanks

Matt Christie | Senior Strategic Planner and Urban Designer | Development & Projects

Greater London Authority | City Hall, The Queen's Walk, More London Riverside, London SE1 2AA

Tel: 020 7983 [REDACTED] Email: [REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)



www.landuse.co.uk

Review of the Environmental Statement, the Revised ES and the ES Addendum for The Goodsyrd, Bishopsgate

Final Review Report

Prepared for the GLA by LUC in association with Ricardo and Delva Patman Redler
January 2016

Planning & EIA
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1 Introduction

- 1.1 LUC in association with Cascade Consulting and Delva Patman Redler have been commissioned by London Borough Tower Hamlets (LBTH) and London Borough of Hackney (LBH) to provide a critical review of the Environmental Statement (ES) for The Goodsyards, Bishopsgate development. The ES has been prepared to support a planning application by Bishopsgate Goodsyards Regeneration Limited (Application Ref. LBTH PA/14/2011; LBH Ref. 2014/2425).
- 1.2 In 2011, planning permission was granted for the siting of six shipping containers for A1 use (in connection with an approved temporary shopping facility on the adjacent site in Hackney) for a period of up to five years (PA/11/01679).
- 1.3 Also in 2011, planning permission was granted for the use of part of the site as a marketing suite and Arts Hub unit for public consultation/ exhibition purposes (Class D1) for a maximum period of five years including car parking and an access ramp (PA/11/02341 and PA/11/02246).
- 1.4 In 2012, planning permission was granted for the temporary use of vacant unused land for a football centre (Class D2) comprising eight five-a-side and two seven-a-side floodlit all-weather pitches and supporting ancillary facilities (PA/12/02014).
- 1.5 The current proposals are described as follows:

"An outline application for the comprehensive mixed use redevelopment of the site with all matters reserved for the following uses:

- *Residential (Class C3);*
- *Business Use (Class B1);*
- *Retail, financial and professional services, restaurants and cafes (Class A1, A2 and A3);*
- *Non-residential Institutions (Class D1);*
- *Assembly and Leisure (Class D2);*
- *Public Conveniences (sui generis);*
- *Energy centres, storage, car and cycle parking;*
- *Formation of new pedestrian and vehicular access and means of access and circulation within the site;*
- *Provision of new public open space and landscaping.*

Full details are submitted for alterations to and the partial removal of existing structures on the site and the erection of three buildings for residential (Class C3) and retail and food and drink uses (A1, A2, A3, A5); and use of the ground and basement levels of the Braithwaite Viaduct for retail and food and drink uses (A1, A2, A3, A5). Works to and use of the Oriel and adjoining structures for retail and food and drink uses (A1, A2, A3, A5)."

"For that part of the site within LB Tower Hamlets, the proposed development comprises the following mix of uses;

- *Up to 95,619m² (GIA) of residential use (Class C3);*
- *Up to 20,118m² (GIA) of Business Use (Class B1);*
- *Up to 2,998m² (GIA) of Retail Use (Class A1, A2, A3);*
- *Up to 9,398m² (GIA) of Retail Use (Class A1, A2, A3, A5);*
- *Up to 108m² (GIA) of Non-residential Institution Use (Class D1);*
- *Up to 661m² (GIA) of Assembly and Leisure Use (Class D2);*
- *Up to 36m² (GIA) of sui generis use;*

- Up to 8,026m² (GIA) of ancillary and plant space;
- Up to 5,068m² (GIA) of basement."

"For that part of the site within LB Hackney, the proposed development comprises the following mix of uses:

- Up to 64,193 m² (GIA) of Residential use (Class C3);
- Up to 32,873 m² (GIA) of Business Use (Class B1);
- Up to 3,359 m² (GIA) of Retail Use (Class A1, A2, A3);
- Up to 2,474 m² (GIA) of Retail Use (Class A1, A2, A3, A5);
- Up to 3,269 m² (GIA) of ancillary and plant space;
- Up to 3,336 m² (GIA) of basement."

1.6 Following the review of consultation representations the Applicant has amended the proposed development. In broad terms, the Applicant has made the following changes to the original application:

- *"a change to the planning application site boundary to incorporate the open cut railway;*
- *a change to Parameter Plans for Plots A and B;*
- *a reduction in height and change to architectural expression of Plot C;*
- *a reduction in height to the proposed building in Plot F;*
- *a reduction in height to the proposed in Plot G;*
- *alteration to the architectural expression and materiality to both proposed buildings in Plots F and G;*
- *a new building spanning the open cut railway in Plot K;*
- *a change to the overall mix of residential units across the site;*
- *a change to the mix of uses across the site;*
- *a change to the proposed phasing of development".*

1.7 As a result of the aforementioned amendments, the description of the development has been revised and is as follows:

"An OUTLINE application for the comprehensive mixed use redevelopment of the site comprising:

- *Residential (Class C3) comprising up to 1,356 residential units;*
- *Business Use (Class B1) – up to 65, 859sqm (GIA);*
- *Retail, financial and professional services, restaurants and cafes and hot food takeaways (Class A1, A2, A3 and A5) – up to 17,499sqm (GIA) of which only 2,184SQM (GIA) can be used as Class A5;*
- *Non-residential Institutions (Class D1) – up to 495sqm (GIA);*
- *Assembly and Leisure (Class D2) – up to 661sqm (GIA);*
- *Public conveniences (sui generis) – up to 36sqm (GIA);*
- *Ancillary and plant space – up to 30,896sqm (GIA);*
- *Basement – up to 8,629sqm (GIA);*
- *Formation of new pedestrian and vehicular access and means of access and circulation within the site; and*
- *Provision of 22,642sqm of new public open space and landscaping.*

The application proposed a total of 12 buildings that range in height, with the highest being 177.6m AOD and the lowest being 23.6m AOD.

With all matters reserved save that FULL DETAILS are submitted for alterations to and the partial removal of existing structures on the site and the erection of three buildings for residential (Class C3), namely Plot C (ground level, plus 26-30 storeys, plus plant); Plot F (ground level, plus 46 storeys, plus plant); Plot G (ground level, plus 38 storeys, plus plant) comprising up to 940 of the total residential units; and retail and food and drink uses (A1, A2, A3, A5); and use of the ground and basement levels of the Braithwaite Viaduct for retail and food and drink/ community uses (A1, A2, A3, A5/D1). Works to and use of the Oriel and adjoining structures for retail and food and drink uses (A1, A2, A3, A5).

For that part of the site within LB Tower Hamlets, the proposed development comprises the following mix of uses:

- *Up to 91,469sqm (GIA) of residential use (Class C3);*
- *Up to 16,670sqm (GIA) of business use (Class B1);*
- *Up to 10,984sqm (GIA) of retail use (Class A1, A2, A3, A4 of which only 1,960sqm (GIA) can be used for hot food takeaways (Class A5);*
- *Up to 495sqm (GIA) of non-residential institution use (Class D1);*
- *Up to 661sqm (GIA) of assembly and leisure use (Class D2);*
- *Up to 36sqm (GIA) of sui generis use;*
- *Up to 18,147sqm (GIA) of ancillary and plant space;*
- *Up to 5,224sqm (GIA of basement).*

1.8 The description of the development remains the same as that set out in paragraph 1.7 above.

1.9 The purpose of the ES Addendum is to consider the likely effect of two additional affordable housing scenarios and an additional demolition and construction phasing scenario on the findings of the Revised ES (June 2015). The ES Addendum considers the potential effects of the additional affordable housing scenarios of 25 and 35%, in addition to the 10% scenario considered in the original ES. The additional demolition and construction phasing scenario considered in the ES Addendum brings forward some of the affordable housing (within Plot E) into the first phase of construction. The ES Addendum considers both any alternations to the original assessment resulting from these changes, in addition to any new potential effects as a result of these additional scenarios.

1.10 The additional scenarios are as follows:

- A maximum scenario for 35% affordable housing provision provided on site within LBTH only
- A mid-range scenario for 25% affordable housing provided on site within LBTH only
- An additional construction phasing scenario to bring forward some of the affordable housing (Plot E) into the first phase of construction

There is no change to the affordable housing numbers within Plots F and G, as these are located within LBH, where affordable housing will be provided off-site.

The additional phasing scenario for demolition and construction involves moving the construction of Plot E (affordable housing) from Phase 4 to Phase 1 of the development.

Review Report

1.11 This Report sets out the review of The Goodsyrd ES and Revised ES. The structure of the report is as follows: Section 2 checks for Regulatory Compliance; Section 3 details review findings on the EIA Context and Influence (Scoping, Alternatives and Consultation) ¹; Section 4 provides

¹ IEMA EIA Quality Mark - ES Review Criteria, COM4: Context and Influence.

commentary on the presentation of the ES and Non-Technical Summary²; Sections 5-19 are topic specific reviews relating to each topic covered in the ES and Appendix K – the assessment of the Limited Development Scenario (LDS)³; Section 20 provides a summary of the residual impact assessment⁴; Section 21 reviews the cumulative impact assessment⁵ and Section 22 provides a review of the summary of impacts of the LDS⁶.

- 1.12 A criteria-based approach, developed by the Institute of Environmental Management and Assessment (IEMA) hereafter referred to as 'the IEMA criteria', was used to undertake the review⁷. The criteria include general criteria looking at the information contained in the ES, including the presentation of the results and the non-technical summary. Issue-specific criteria address:
- the baseline conditions;
 - assessment of impacts; and
 - mitigation measures and management.
- 1.13 The review includes an assessment of the scope of the Environmental Impact Assessment (EIA) in relation to requirements set out in the LBTH and London Borough of Hackney (LBH) EIA Scoping Opinion issued on 19th March 2014, hereafter referred to as 'the EIA Scoping Opinion'.
- 1.14 Each section of this report provides a list of clarifications required from the applicant and a summary of any potential Regulation 22⁸ information requests to be made to the applicant, as appropriate.
- 1.15 Once the applicant has received the clarifications and potential Regulation 22 requests from LBTH and LBH they are invited to submit further information to address the points raised.
- 1.16 Any further information received is reviewed by LUC and conclusions drawn as to whether the additional information is satisfactory. These conclusions are then included in Section 23 of this report, and the document completed as the Final Review Report (FRR).
- 1.17 In September 2015, the Mayor of London made the decision to call in the planning application for his own determination. As a result, the GLA is now the determining authority for this development proposal. The GLA has commissioned LUC, Cascade and Delva Patman Redler to comment on any Potential Regulation 22 issues and clarifications arising from the review of the ES on behalf of the London Boroughs of Tower Hamlets and Hackney, as well as a review of new information submitted as part of the ES Addendum (November 2015). The findings of this most recent review are provided as a summary table at the end of each topic section, as well as in tables 23.1-23.3 in Section 23 of this report.

² IEMA EIA Quality Mark – ES Review Criteria, COM6: EIA Presentation.

³ IEMA EIA Quality Mark – ES Review Criteria, COM5: EIA Content.

⁴ IEMA EIA Quality Mark – ES Review Criteria, COM5: EIA Content.

⁵ IEMA EIA Quality Mark – ES Review Criteria, COM5: EIA Content.

⁶ IEMA EIA Quality Mark – ES Review Criteria, COM5: EIA Content.

⁷ This review is based on the IEMA criteria which were updated as part of the new IEMA 'Quality Mark' launched in April 2011.

⁸ Under Regulation 22 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

2 Regulatory Compliance

- 2.1 This section checks for the presence or absence of each item below, to assess the Regulatory Compliance of the ES⁹. Further detail is provided in the following sections in relation to the way each aspect of the EIA has been undertaken and is presented in the ES.

Criteria		Y/N
A	Does the ES contain a clear section, or sections, providing a description of the development comprising information on the site, design and size of the development during construction and operation?	Yes (ES Chapter 4)
B	Does the ES contain a section, or sections, that outline the main alternatives studied by the developer and an indication of the main reasons for his choice, taking into account the environmental effects?	Yes (ES Chapter 3)
C	Does the ES contain a clear section, or sections, that provides the data required to identify and assess the main effects which the development is likely to have on the environment?	Yes (ES Chapters 5-18 and ES Volume II)
D	In the light of the development being assessed has the ES identified, described and assessed effects on: <ul style="list-style-type: none"> - Population - Fauna & Flora - Soil - Water - Air - Climatic factors - Landscape - Cultural Heritage - Material Assets - Other 	Yes (ES Chapters 5-18 and ES Volume II)
E	Does the ES attempt to set out the interaction between the factors set out in COM3 D) above?	Yes (ES Chapters 5-18 and 20)
F	Does the ES contain a section, or sections, that describe the likely significant effects of the proposed development on the environment, including as reasonably required: direct, indirect, secondary, cumulative, short, medium, long-term, permanent and temporary, positive and negative effects?	Yes (ES Chapters 5-18 and ES Volume II)

⁹ IEMA EIA Quality Mark – ES Review Criteria, COM3: EIA Regulatory Compliance

Criteria		Y/N
G	Does the ES contain a clear section, or sections, that provides a description of the measures envisaged in order to avoid, reduce and, if possible, remedy significant adverse effects?	Yes (ES Chapters 5-18 and ES Volume II)
H	Has a Non-Technical Summary been produced containing an outline of the information mentioned in COM3 A) to G)?	Yes
I	Does the ES contain a section, or sections, that outline any difficulties encountered by the developer in compiling the information presented in the ES?	Yes (ES Chapter 2)

Summary of Clarifications Required from Applicant

None – subject to the reviews set out in sections 5-22 of this Report.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

None – subject to the reviews set out in sections 5-22 of this Report.

3 EIA Context and Influence (Chapters 1, 2, 3 & 4)

General Assessment

- 3.1 The unit sizes, tenure and assumptions regarding the number of habitable rooms for the detailed element of the proposed development should be provided.
- 3.2 Information on what assumptions have been made with respect to the outline element of the proposed development is required. This is particularly important for assessments that have relied upon an indicative mix (unit sizes, tenure and assumptions regarding the number of habitable rooms), to ensure the worst case scenario permitted has been assessed.
- 3.3 An indicative masterplan has been submitted with the planning application – an explanation should be provided as how this has been used as part of the EIA, and explanation provided as to how the worst case scenario has been assessed.

Scoping

- 3.4 A formal EIA Scoping Report was submitted to LBTH and LBH as a request for an EIA Scoping Opinion on the 20th January 2014. The EIA Scoping Report and Scoping Opinion (received 20th March 2014) are provided in Volume III: Appendix A of the ES.
- 3.5 Paragraph 2.31 sets out the topic chapters which have been scoped out as a result of the EIA scoping process. These are health and wellbeing and aviation. The reasons setting out why they have been scoped out are considered acceptable.

Assessment Methodology

- 3.6 The assessment methodology is set out in paragraphs 2.9-2.17 which identify the impacts considered as part of the EIA: beneficial and adverse, short and long-term (temporary and permanent), direct, indirect and cumulative.
- 3.7 The assessment methodology applied to undertake this EIA is considered acceptable.

Alternatives including Iterative Design

- 3.8 Chapter 3 of the ES sets out a comprehensive description of the alternatives and design evolution of the proposed development. The chapter sets out details of the development brief provided in the Bishopsgate Goodsyrd Interim Planning Guidance and an analysis of the site and its context.
- 3.9 The chapter also provides discussion on the no development scenario and alternative sites.
- 3.10 Paragraphs 3.73-3.102 set out how the public consultation events influenced the evolution of the proposed development.
- 3.11 The description of alternatives and the design evolution is otherwise considered acceptable.

Description of Development

- 3.12 Within chapter 4 of the ES, there is a comprehensive description of the proposed development including an overview of the existing site and the proposed development. The chapter also provides a breakdown of the key land uses and a detailed description of the proposed development by plots submitted in outline and those submitted in detail.
- 3.13 Details for the outline components include: parameters of plots; indicative massing strategy; indicative façade; indicative materials and indicative access and servicing strategy.
- 3.14 Information on the detailed components includes: detailed description of plots; internal organisation; massing strategy; façade; materials, layout and use.
- 3.15 The chapter also provides a description of the indicative public realm and landscape, as well as pedestrian access and routes; basements; and sustainability (including the energy strategy, water strategy, waste management and materials and other resources).
- 3.16 Paragraph 4.19 states that the *"proposed affordable housing on-site (LBTH) has been calculated based on 10% of the habitable rooms within LBTH only, based on a 35/65 split of social rent and intermediate respectively, in line with LBTH guidance"*. LBTH guidance is however for a 30:70 split, and therefore this is not in line with LBTH policy.
- 3.17 The description of the proposed development is considered acceptable.

Consultation

- 3.18 Consultation is set out in paragraphs 2.18-2.23 and provides details on the consultees involved in the design and preliminary assessment of the development as well as the public consultation that was undertaken up until submission of the EIA.
- 3.19 Table 2.1 provides a summary of the consultees responses received with the EIA Scoping Opinion and where responses are addressed within the ES.
- 3.20 This is considered acceptable.

Limited Development Scenario

- 3.21 The consideration of a LDS is sensible given the sites position straddling two boroughs. There is no clear explanation of what the LDS entails with respect to uses and floorspace etc., and therefore it would be helpful if an explanation could be provided for clarity.
- 3.22 The comments with respect to the mix of the development should also be provided for the LDS.

Summary of Clarifications Required from Applicant

Explanation of what the LDS entails, with respect to uses and floorspace etc.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

The mix for the detailed element of the proposed development should be provided (and the LDS).

The mix for the outline element of the proposed development should be provided including how the worst case scenario has been assessed (and the LDS).

An explanation should be provided as to how the indicative masterplan has been used as part of the assessment.

Review of Revised ES

- 3.23 Chapter 1 of the Revised ES details the amended proposed development and provides revised figures illustrating the amended application boundary.
- 3.24 The planning policy context section of the chapter has also been revised to reflect the publication of the Further Alterations to the London Plan in March 2015 and the publication for consultation of the Minor alterations to the London Plan in May 2015 (made to bring the London Plan in line with new national housing standards and car parking policy).
- 3.25 Chapter 2 of the Revised ES details the additional consultation events that have taken place since the Original ES. It also sets out the revised construction phases and additional schemes which have been considered within the cumulative impact assessment.
- 3.26 Chapter 3 of the Revised ES sets out the design evolution of the amended scheme and how the scheme has been revised to take into account comments received during consultation undertaken post-submission of the application.
- 3.27 Chapter 4 of the Revised ES sets out the planning description of the amended scheme and a description of the height of each plot and its land use.
- 3.28 The chapter also sets out amended descriptions of the following: indicative massing strategy, indicative façade, and indicative materials of development plots A and B; parameter plans, indicative massing strategy, indicative façade, indicative materials and indicative access and servicing of development plot K; description of development plot C, residential unit mix of development plot C and massing strategy of development plot C; description of development plots F and G, residential unit mix of development plots F and G and massing strategy, façade and materials of development plots F and G.
- 3.29 Text has also been amended with regard to the ground floor public realm, use of safety barriers at the boundary of the park, commercial gardens and cycle docking stations.
- 3.30 Minor amendments have also been made to the text on the sustainability of the scheme.
- 3.31 It should be noted that LBH's Development Management Local Plan has now been adopted, which should be acknowledged/reflected in future submissions when referencing policy.
- 3.32 The context of the Revised ES is considered acceptable subject to the outstanding clarifications set out in section 23 of this Report.

Limited Development Scenario

- 3.33 The amended LDS included within Appendix K includes an overview of the scenario and a breakdown of its key land uses. It has also been revised to reflect the amended demolition and construction programme including revisions to materials and resource use and demolition and construction vehicle movements.
- 3.34 The context of the revised Appendix K – LDS is considered acceptable.

Summary of Clarifications Required from Applicant

None.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

Reflect the adoption of LBH's Development Management Local Plan in future submissions when referencing policy.

Review of ES Addendum

- 3.35 The ES Addendum provides a clear summary of the changes in context since the submission of the original ES, and how this might affect the assessment of the proposed development.
- 3.36 There are no additional clarifications required from the applicant arising from the ES Addendum (Nov 2015).

Summary of Clarifications Required from Applicant

None

Summary of Potential Regulation 22 Information Requests to be made to Applicant

None

4 EIA Presentation

Overall Presentation (ES Quality)

- 4.1 The ES makes good use of figures, diagrams and tables. Chapters 1, 2, 3, 4 and 5 provide a number of figures which illustrate the: site's location; the site; local sensitivities and constraints; cumulative schemes to be considered; design evolution; the proposed development; construction phases and proposed construction traffic routes.
- 4.2 Chapters 6-21 also make use of figures, diagrams and tables where appropriate and a glossary has been provided at chapter 22.
- 4.3 The presentation of the ES is considered acceptable subject to any comments in the sections below.

Non-Technical Summary

- 4.4 The Non-Technical Summary (NTS) is a stand-alone document. The document is concise, written clearly and provides a number of figures and illustrations.
- 4.5 The presentation of the NTS is considered acceptable.

Summary of Clarifications Required from Applicant
None.
Summary of Potential Regulation 22 Information Requests to be made to Applicant
None.

Review of Revised ES

- 4.6 The presentation of the Revised ES is consistent with the Original ES. As such, it is considered acceptable subject to any comments in the sections below.

Summary of Clarifications Required from Applicant
None.
Summary of Potential Regulation 22 Information Requests to be made to Applicant
None.

Review of ES Addendum

- 4.7 Both the ES Addendum and its Non-Technical Summary are clearly presented and consistent with the ES.

- 4.8 There are no additional clarifications required from the applicant arising from the ES Addendum (Nov 2015).

Summary of Clarifications Required from Applicant
None
Summary of Potential Regulation 22 Information Requests to be made to Applicant
None

5 Review of Chapter 5: Demolition and Construction

General Comments

- 5.1 The demolition and construction programme is estimated to last for up to 12 years, commencing in the first quarter of 2016, and therefore twelve timeslices have been identified in the programme in Figure 5.1. The development will be progressed in four phases; Phase 1 plots C and H, Phase 2 plots F, G, K and L, Phase 3 plots A and B, and Phase 4 plots D, E, I and J. This is set out in the Phasing Plan, which is one of the plans submitted for approval.
- 5.2 An indicative demolition and construction phasing programme has been developed in relation to the Phasing Plan (to be approved). However, there appears to be overlap between phase 2 and 3, rather than the phases running consecutively as would be expected. Based on this, the phasing plan therefore does not provide any certainty on how the development would be progressed, and therefore the ES may not be assessing the worst case scenario. For example, all phases being developed simultaneously could generate more noise. Further information is required on how the worst case scenario has been assessed with respect to the phasing of the demolition/construction works, and how any deviations from the phasing programme will be captured.
- 5.3 Summaries of the different work activities are provided, and it is noted that these will be subject to refinement at the reserved matters stages and on appointment of the contractor, although specialist contractor input from GVA Second London Wall has been provided to inform the ES. Figures 5.2-5.13 provide a visual summary of each timeslice, and relevant phase, and the key activities being undertaken.
- 5.4 Clarification is sought over the distance of the protection zone around the London Overground and the Central Line. Clarification is also sought as to the difference between category A and B fit outs.
- 5.5 Estimates of waste material arising during demolition, excavation and construction have been provided (Tables 5.1, 5.2 and 5.3). Similarly, estimates of construction materials to be used are provided in Table 5.4.
- 5.6 The type of plant to be used on site during the key activities is summarised in Table 5.5, and where necessary details have been included in the overall description of the work activities.
- 5.7 Hours of work have been confirmed as being 08:00-18:00 weekdays, and 08:00-13:00 on Saturdays, with no working undertaken on Sundays and Bank Holidays. Works outside these hours will require permission from LBTH and LBH.
- 5.8 Traffic management, and access and egress to the site is detailed, with Figure 5.14 showing the access point available for Phases 1, 2 and 3, and Figure 5.5 showing the access point for Phase 4. Figure 5.17 provides indicative construction traffic routes with separate ingress and egress routes. The Applicant is committed to producing a Construction Logistics Plan (CLP) for the site prior to the development and this should be secured through an appropriately worded planning condition. Further information is required as to how the indicative construction traffic routes have been identified (e.g. advice from transport consultants) to ensure a worst case scenario has been assessed.
- 5.9 Estimated numbers of vehicle movements per day for each of the four phases is provided in Table 5.6. A profile of deliveries to site per month over the 12 year construction programme is shown in Figure 5.20.
- 5.10 The majority of the ES states that the demolition/construction phase will be over a period of 12 years, however paragraph 2.87 refers to a demolition/construction phase of 156 months, which would be 13 years. This should be clarified.

Mitigation and Management

- 5.11 The Applicant has committed to producing a Demolition and Construction Method Statement (DCMS), a Construction Environmental Management Plan (CEMP) and a Construction Logistics Plan (CLP). All documents should be submitted to LBTH for approval prior to commencement on site.
- 5.12 A non-statutory Site Waste Management Plan (SWMP) will be produced; it should be noted that the SWMP Regulations 2008 have been repealed, and therefore the production of a SWMP should be conditioned.
- 5.13 A summary of best practice mitigation measures for environmental impacts likely to arise during demolition and construction is provided e.g. noise and vibration, dust, protection of water resources and ecology.
- 5.14 In preparing the CEMP, reference should be made to LBTH's Code of Construction Practice, and other relevant guidance.

Limited Development Scenario

- 5.15 The demolition and construction programme has been developed for a LDS i.e. if only LBTH was to be granted planning permission. If only the LBTH application was to be consented, only Phases 1 and 4 would come forward (plots C, D, E, H, I and J). This would reduce the programme to approximately 6.75 years.
- 5.16 The amount of demolition and construction waste arising from the LDS, construction materials to be used, and prediction of monthly deliveries and labour resource levels should be provided, as the main ES chapter does not break these down into phases, so the associated impact purely for LBTH cannot be determined.

Summary of Clarifications Required from Applicant

Clarification is sought over the distance of the protection zone around the London Overground and the Central Line.

Clarification is sought as to the difference between category A and B fit outs.

Confirm that the demolition/ construction phase will take place over a period of 12 years (not 13).

Summary of Potential Regulation 22 Information Requests to be made to Applicant

Further information is required on how the worst case scenario has been assessed with respect to the phasing of the demolition/construction works, and how any deviations from the phasing programme will be captured (this also applies to the LDS).

Further information is required as to how the indicative routes for demolition and construction traffic have been identified (e.g. advice from transport consultants), and therefore ensure the worst case scenario has been assessed.

Provide estimates of the amount of demolition and construction waste arisings and construction materials to be used in the LDS.

Provide a profile of the monthly deliveries during demolition and construction works and labour resource levels in the LDS.

Potential Planning Conditions

As per current practice, including conditioning the production, submission and approval of a CLP, CEMP, DCMS and SWMP prior to commencement of works on site.

Review of Revised ES

- 5.1 Chapter 5 of the Revised ES has been amended to take account of the new development proposals and includes information on how the new plans have affected demolition and construction. However, the text does not address most of the clarifications and Regulation 22 requests presented in Sections 5.1 to 5.16 of this report, with the exception of those identified for the LDS. The applicant should be asked to provide a response to these requirements or to confirm whether they are superseded as a result of the amendments.
- 5.2 Amended text is presented highlighted in green, with Appendix O of the ES providing details of the amendments within each chapter. Appendix O is however quite brief, and it would have been helpful for a comparison table to be provided so that the reader could understand where figures have increased (e.g. more non-residential (D1) floorspace) and decreased (e.g. less residential units).
- 5.3 There are a number of changes to the text of Chapter 5 that have not been highlighted in green (as stipulated in the Preface) and could therefore be missed, some of which have the potential to affect the evaluation of significance presented within the ES – such as an increase in the length of the construction programme (Chapter 5 - paragraph 5.5). Confirmation from the applicant should therefore be sought on what text has been updated within the Revised ES as a result of the amendments, and that all the additional information (not just text highlighted in green) has been reviewed for each topic and the relevant assessments updated.
- 5.4 The revised construction programme will begin in the third quarter of 2016 and take up to 16 years to complete, ending in approximately June 2032. This results in 17 'timeslices' of demolition and construction work presented in Figures 5-2 to 5-18 of the ES.
- 5.5 The applicant acknowledges that given the long construction duration, some information is not yet available on potential construction methods and that this information will be supplied by a contractor on appointment. However, in the absence of such information, the ES should therefore confirm the assumptions that have been made to ensure a worst case has been assessed – for example, the type of piling method (such as percussive or rotary) that will be used. The applicant was therefore asked to provide additional information to confirm such assumptions used in the absence of detailed information from a contractor, and this remains outstanding.
- 5.6 The development will be constructed in 5 phases; Phase 1 plots C and H, Phase 2 plots A and B, Phase 3 plots D, E, I and J, Phase 4 plots F,G and L and Phase 5 Plot K. However, Phase 2 and Phase 4 appear to overlap substantially which would indicate that these are in fact all one Phase. Clarification was previously sought on the phasing plan and to confirm that the worst case scenario could be assessed. Clarification was previously requested but has not been provided as to how these phases have been assessed in the amended ES to ensure a worst case scenario has been covered – see summary table above.
- 5.7 The development now includes Plot K, development of a building for commercial use over the London Overground. However, very little additional detail has been provided about how this building will be constructed, other than in paragraph 5.20. Given the constraints of working over the operational railway and its location adjacent to protected heritage assets associated with the railway, further construction information specific to the additional building in Plot K is required to determine the potential effects of constructing the new building, including the deck over the railway. Provision of this information, along with updated topic assessments taking the information into account is considered to be a Regulation 22 request.
- 5.8 Figures 5-2 to 5-18 have been updated to explain the new phasing plan for the development with a description of the various activities undertaken at each stage. However, it is not clear for the later phases what activities are included in tasks such as '*commencement of substructure and superstructure works*' and in particular whether this includes piling. For example, piling is only specifically mentioned as being required for Plots C and G but paragraph 5.32 of the ES confirms that '*substructure construction for all plots*' is required. Clarification should therefore be sought from the applicant as to whether the changes to the development proposals have also led to a change in the construction methods, and specifically, whether piling is required within other plots where it is not specifically mentioned. If additional piling is required and has not been assessed, this assessment should also be provided as a Regulation 22 request.

- 5.9 Sections 5.25 to 5.34 of the ES include updated information and estimates of construction waste and materials required. This is considered further in Chapter 6 of this report.
- 5.10 Table 5.5 includes details of the plant and equipment to be used. Confirmation is sought to confirm whether the assessment has assumed a percussive or rotary piling method is likely to be used.
- 5.11 Paragraphs 5.53 to 5.61 consider traffic movements and this is considered to be acceptable. However, it is noted that paragraph 5.55 refers to peak vehicle movements of 102 vehicles per day in 2022/2023 when Plots A, B, F and G are in construction. This is inconsistent with paragraph 9.112 of ES Chapter 9: Traffic and Transport which refers to a peak of 100 movements per day in 2023 when plots A, B, F and G are in construction. This should be clarified.
- 5.12 No changes are made to the sections of the ES relating to Environmental Management on site.

Limited Development Scenario

- 5.13 Appendix K sets out the changes to the LDS. This confirms that for the LDS, the changes to the development will result in an increase in the length of the construction programme to 9.25 years from the previous 6.25 years.
- 5.14 Appendix K now provides details of the demolition and construction materials and waste arisings, as well as monthly delivery and labour resource levels as requested. This is considered to be sufficient.

Summary of Clarifications Required from Applicant

NB - Applicant needs to provide responses to clarifications and potential Regulation 22 requests made on the original ES – see above and Section 23, which identifies where further information is still required.

Clarification of the number of peak vehicles movements per day and the year that these will occur.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

Confirm what text has been updated within the Revised ES as a result of the amendments (where not already highlighted in green), and that that all changes within the ES have been assessed in each topic area.

Confirmation of how the building in Plot K which spans the London Overground will be constructed and provision of updated topic assessments to cover the additional information.

Confirmation of whether additional piling is required and provision of additional relevant topic assessments.

Potential Planning Conditions

As per above.

Review of ES Addendum

- 5.15 The November 2015 addendum describes the changes that will be necessary to the construction and demolition programme resulting from the amended affordable housing mixes proposed. A new phasing plan and programme are provided as Figures 2 and 3 respectively and are detailed enough to understand the progression of development and where overlaps in phases and building plots will occur.
- 5.16 The changes to the development now require:

- Revised Demolition and Construction Phasing (see Figure 2);
- Revised Demolition and Construction Programme (see Figure 3);
- Revised Timeslices 3, 4, 11, 12, 13 and 14 (see Figures 4 – 9);
- Revised Demolition and Construction Vehicle Movements;
- Revised Demolition and Construction Monthly Deliveries; and
- Revised Demolition and Construction Resources Levels.

- 5.17 There are otherwise no other changes proposed to the details of the demolition and construction chapter set out in the June 2015 ES Addendum.
- 5.18 There are no overall increases to construction vehicle movements, with changes only involving 12 vehicle movements being moved from Phase 4 into Phase 1.
- 5.19 Sections 4.17 – 4.23 describe the approach to be taken to development of Plot K, which will be built over mainline railway tracks from Liverpool Street.
- 5.20 The June 2015 ES Addendum indicated that further information on the construction approach would be provided in this November 2015 addendum but few additional details appear to have been provided. The only information that has been considered by topic specialists for this scheme is the requirement for rotary piling. All other details are to be assessed at reserved matters stage.
- 5.21 The applicant states that the construction of this type of air rights development is a routine process carried out throughout London and familiar to Network Rail. It is acceptable to provide detailed assessment at reserved matters stage. As such, the applicant should be required to provide an assessment of potential effects of Plot K as a planning condition attached to any outline planning permission be granted.

Summary of Clarifications Required from Applicant
Confirmation that topic specialists have considered the general approach to Plot K construction.
Summary of Potential Regulation 22 Information Requests to be made to Applicant
None.
Potential Planning conditions
Provision of assessment of Plot K construction at reserved matters stage

6 Review of Chapter 6: Waste and Recycling

Scope of EIA

- 6.1 The scope of the EIA is comprehensive. It includes demolition and construction and operational phases of the development. For the operational phase details of waste storage and collection are provided, together with layout drawings showing the location of waste storage and collection facilities.

Baseline

- 6.2 Current waste arisings from the site are considered to be minimal, based on current uses. Existing waste storage and collection arrangements are unknown. Therefore, no estimates of waste arisings for the existing site are provided. This is considered acceptable in the context of the size and scale of the proposed development.
- 6.3 As part of the baseline assessment, current waste arisings on a local and regional scale for each type of waste produced are provided as a basis for assessing the impact of wastes from the proposed development on local and regional waste management facilities and infrastructure.

Assessment

- 6.4 Demolition and construction waste arisings estimates are based on information in Chapter 5. The Applicant notes that estimates are made on the same basis for both detailed and outline components of the proposed development and that there will be some flexibility in terms of how these waste are handled.
- 6.5 A bespoke methodology for estimating future quantities of residential and commercial waste was agreed between the Applicant and LBH and LBTH. There appear to be no issues with this methodology.
- 6.6 The Applicant notes that maximum parameters for all outline elements of the proposed development have been assumed so that the assessment represents a worst case.
- 6.7 It is queried why the operational assessment only focuses on the residential uses. Consideration should also be given to waste arising from the other uses on site (e.g. D1/ D2 etc.)
- 6.8 The Applicant notes that specific waste composition and estimated quantities will change as design evolves and that details will be provided at a later stage. However, it is not clear how these changes will be communicated in the context of the planning application and ES. This should be clarified.

Secondary, Cumulative, and Combined Impacts

- 6.9 Cumulative impacts of waste arisings from all 37 cumulative schemes identified are assessed. The worst case residual cumulative environmental impacts for both construction and operational effects are rated of moderate adverse significance after mitigation despite the fact that the significance of the impacts of the development itself is negligible.

Mitigation and Management

- 6.10 The main focus of the chapter is the management of wastes. Management procedures are set out in some detail and there are no issues with what is proposed.
- 6.11 For demolition and construction waste the Applicant proposes to implement a SWMP despite the repeal of the relevant regulations. This could therefore be secured through a pre-commencement planning condition.

Worst Case Scenario

Detailed

- 6.12 As identified earlier in the IRR, information is further information is required on the mix for the detailed element of the proposed development.

Outline

- 6.13 Paragraph 6.40 states *"With regards to the outline components, both minimum and maximum parameters have been considered. However, for the purpose of the waste and recycling assessment maximum parameters have been used for both the residential and commercial land uses of the operational phase of the outline components, so as to provide a worst case approach. This approach also allows for greater flexibility within the Proposed Development to accommodate any changes in design sensitivity between maximum and minimum parameters"*.
- 6.14 It is acknowledged that the assessment of the maximum parameters for both the residential and commercial is the correct approach. That said, additional information is required to understand how the maximum parameter has been determined for the residential waste generation i.e. how has the number of units, tenure and habitable rooms be established to ensure that a worst case scenario has been assessed.
- 6.15 Further information is required as to how commercial waste floorspace relates back to the components in the Development Specification and how this has been used in the calculations. For example, for plot A the retail element (A1) is calculated to generate 1,750 L of waste, however the Development Specification only provides the retail for plot A combined as A1, A2 and A3 (i.e. 3,180 GEA m2).

Non-Technical Summary

- 6.16 This is a fair reflection of the main assessment.

Limited Development Scenario

- 6.17 Waste quantities and therefore the magnitude of impacts will be reduced compared to the full development scenario. However, the assessment, findings and significance of impacts for the LDS are essentially the same as those for the full development in all aspects except that they are on a reduced scale.
- 6.18 Chapter 21 very briefly summarises the LDS assessment and indicates that impacts will be slightly reduced but that the significance of impacts remains the same for both phases of the development as well as for cumulative developments.

Summary of Clarifications Required from Applicant

Clarify why the operational assessment is only based on the residential land uses, and if necessary, update the assessment to consider waste arisings from the other uses (e.g. D1/D2 etc.).

By what means does the applicant propose to update the waste composition and estimated quantities as the design develops.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

Additional information is required to understand how the maximum parameter has been determined for the residential waste generation (this also applies to the LDS).

Further information is required as to how commercial waste floorspace relates back to the components in the Development Specification and how this has been used in the calculations (this also applies to the LDS).

Potential Planning Conditions

A SWMP to be produced and agreed with LBTH and LBH prior to commencement of works.

Review of Revised ES

- 6.19 The Waste chapter in the Revised ES has been updated to reflect recent policy changes. It also includes revised baseline waste estimates on national, regional and local scales. The assessment itself has been revised and updated. The conclusions of the assessment in terms of significance of effects are unchanged.
- 6.20 For the outline elements of the scheme illustrative parameters have been used. However, for estimates of waste arisings from the retail elements of the scheme it has been assumed that the retail elements are all A3 which generates a worst case waste arisings figure.
- 6.21 As in the previous ES, there is no current on-site waste arisings estimate, although this is assumed to be minimal (paragraph 6.79). However, paragraph 6.135 states that operational waste 'equates to 5,729 tonnes per year, which represents an increase from baseline conditions in the order of 1,000 tonnes'. These two statements appear contradictory and should be clarified.
- 6.22 The Applicant notes that meeting LBTH and LBH planning standards for waste servicing results in an overprovision which in turn provides flexibility in the event of further design evolution.

Limited Development Scenario

- 6.23 The conclusions drawn in respect of the LDS in the original assessment remain unchanged in the Revised ES.

Summary of Clarifications Required from Applicant

Clarify apparent inconsistency between paragraphs 6.79 and 6.135.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

NB - Applicant needs to provide responses to clarifications and potential Regulation 22 requests made on the original ES – see above and Section 23, which identifies where further information is still required.

Potential Planning Conditions

A SWMP to be produced and agreed with LBTH and LBH prior to commencement of works.

Review of ES Addendum

- 6.24 The Applicant has stated that *"Where no material changes are considered likely to occur to the previously identified impacts as a result of the additional scenarios, no further technical assessment has been undertaken. It is considered that the additional scenarios would not alter the residual impacts and conclusions of the June 2015 ES (revised) for [waste]"*. Consequently, there is no new material to assess.
- 6.25 There are no additional clarifications required from the applicant arising from the ES Addendum (Nov 2015).

Summary of Clarifications Required from Applicant
None
Summary of Potential Regulation 22 Information Requests to be made to Applicant
None

7 Review of Chapter 7: Socio-Economics

Scope of EIA

- 7.1 ES Chapter 7: Socio-Economics has utilised the EIA Scoping Opinion (March 2014) to establish the scope of the EIA. In accordance with LBTH Scoping Guidance, this assessment includes an assessment of direct impacts upon the local and regional economy as well as impacts that the development may have upon the existing local community.
- 7.2 In accordance with the EIA Scoping Opinion (March 2014), Chapter 7 draws upon 2011 Census data. However the Applicant has not drawn upon the range of geographic data including ward, super output areas and postcode. Clarification is requested as to why the Applicant has excluded this information.
- 7.3 Clarification is requested as to why the baseline information on education includes data relating to school provision in the London Borough of Islington. Applicant to provide revised information on the availability of surplus school places.
- 7.4 Paragraphs 7.42 to 7.54 refer to 'LBTH Saved and Retained UDP Policies (2007)', which is incorrect as the UDP was superseded by the MDD.

Baseline

- 7.5 The 'Baseline Conditions' section in paragraphs 7.72-7.116 provides a comprehensive overview of the site context and summarises the socio-economic characteristics of LBH and LBTH as well as the wider London region. Information is provided on population size and age profile, economic profile, labour market profile, housing, health infrastructure, deprivation, education, open space and recreation and crime and public safety.
- 7.6 Paragraphs 7.106-7.108 outline baseline information on healthcare provision in the boroughs. Paragraph 7.108 only assesses the number of GPs against the list size to give an approximate number of patients per GP. This is incorrect as it overplays the number of GPs available, as many GPs in LBTH work part time. This assessment will need to be updated using whole time equivalent GP numbers, as stipulated in the EIA Scoping Opinion.
- 7.7 This is considered acceptable subject to the clarifications above.

Assessment

- 7.8 The methodology for determining the baseline conditions and sensitive receptors is set out in paragraphs 7.60-7.67.
- 7.9 The assessment of the socio-economic impacts of the development set out in chapter 7 is based on the maximum development scenario (or worst case scenario); with the exception of the assessment of operational employment and local spend which is based on a calculation of the minimum development scenario. The Applicant states that their approach to the assessment of operational employment and local spend will *"generate a lower outcome than using the maximum scenario; hence presenting a 'worst case scenario' with lower levels of employment and local spending."*
- 7.10 The method for determining the significance of effects is set out in paragraphs 7.68–7.71. Demolition and construction effects are set out in paragraphs 7.119-7.131 and consider the employment generated during demolition and construction. Operational effects are set out in paragraphs 7.132-7.207 which include employment generated during the operational phase,

additional local spending and the impact on housing, education, health, open space provision, play space and crime and safety.

- 7.11 In accordance with the EIA Scoping Opinion request, paragraph 7.121 sets out how the estimated construction employment has been calculated.
- 7.12 Paragraph 7.138 states that the site is currently vacant – this is not correct as the site is currently in use e.g. 'Box Park' and sports facilities. No assessment has been provided on the effect of the loss of the current, temporary land uses. This is not consistent with other chapters of the ES, which have included them within their assessment. The loss of the existing facilities should therefore be assessed.
- 7.13 In paragraph 7.134 it is noted that there is some flexibility in the proposed end uses of a small number of units and as such there is the potential for the estimated level of employment to vary. The applicant adds that *"Despite this flexibility however, the overall magnitude of effect significance will not change regardless of specific floorspace uses."*
- 7.14 It is unclear how buildings B and G have been split with respect to the boroughs. For example, Building G will provide 1,192 m² GEA of retail – how much will be within LBH and how much will be in LBTH? Whilst some comparison can be made back to page 9 and 10 of the Development Specification, these figures are in GIA and therefore do not directly relate to the ES. The applicant needs to provide an explanation of how B and G will be split between LBTH and LBH.
- 7.15 Paragraphs 7.157-7.161 provide an assessment of the development upon the provision of affordable housing. In total 59 residential units or 10% (based on habitable rooms) will be affordable and provided within LBTH and a contribution to offsite affordable housing provision in LBH. Based on the figures provided in this chapter for plots C, D and E, there will be 844 residential units providing 1,559 residents. Additional information is required to establish how 59 units will provide the required 10% affordable housing.
- 7.16 The Applicant acknowledges that this is below LBTH's target, but states that *"the Proposed Development represents an increase in the availability of affordable housing in the area compared with existing baseline conditions (where no affordable housing is offered currently) and this can be seen as an improvement to the existing baseline situation"*. Whilst this is acknowledged, it cannot be considered to be a minor beneficial effect when the Council's policy requirement is for between 35 and 50%.
- 7.17 The Applicant should confirm whether they will be seeking to meet the LBTH affordable housing target offsite if the proposed development is implemented and provide information on the phasing of affordable housing provision.
- 7.18 LBTH publishes an annual Planning for School Places Report, which has not been referred to in the ES.
- 7.19 Within the Proposed Development Scenario there will be *"floor space to accommodate a healthcare facility with the capacity for two GPs. This provision will serve residents at the proposed development and is unlikely to have further capacity to offer healthcare services to residents within the surrounding area"*, bringing the total combined number of FTE GPs within 1 km of the site to 19 with a combined practice list size of 41,060. However in assessing the impact, the Applicant has used the assumption that only one additional FTE GP will occupy the new healthcare facility, bringing the total number of GPs within 1 km to 18 and creating an average list size of 2,281 patients per GP. This would be above the target for England, which is a maximum of 1,800 patients per GP. While the Applicant acknowledges this, they state that this provision *"would reduce the additional demand for GP services that the Proposed Development would place on local services surrounding the site and provide a new GP service where there is no current provision"*. In concluding the assessment the Applicant states that *"this would give rise to a long term temporary impact of negligible significance"*.
- 7.20 Clarification is requested as to why the Applicant has not proposed mitigation of the effects on healthcare through the provision of offsite provision or financial contribution.
- 7.21 Clarification is requested as to why the Applicant has used only one FTE GP to calculate the average list size for GPs for the assessment of effects on health during the operation.

- 7.22 Clarification is also requested as to why the Applicant has considered the impact on health to be a "long term temporary impact of negligible significance" when it is more likely to be 'long term permanent impact of minor significance' without mitigation.
- 7.23 It is not considered appropriate to conclude that the effect on open space will be minor beneficial when the amount is under the amount required by LBTH and LBH policy.
- 7.24 Child playspace for LBTH should be calculated using the Council's Planning Obligations SPD instead of the GLA's. For playspace calculations, reference should be made to policy DM4.2 which states "apply LBTH Child Yields". These are not presented in the Planning Obligations SPD, but are published in the 'Planning for Population Change and Growth Baseline Report' which is publically available.

Secondary, Cumulative, and Combined Impacts

- 7.25 The Applicant states that *"there is no interaction between socio-economics and other individual impacts in relation to the construction and operational phases of the Proposed Development. No interactions with other aspects are anticipated to occur and so no combined cumulative impacts would arise"*. However column 3 of Table 20-2 Combined Effects of Individual Impacts – Completed and Operational Development states that the sensitive receptor group 'Future Users of the site' are likely to experience impact interaction of combined effects in relation to transport, air quality and socio-economics.
- 7.26 Clarification is therefore requested for the Applicant to confirm whether the proposed development is likely to produce Type 1 cumulative effects in relation to socio-economic impacts.
- 7.27 Type 2 effects assessment is set out in paragraphs 7.211-7.223. The assessment is considered acceptable.

Mitigation and Management

- 7.28 Mitigation measures are set out within paragraphs 7.202- 7.203.
- 7.29 The Applicant is not providing any direct mitigation measures for the demolition and construction phase impacts.
- 7.30 In relation to the completed development, the Applicant states that *"s106 contributions towards the provision of additional early year's education places will be agreed with the boroughs, in order to mitigate any adverse impacts on the demand for and supply of places as a result of the Proposed Development"*.

Worst Case Scenario

- 7.31 This chapter states *"the socio-economic assessment has been based on the maximum development scenario in the majority of instances, however for calculations regarding employment and local spend the minimum development scenario has been used in order to present a 'worst case'"*.
- 7.32 It is acknowledged that the assessment of the maximum parameters for child playspace, education, health and open space is the correct approach. That said, housing and affordable housing should have been based on the minimum development to assess the worst case scenario i.e. the least number of new homes.
- 7.33 It is unclear how the number of residential units has been calculated, as only the overall number of units have been provided in the Development Specification. The maximum number of units per borough, and plot should also be provided (this also applies to the LDS).
- 7.34 Further information is also required on how the unit sizes, tenure and assumptions regarding the number of habitable rooms have been established, for both the detailed and outline, and LBH and

LBTH elements. LBTH and LBH need to ensure that a worst case scenario has been assessed (this also applies to the LDS).

- 7.35 It is acknowledged that the assessment of the minimum parameters for employment and local spend is the correct approach. That said, further information is required as to how operational employment floorspace has been calculated and how it relates back to the Development Specification for both the outline and detailed element, and LBTH and LBH, as it is unclear how the figures have been generated. For example, the assessment of employment also refers to NIA – which does not directly relate to the Development Specification which uses GEA/GIA. It is also unclear how Plots B and G have been split between LBTH and LBH (this also applies to the LDS).

Detailed

- 7.36 As identified earlier in the IRR, information is further information is required on the mix for the detailed element of the proposed development.

Outline

- 7.37 Paragraph 7.163 states *"the outline components of the Proposed Development have been based on the maximum development scenario to represent a worst case"*. It should be noted that the number of units, the size and tenure can affect the child yield and therefore have implications on education and playspace e.g. the highest child yield would be based on the maximum number of units, with the most family units within affordable housing. It will also affect local spend, housing (including affordable) and open space. Additional information is therefore required to understand how the maximum parameter has been determined for the residential element i.e. how has the number of units, tenure and habitable rooms be established to ensure that a worst case scenario has been assessed.

Non-Technical Summary

- 7.38 The NTS is a fair reflection of the main assessment.

Limited Development Scenario

- 7.39 The assessment methodology, effect significance criteria and baseline conditions applied to this scenario remain as per chapter 7 of the ES.
- 7.40 With reference to the assessment of potential impacts during demolition and construction and operation, the applicant considers the magnitude of impacts to remain the same as the proposed development in the ES Volume 1: Chapter 7: Socio-economics. Clarification is requested as to how this conclusion is reached, given the differences between the proposed development and the LDS. The implications for both LBTH and LBH should be clearly defined.
- 7.41 The LDS will deliver the same number of affordable housing units and healthcare facilities as set out in the proposed development scenario. Subsequently the assessment of effects of this is the same as those presented in the proposed development scenario. Therefore the clarification requests for further information set out above regarding the housing and health impacts are also applicable to the LDS.
- 7.42 With regard to Chapter 21: LDS, the Applicant states that *"all residual impacts for the Limited Development Scenario have been assessed as being the same as those for the Proposed Development."*
- 7.43 For completeness the applicant should have included Table 7-45 'Summary of Residual Impacts- Differences between minimum and maximum development scenarios' within Chapter 21 of the ES as this provides a clearer and more concise summary of the differences between the two schemes and why the impact of both the proposed and LDSs are the same.

Summary of Clarifications Required from Applicant

Applicant to confirm why the range of geographic data including ward, super output areas and postcode has been excluded from the baseline information.

Applicant to confirm why the baseline information on education includes data relating to school provision in the London Borough of Islington.

Applicant to provide revised information on the availability of surplus school places.

The Applicant to confirm whether they will be seeking to meet the LBTH affordable housing target offsite if either the proposed or LDS options are implemented.

Applicant to confirm their approach to phasing of social housing provision for both the Proposed and LDSs.

The Applicant is to confirm why mitigation of the effects on healthcare through the provision of offsite provision or financial contribution has not been provided for both the Proposed and LDSs.

The Applicant is to confirm why their assessment of effects on health during the operation of the LDS is only based on the provision of one additional GP when provision within the Proposed and LDSs includes floorspace for two GPs.

Applicant to reconsider the impact on health for the Proposed and LDSs without the implementation of mitigation.

Clarification should be provided on where these figures in Paragraph 7.134 have been taken from.

Additional information is required as to how the figures used in the ES have been calculated (in relation to the development specification).

Additional information is required to establish how 59 units will provide the required 10% affordable housing.

The applicant needs to provide an explanation of how B and G will be split between LBTH and LBH.

Clarification is requested on how the applicant has reached the conclusion that the impacts from the proposed development and the LDS are broadly the same.

Child playspace for LBTH should be recalculated using the Council's Planning Obligations SPD.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

Applicant to update the assessment of baseline information for healthcare using whole time equivalent GP numbers.

The loss of the existing facilities should be assessed.

The maximum number of units per borough, and plot should also be provided.

Further information is required on how the unit sizes, tenure and assumptions regarding the number of habitable rooms have been established for both boroughs, to ensure that a worst case scenario has been assessed (this also applies to the LDS).

Further information is also required on how the number of units, size and tenure have been established, for both the detailed and outline, and LBH and LBTH elements (this also applies to the LDS).

Further information is required as to how operational employment floorspace has been calculated and how it relates back to the Development Specification for both the outline and detailed element, and LBTH and LBH (this also applies to the LDS).

Potential Planning Conditions

As per current practice.

Review of Revised ES

- 7.44 The baseline information has been updated to include new information on office and housing market profiles and local education provision. Owing to changes in the design, the assessment of effects has also been updated with revised information on employment, population, open space and spend.
- 7.45 Paragraph 7.134, provides new information on the size of the retail and office spaces. However, these are given in Net Internal Area (NIA) as opposed to Gross Internal Area (GIA), which is inconsistent with early chapters of the ES. As requested as part of the review of the original ES, clarification is sought as to how these figures relate back to the Development Specifications.
- 7.46 Tables 7.21-7.26 and 7.29-7.31 have been revised to present new information on the accommodation schedules and population. Tables 7.22 and 7.23 represent the minimum development scenario, while Tables 7.30 and 7.31 present the maximum development scenarios.
- 7.47 Under the minimum development scenario, the Applicant has calculated that there will be 1,267 people within LBTH and 2,162 people in the overall proposed development. Under the maximum development scenario there will be 1,455 people within LBTH and 2,351 overall in the proposed development.
- 7.48 The section on affordable housing has been updated. The percentage of affordable housing remains unchanged from the figures presented in the original ES. The Revised ES does not address the original clarifications regarding information on the additional provision of affordable housing and phasing of affordable housing. Therefore requests for further information on these issues remain as set out in the review of the original ES.
- 7.49 The assessment of effects upon health has been updated with revised population figures. However, the Applicant has not taken into account the clarifications requested against the original information set out in the ES. Therefore further information as stated above in paragraphs 7.19-7.21 is sought.
- 7.50 The assessment of open space has been updated with revised population information. A total of 80,214m² of open space is required to meet residential and employment needs. The proposed development will provide a total of 22,642m² of open space, 11,040m² of private realm and 4,053 m² commercial private space. Paragraph 7.184 provides information on the components which will make up the open and private spaces and their sizes. Clarification is sought to confirm the correct size for the components making up the private space provision as they do not total the overall figure of 11,040m².
- 7.51 Similarly, and as with the original ES, the Applicant has stated that *'the space is likely to be sufficient for the specific types of users who will access the area at various times during the day'* and as such, the conclusion to the original ES remains unchanged. Therefore, similarly to the original ES, the conclusion of the assessment of effects of the proposed development upon open space is considered inappropriate as the open space provision is under the required amount to meet LBTH and LBH policy requirements.
- 7.52 The child playspace assessment has been revised with new figures presented in Tables 7.41-7.43. The required 10m² has been used in the calculations, however it should be noted by the Applicant that the Council's Planning Obligations SPD should be used in determining need instead of the GLA's SPG guidance.
- 7.53 Under the maximum development scenario, there will be 131 children requiring 1,310m² play space. The development will deliver 228m² of formal play space. The Applicant considers the shortfall to be made up from *"several considerably larger areas of payable space within the Goodsyrd Gardens, including 'natural play' spaces...integrated play spaces... and educational play spaces"*.

Worst Case Scenario

- 7.54 Similar to the original ES, it is considered that the assessment of housing and affordable housing should have been based on the minimum development to assess the worst case scenario i.e. the least number of new homes.

Limited Development Scenario

- 7.55 Similar to the original ES the Applicant considers the magnitude of impacts to remain the same during both phases of the development as set out in the Revised ES Volume 1: Chapter 7: Socio-economics. It is not clear how this conclusion has been reached. Clarification is sought to confirm how the effects have been deemed to be the same given the differences between the proposed development and the LDS.
- 7.56 In line with the original, ES, the Applicant states that “*all residual impacts for the Limited Development Scenario have been assessed as being the same as those for the Proposed Development.*” In Table 17 of Appendix K, the residual effects for health have been identified as being of minor beneficial long term permanent effect at the local level. However, this does not correlate with Table 7-44 in the Revised ES, where they are reported as being negligible beneficial long term temporary effect at the local level. Clarification is sought to confirm the correct conclusion to the effects to the proposed and LDS upon health.

Summary of Clarifications Required from Applicant

NB - Applicant needs to provide responses to clarifications and potential Regulation 22 requests made on the original ES – see above and Section 23, which identifies where further information is still required.

Clarification is sought to confirm the correct size for the components making up the private space provision.

Applicant to confirm the correct conclusion on the effects of the maximum and LDS upon health.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

None

Potential Planning Conditions

None.

Review of ES Addendum

- 7.57 The ES Addendum and additional information set out in Appendix A of the Addendum is generally clear and provides reasoned justification,
- 7.58 The ES Addendum confirms that there are no policy changes that affect the socio economic assessment, and that the methodology remains valid. The ES Addendum considers two additional scenarios for affordable housing, which has resulted in further assessment, and the findings of this assessment are presented for consideration alongside the findings of the socio economic assessment within the Revised ES (June 2015). The additional assessment is summarised in Section 6 of the ES Addendum, and detailed in Appendix A: Additional Socio-economic assessment for 25% and 35% affordable tenure’.
- 7.59 The approach to calculating the provision of affordable housing within each of the three scenarios is not clearly presented in the ES Addendum or Appendix A (see below). This is also unclear within the corresponding section of the NTS, and does not appear to reflect LBTH or GLA guidance on calculating the affordable housing component of the scheme. It is stated that affordable housing provision is calculated based on the number of ‘habitable rooms’, and in previous correspondence to LUC, AECOM has stated that 188 habitable rooms will be ‘affordable’. However, no figures are provided on the overall total number of habitable rooms for each affordable housing scenario, as all other housing data within the ES and Addendum refer to

'residential units'. The use of these two different units of measurement means that it is difficult for the reader to determine whether the proposed number of affordable housing units is an accurate reflection of the affordable housing percentages stated.

- 7.60 We acknowledge that the affordable housing provision proposed in LBTH has been calculated as a percentage of the overall amount of housing delivered. As such, from our calculations using residential units, approximately 7% of the total number of residential units within LBTH will be affordable. This is less than 5% of the overall housing provision under both maximum and minimum development scenarios, despite the Borough being the recipient of between 62% (maximum development scenario) and 66% (minimum development scenario) of the total number of residential units proposed. A financial contribution to fund the delivery of the remaining affordable housing will be offered to LBH.
- 7.61 In addition, the proposal will only deliver around 50% of the open space provision required by the relevant local plans. This is clearly stated within the ES Addendum.
- 7.62 The table below highlights additional clarifications required from the applicant arising from the ES Addendum (Nov 2015).

Summary of Clarifications Required from Applicant

The approach to calculating the provision of affordable housing within each of the scenarios is not clearly presented. Clarification is needed on why 'habitable rooms' has been stated as the measurement for affordable housing provision, when all of the housing information available is provided as 'residential units'.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

None

8 Review of Chapter 8: Ground Conditions

Scope of EIA

- 8.1 The scope of the EIA is adequate and reflects the EIA Scoping Opinion.

Baseline

- 8.2 The baseline is established by reference to a Landmark Envirocheck report and desk study and the results of previous investigations. However, the Applicant proposes to undertake further investigations in areas not previously covered due to access problems and the results of the new investigation should be combined with the earlier data into an updated quantitative risk assessment.

Assessment

- 8.3 The approach to the assessment, the methodology adopted, significance criteria and the conceptual model are all in line with current good practice.
- 8.4 Previous investigations have shown that there were a number of exceedances of the guideline value for lead. The applicants should clarify whether the guideline value used was that in effect at the time of the previous investigations (2008) or is a newly established or re-established value.
- 8.5 Paragraph 8.131 states *"Future site users are considered to have a moderate sensitivity due to the primarily commercial/residential end use without gardens"*. Table 8-8 however states that 'Human Health – Proposed Development End Users' are high sensitivity receptors. An explanation should be provided as to why the future site users are not high sensitivity.

Secondary, Cumulative, and Combined Impacts

- 8.6 These are considered to an appropriate extent.

Mitigation and Management

- 8.7 A reasonably comprehensive set of mitigation measures is proposed for inclusion in an environmental management plan. However, further intrusive investigations are planned. Furthermore, the previous ground investigations and remedial strategy are now some six years old. While it is acceptable to use the data they should be incorporated into an updated risk assessment report and used to inform an up to date remedial strategy for the site. These should be secured through planning conditions.
- 8.8 The previous investigations found that the risk from ground gases was low and therefore did not specify particular mitigation measures. The current ES states that mitigation will be incorporated where required (8.146). The Applicant should clarify what criteria will be used to establish whether mitigation will be required (presumably CIRIA C665) and set this out in the remedial strategy.

Worst Case Scenario

- 8.9 Paragraph 8.158 states *"The approach to the ground conditions assessment focuses on the site area and does not differentiate between the outline and detailed components or consider the scale or layout of the massing. Therefore the ground conditions assessment does not apply either the maximum or minimum building envelope as it does not have any relevance to the assessment"*.
- 8.10 The Development Specification does not stipulate the depth of the basement, but plan BGY11-PA-03-010 maximum development basement levels. Confirmation is required that the maximum development basement levels have been assessed with respect to ground conditions.
- 8.11 The maximum building envelope is also likely to require deeper building foundations e.g. deeper piling. Confirmation should be provided that the worst case scenario has been assessed.

Non-Technical Summary

- 8.12 This is a reasonable reflection of the main assessment.

Limited Development Scenario

- 8.13 The baseline conditions and the assessment of impacts for the LDS are as for the full development. The significance of effects pre- and post-mitigation are the same and the mitigation measures required would be broadly the same for both development scenarios.
- 8.14 The overall findings of the LDS do not differ from the main development scenario.
- 8.15 Chapter 21 is an accurate summary of the more detailed assessment in Appendix K insofar as impacts on ground conditions are concerned.

Summary of Clarifications Required from Applicant

The origin of the guideline value used for lead, with an updated value to be provided if appropriate.

The criteria to be used for assessing the need for remedial measures for gas in the ground.

An explanation should be provided as to why the future site users are not high sensitivity.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

Confirmation is required that the maximum development basement levels have been assessed with respect to ground conditions.

Confirmation should be provided that the worst case scenario has been assessed with respect to building foundations.

Potential Planning Conditions

An updated quantitative risk assessment report to be submitted for approval by LBTH prior to commencement of works.

An updated detailed remedial strategy to be submitted for approval by LBTH prior to commencement of works.

Verification reports should also be required, but due to the scale of development, these can be submitted individually for each phase of the works.

Review of Revised ES

- 8.16 The ground conditions chapter is predominantly unchanged apart from some minor amendments to reflect design changes from the original ES.
- 8.17 The conclusions of the assessment remain unchanged.
- 8.18 Specific requests for clarification and further information on the original ES chapter do not appear to have been addressed in this chapter and therefore remain as above.

Limited Development Scenario

- 8.19 The conclusions drawn in respect of the LDS in the original assessment remain unchanged in the Revised ES.

Summary of Clarifications Required from Applicant
NB - Applicant needs to provide responses to clarifications and potential Regulation 22 requests made on the original ES – see above and Section 23, which identifies where further information is still required.
Summary of Potential Regulation 22 Information Requests to be made to Applicant
As above.
Potential Planning Conditions
As above.

Review of ES Addendum

- 8.20 The Applicant has stated that *"Where no material changes are considered likely to occur to the previously identified impacts as a result of the additional scenarios, no further technical assessment has been undertaken. It is considered that the additional scenarios would not alter the residual impacts and conclusions of the June 2015 ES (revised) for ground conditions]"*. Consequently, there is no new material to assess.
- 8.21 There are no additional clarifications required from the applicant arising from the ES Addendum (Nov 2015).

Summary of Clarifications Required from Applicant
None
Summary of Potential Regulation 22 Information Requests to be made to Applicant
None

9 Review of Chapter 9: Traffic and Transport

Scope of EIA

- 9.1 The LBTH and LBH EIA Scoping Opinion states the chapter should assess the effect the development will have on accidents and safety (paragraph 4.70). Although the Applicant has provided a baseline of road safety, they have not provided an assessment of the proposed development on this topic. This should be provided.
- 9.2 Paragraph 4.73 of the EIA Scoping Opinion states that the *"impacts of trip generation movements on the road network should be shown as a percentage increase in trips over the baseline, and the impact on junction capacity"*. Although the chapter provides an assessment of construction movements as a percentage over the baseline, it does not provide an assessment of the construction impact on junction capacity. The chapter also does not show the impact of operational trip movements as a percentage increase over the baseline or the impact on junction capacity. The Applicant should provide: an assessment of the impact of construction trips on junction capacity; impact of operational trips as shown as a percentage increase over the baseline; and operational trips impact on junction capacity.
- 9.3 Paragraph 4.74 of the EIA Scoping Opinion states that the construction traffic assessment should consider construction staff movements. This has not been provided. The Applicant should provide this assessment.
- 9.4 Paragraph 4.77 of the EIA Scoping Opinion states that water transport should be considered as part of the assessment. Although the chapter provides text scoping out water transport during construction, an assessment or text scoping out water transport during the operational phase of the development has not been provided. The Applicant should provide an assessment of the operational impact on water transport, or confirm that it has been scoped out.
- 9.5 The scope of the assessment is otherwise considered acceptable.

Baseline

- 9.6 The method for establishing the baseline is set out in paragraph 9.63 and the baseline itself is set out in paragraphs 9.123-9.180 which includes: existing site use; pedestrian network and facilities; cycle network and facilities; public transport services (including bus, overground, underground and public transport accessibility level (PTAL)) and the local road network.
- 9.7 The baseline is considered acceptable.

Assessment

- 9.8 The assessment area is set out in paragraphs 9.64-9.74 and the method for determining trip generation is set out in paragraphs 9.75-9.101. The methodology for determining demolition and construction impacts is set out in paragraphs 9.102-9.111 and the significance criteria are set out in paragraphs 9.112-9.120.
- 9.9 Paragraph 9.208 provides the significance of effect of HGV movements on Bethnal Green Road, Commercial Street and Shoreditch High Street. However, it does not provide the significance of the effect on Sclater Street. This should be provided.
- 9.10 Paragraph 9.237 refers to tables 3.8 and 3.9. The paragraph should refer to tables 9.38 and 9.39.

Secondary, Cumulative, and Combined Impacts

- 9.11 The Type 2 effects assessment is set out in paragraphs 9.272-9.288. The assessment is considered acceptable.

Mitigation and Management

- 9.12 Reference is made to the implementation of a Construction Method Statement (CMS). However, there is no reference to the implementation of any operational mitigation/ management measures such as a Travel Plan or a Delivery and Servicing Plan. Clarification is required to confirm if any mitigation/ management measures are proposed for the operational phase of the development.

Worst Case Scenario

- 9.13 As stipulated earlier in this document, the assumptions used to generate the population yield should be confirmed to ensure that the worst case scenario has been assessed with respect to traffic generation.

Non-Technical Summary

- 9.14 The NTS states that some pedestrian links close to the site will see moderate adverse permanent impacts. However, the ES states that some links will see major and moderate adverse impacts. The NTS should be revised to accurately reflect the impacts predicted in the ES.

Limited Development Scenario

- 9.15 The assessment methodology, effect significance criteria and baseline conditions applied to this Scenario remain as per chapter 9 of the ES.
- 9.16 As the assessment of the scenario follows the same format as chapter 9 the following clarifications are required for the LDS:
- provide an assessment of the development's impact on accidents and safety;
 - provide an assessment of construction traffic impacts on junction capacity;
 - provide the impact of operational trips as a percentage increase over the baseline and an assessment of operational traffic impacts on junction capacity;
 - provide an assessment of construction staff movements;
 - provide an assessment of the operational development's impacts on water transport;
 - provide the significance of effect of HGV movements on Sclater Street; and
 - clarify if there any mitigation/ management measures proposed for the operational phase of the development.
- 9.17 In addition to the above, Figure 1 has been omitted from the assessment (see paragraph 130). This should be provided.
- 9.18 Paragraph 131 states *"the assessment prepared for the outline and detailed components of the Limited Development Scenario demonstrate..."*. This should state *"maximum build out scenario"* not *"Limited Development Scenario"* as plots A, B F and G are not part of the Limited Development Scenario.
- 9.19 Paragraph 132 refers to figure 9.14 of the ES. This should state figure 9.5.

- 9.20 Paragraph 144 states "*some pedestrian links close to the site will see moderate adverse permanent impacts...*". However, paragraph 138 states some links will experience major or moderate increases in pedestrian flows. Clarification is required to confirm if major and moderate increases in pedestrian flows are considered to be moderate adverse impacts or should they be recorded as major and moderate adverse impacts.
- 9.21 Paragraph 154 sets out the assessment on rail services but refers to "*a reduction by 57 two-way bus trips compared to the maximum build out scenario*". Clarification is required to confirm if this should state "*rail*".
- 9.22 Paragraph 920 of Appendix K states the Scenario provides an improvement for pedestrian movement and capacity and pedestrian delay from minor adverse impacts to minor beneficial impacts. However, paragraphs 144 and 146 states these impacts are minor adverse. Clarification is required to confirm the Scenario's impact on pedestrian movement and capacity and pedestrian delay.
- 9.23 Paragraph 21.23 of Chapter 21 of the ES states the "*difference between the two development scenarios (i.e. Proposed Development and Limited Development Scenario is as follows*". However, paragraphs 21.24-21.25 do not state the difference between the scenarios, only the effects of the LDS.
- 9.24 The chapter should be revised to provide the difference between the two scenarios as per paragraph 21.23.

Summary of Clarifications Required from Applicant

Clarify if there are any mitigation/ management measures proposed for the operational phase of the development.

The NTS should be revised to accurately reflect the impacts on pedestrian movement and capacity as predicted in the ES.

Clarify the LDS's impacts on pedestrian movement and capacity and pedestrian delay.

Provide Figure 1 of Appendix K.

Paragraph 131 of Appendix K should be revised to state "*the assessment prepared for the outline and detailed components of the maximum build out scenario...*"

Paragraph 132 of Appendix K should state figure 9.5, not 9.14.

Clarify if the impact recorded in paragraph 144 of Appendix K should be "*major and moderate*".

Clarify if paragraph 154 of Appendix K should state "*a reduction by 57 two-way rail trips compared with the maximum build out scenario*".

Chapter 21 should be revised to detail the difference between the proposed development and the LDS as per paragraph 21.23.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

Provide an assessment of the development's impact on accidents and safety.

Provide an assessment of construction traffic impacts on junction capacity.

Provide the impact of operational trips as a percentage increase over the baseline and an assessment of operational traffic impacts on junction capacity.

Provide an assessment of construction staff movements.

Provide an assessment of the operational development's impacts on water transport.

Provide the significance of effect of HGV movements on Sclater Street.

The assumptions used to generate the population yield should be confirmed to ensure that the worst case scenario has been assessed with respect to traffic generation.

The LDS should provide the information requested as set out in paragraph 9.15 of this Report.

Potential Planning Conditions

As per current practice.

Review of Revised ES

- 9.25 The Revised ES incorporates the publication of the Further Alterations to the London Plan which was published in March 2015 and the Minor Alterations to the London Plan which was published for consultation in May 2015. This is considered acceptable.
- 9.26 Paragraphs 9.61 and 9.189 set out the revised maximum build out. Below is a comparison between paragraph 9.61 and paragraph 4.10 of The Proposed Development Chapter:

Use Class	Paragraph 9.61 and 9.189	Paragraph 4.10
Residential (C3)	1,356 units	1,356 units
Business (B1)	81,127 sqm	65,859 sqm
Retail Use (A1, A2, A4 and A5)	20,937 sqm	17,499 sqm
Non-residential institutions (D1)	112 sqm	495 sqm
Assembly and Leisure (D2)	689 sqm	661 sqm
Sui Generis	37 sqm	36 sqm

- 9.27 It is unclear why the above two paragraphs differ. Confirmation is sought on which is the correct figure, and that these have been used where required in the assessment.
- 9.28 The Revised ES has assessed the amendments to the scheme and the effects recorded have not changed since the submission of the Original ES. It is therefore considered that the effects of the Original ES remain valid.
- 9.29 As noted above, paragraph 5.55 of ES Chapter 5: Demolition and Construction refers to peak vehicle movements of 102 vehicles per day in 2022/2023 when Plots A, B, F and G are in construction. This is inconsistent with paragraph 9.112 of the Traffic and Transport chapter which refers to a peak of 100 movements per day in 2023 when plots A, B, F and G are in construction. This is noted as a new clarification under Chapter 5 above.

Limited Development Scenario

- 9.30 Paragraph 132 of Appendix K states the LDS comprises the following quantum: residential (C3) – 774 units; business (B1) – 593sqm; retail use (A1, A2, A3 and A5) – 12,434sqm; non-residential institutions (D1) – 112sqm; assembly and leisure (D2) – 689sqm and sui generis – 37sqm. However, the quantum set out in paragraph 11 and table 2 are as follows: residential (C3) – 774 units; business (B1) – 16,670sqm; retail use (A1, A2, A3 and A5) – 10,984sqm; non-residential institution use (D1) – 495sqm; assembly and leisure (D2) – 661sqm and sui generis – 36sqm. Clarification is required to confirm why the quantum set out in paragraph 132 of Appendix K differ from paragraph 11 and table 2 of Appendix K.
- 9.31 The LDS has assessed the amendments to the scheme and the effects recorded have not changed since the submission of the original assessment of the LDS. It is there considered that the effects recorded in the original Appendix K remain valid.

Summary of Clarifications Required from Applicant
<p>NB - Applicant needs to provide responses to clarifications and potential Regulation 22 requests made on the original ES – see above and Section 23, which identifies where further information is still required.</p> <p>Clarification is required to confirm why the quantum set out in paragraph 9.61 and 9.189 differ from paragraph 4.10.</p>
Summary of Potential Regulation 22 Information Requests to be made to Applicant
None.
Potential Planning Conditions
As above.

Review of ES Addendum

- 9.32 The ES Addendum clearly justifies the conclusion that the additional construction scenario, which includes Plot E being brought forward into Phase 1, will not change the worst case scenario for traffic and transport, as assessed in the original Environmental Statement.
- 9.33 There are no additional clarifications required from the applicant arising from the ES Addendum (Nov 2015).

Summary of Clarifications Required from Applicant
None
Summary of Potential Regulation 22 Information Requests to be made to Applicant
None

10 Review of Chapter 10: Wind Microclimate

Scope of EIA

- 10.1 In accordance with best practice guidance and the EIA Scoping Opinion, wind tunnel modelling has been completed for the proposed development as it is over 10 storeys. Four scenarios were tested; configuration 1 baseline, configuration 2 demolition and construction, configuration 3 baseline + proposed development, and configuration 4 baseline + proposed development + cumulatives. The configurations were tested without planting and landscaping and were based on the maximum parameters. A qualitative assessment of the minimum parameters development has also been completed.

Baseline

- 10.2 A summary of relevant planning policies and guidance is provided.
- 10.3 Configuration 1 provides the modelled baseline conditions simulated in the wind tunnel, with meteorological data obtained from the UK Met Office for Heathrow, Gatwick and Stansted airports.

Assessment

- 10.4 The wind tunnel tests have been conducted on a model devoid of trees or landscape detail in order to obtain conservative results, which is considered the correct approach.
- 10.5 The widely accepted Lawson Comfort Criteria have been used to assess the impacts. The method used to determine the significance of the impacts is set out from paragraph 10.43 and in Table 10.3 i.e. a moderate adverse impact is one where wind conditions are two-steps windier than desired.
- 10.6 The target wind conditions for various uses e.g. private balconies and terraces have been described.
- 10.7 The baseline conditions are relatively calm, with most areas suitable for sitting and standing/entrance across the majority of the site, with the exception of four locations at the junction of Sclater Street and Cygnet Street which are suitable for leisure walking in the windiest season.
- 10.8 Configuration 2, was considered to be a suitable timeslice to test for the demolition and construction phase, as the number of plots built out (C and H) provided a scenario sufficiently different to the final build to assess the impacts. The frontage onto Sclater Street experiences windier conditions with a number of locations suitable for leisure walking during the windiest season. The wind conditions at locations 150 and 160 are considered to be moderate adverse as these terrace/rooftop locations experience leisure walking conditions in the summer season. During the summer season, locations elsewhere are suitable for sitting or standing/entrance.
- 10.9 Professional judgement has been used to assess the impacts during construction of the remaining phases.
- 10.10 With the completed development in place, a number of locations experience adverse impacts. Thoroughfare locations 60 and 80 are suitable for business walking and location 25 is suitable for car-parking (minor adverse and moderate adverse respectively). Entrance location 7 is windier than desired with leisure walking conditions, and locations 160 (terrace) and 150 (balcony) are only suitable for leisure walking during the summer season. The rooftop locations 163-165 are

similarly only suitable for leisure walking during the summer season, and therefore a moderate adverse impact.

- 10.11 The minimum parameters scenario would result in a reduction in heights and massing of some of the buildings. With the same mitigation measures implemented as for the maximum parameter development, the residual effects are considered to be the same.

Secondary, Cumulative, and Combined Impacts

- 10.12 The fourth configuration includes cumulative developments. The cumulative schemes selected were based on their proximity to the site, and therefore ability to influence conditions. The wind conditions in the cumulative scenario are similar to those with the proposed development, however a number of locations become calmer, and a number of locations become 1-category windier (the majority from sitting to standing/entrance). However, no additional mitigation measures to those required for the proposed development itself, have been identified.

Mitigation and Management

- 10.13 A number of mitigation measures are proposed, and paragraph 10.90 states that these have been tested in the wind tunnel for their effectiveness against 'windier than desired' conditions. However, the results of these tests are not presented in the ES chapter or the technical appendix. Paragraph 10.90 also states that the mitigation measures for the outline component of the scheme will be further defined at the detailed design stage and provided in the reserved matters applications. To allow the residual impacts to be verified, the results of the wind tunnel tests with the mitigation measures in place should be provided.
- 10.14 The windiest balcony locations (Plot C west - facing) will have full-height side screens on both sides to shelter. A 2 m glazed screen will be installed on the south edge of the podium level of Plot C. The balustrade heights will be increased to 1.8 m on the roof terraces of Plot C.
- 10.15 Two rows of vertical porous screens will be placed north of Plots F and G, and overhead porous baffle will be suspended at location 60 at the London Overground, vertical side screens will provide shelter at entrance location 7, entrances to Plots A and B will be recessed or vertical side-screens provided, balconies on the southwest side of Plots F and G will have full-height screens where necessary, and landscaping and soft planting are considered sufficient for all other locations.

Worst Case Scenario

Detailed

- 10.16 The detailed element has fixed entrances etc. which have been assessed as appropriate.

Outline

- 10.17 Paragraph 10.110 states "*The assessment has been based on the maximum parameters for the outline components of the Proposed Development as these present the worst case scenario with regards to likely significant effects*". Paragraph 10.135 then goes on to state "*locations of entrances to the outline plots (A, B, D and E) are not yet fixed...The local wind conditions around the currently outline plots will be reassessed at detail design*".
- 10.18 Further information should be provided on how the 'potential entrances' and other locations for the outline element have been determined to ensure the worst case scenario has been assessed.

Non-Technical Summary

- 10.19 The NTS is generally acceptable, however it alludes to five tests having been undertaken in the wind tunnel model, whereas only four were. Two construction tests were not completed; only one and then further assessment using professional judgement. It is also unclear as to why the NTS reports that a minor adverse effect will remain at the London Overground thoroughfare, whilst the Residual Impacts summary in the main ES chapter does not report this.

Limited Development Scenario

- 10.20 A further two configurations have been tested in the wind tunnel model; configuration 5 baseline + LDS (Plots C, D, E, H, I and J) and configuration 6 baseline + LDS + cumulatives. A minor adverse impact is identified at thoroughfare location 80 which is suitable for business walking, and terrace and balcony locations 160 and 150 which are suitable for leisure walking (moderate adverse). Rooftop locations 163 and 164 also experience moderate adverse impacts being only suitable for leisure walking.
- 10.21 The same mitigation measures as detailed for the main assessment, remain applicable for the necessary plots in the LDS.
- 10.22 Configuration 6 presents the LDS and cumulative scenario, with the majority of locations becoming calmer, and only location 106 becoming 1-category windier (although still suitable for intended use). No additional mitigation measures are required for the LDS.

Summary of Clarifications Required from Applicant

Provide a figure showing the location of surrounding receptors.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

Provide model results for configuration with mitigation measures in place so that residual impacts can be verified.

Update NTS to revise number of configurations tested in wind tunnel model and remove reference to residual minor adverse impact at London Overground thoroughfare.

Further information should be provided on how the 'potential entrances' and other locations for the outline element have been determined to ensure the worst case scenario has been assessed.

Potential Planning Conditions

Complete further wind tunnel model runs as part of reserved matters applications, including a configuration with the mitigation measures in place.

Review of Revised ES

- 10.23 The Wind chapter in the Revised ES has been updated to reflect recent policy changes. Configurations 2, 3 and 4 have been retested in the wind tunnel, with effects on wind conditions identified.
- 10.24 Under Configuration 2, Plot C's rooftop terraces at receptors 141 and 160 are suitable for leisure walking, and represent a moderate adverse effect on wind conditions. Receptors 138, 141, 153 and 160 experiences strong winds, and are identified as requiring mitigation.
- 10.25 Under Configuration 3, thoroughfare receptors 52 and 80 are suitable for business walking, and represent a minor adverse effect on wind conditions. Rooftop terrace receptor 141 is suitable for leisure walking, and represents a moderate adverse effect. Balcony receptors 186, 176, 178 and 179 areas suitable for standing, and are classified as having potential minor adverse effects.

Rooftop areas receptors 163-165 and 167 are suitable for leisure walking during the summer, and so represent a moderate adverse effect at terrace level. Receptors 134, 140 and 166 are located on terraces and experience strong winds (exceed B6 threshold) – mitigation has been advised here. Receptors 52 and 80 (thoroughfares), and receptors 135, 141, 160, 163, 165 and 167 (terraces) exceed the B7 and B8 threshold, and would benefit from mitigation.

- 10.26 Under Configuration 4, additional cumulative buildings have been included in the wind tunnel testing. Thoroughfare receptor 80 is suitable for business walking, and represent an impact of minor adverse significance during the windiest season. Locations of entrances to the outline plots (A, B, D, E and K) may experience leisure walking conditions, and so represent a minor adverse effect on wind conditions. Rooftop terrace receptor 141, is suitable for leisure walking, and so signifies a moderate adverse effect. Balcony receptor 176 is suitable for standing, and so is classified as having a minor adverse impact on wind conditions. Receptors 134, 140, 144, 160, 174 and 176 experience conditions which exceed B6, and will require mitigation. B7 is exceeded at receptor 80 (thoroughfare) and receptor 141, 163 (which also exceeded B8), 164, 165 and 167 (amenity spaces on terraces), and would require mitigation.
- 10.27 Additional mitigation measures have been suggested. Mitigation at balconies at receptors 176, 178 and 179 has been suggested in the form of full-height side screens on the “open” east side of the balconies. Additional localised screening or an increase in balustrade height to 1.8m at rooftop receptors 174 and 182.
- 10.28 Some specific requests for clarification and further information on the original ES chapter do not appear to have been addressed in this chapter as noted below.

Limited Development Scenario

- 10.29 An additional Configuration was assessed in the wind tunnel: Configuration 5 – Limited Development Scenario Plots C, D, E, H, I, J (Limited Development Scenario) with existing surrounding buildings. Potential cumulative effects were assessed using professional judgement, informed by results from Configuration 4.
- 10.30 Receptor 80 (thoroughfare) is suitable for business walking, and so represents a minor adverse effect during the windiest season. Plot C rooftop terrace receptor 141 and 160 are suitable for leisure walking during the summer, and so signify a moderate adverse effect. Plot D and E rooftop terrace receptors 163, 164, 165 and 167 are suitable for leisure walking, and so represent a moderate adverse effect at terrace level.
- 10.31 Receptors 138, 140 and 144 are located within amenity areas at terrace level and experience wind conditions in exceedance of the B6 threshold. Mitigation will be required. B7 is exceeded at receptor 80 (thoroughfare), receptors 141, 160 and 163 (which also exceeded B8), 164, 165 and 167 (amenity spaces of terraces), would also require mitigation.
- 10.32 A description of suitable mitigation measures has not been provided, and this should be provided.
- 10.33 Paragraph 208 of the Limited Development Scenario, describes results from Configuration 6 – clarification is required as to whether this is an additional configuration tested in the wind tunnel.

Summary of Clarifications Required from Applicant

NB - Applicant needs to provide responses to clarifications and potential Regulation 22 requests made on the original ES – see above and Section 23, which identifies where further information is still required.

Provide a description of the mitigation measures to be implemented under Configuration 5.

Confirm whether a Configuration 6 was tested in the wind tunnel, and the nature/results of this assessment.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

As above.
Potential Planning Conditions
As above.

Review of ES Addendum

- 10.34 The proposed additional construction phasing was reviewed qualitatively. The additional demolition and construction scenario has little effect on wind microclimate of the surrounding area.
- 10.35 Rooftop areas of Plot E would continue to be windier than desired, and should be reassessed at the detailed design stage – appropriate mitigation measures if required will be developed at that time. It is expected that the additional of Plot E to the assessment of Plots C and H would not result in any additional significant wind effects within or around the site.
- 10.36 Therefore the wind microclimate assessment presented in the June 2015 ES (revised) remains valid.
- 10.37 There are no additional clarifications required from the applicant arising from the ES Addendum (Nov 2015).

Summary of Clarifications Required from Applicant
None
Summary of Potential Regulation 22 Information Requests to be made to Applicant
None.
Potential Planning Conditions
As above, complete further wind tunnel model runs as part of reserved matters applications, including a configuration with the mitigation measures in place.

11 Review of Chapter 11: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution

Scope of EIA

- 11.1 The scope of the EIA is generally in accordance with the EIA Scoping Opinion in that it includes assessment of impacts on daylight and sunlight at existing residential receptors, internal daylighting, sun on the ground and overshadowing, light impacts and solar glare. Cumulative impacts of relevant schemes are also included. However, the impacts of the proposed development on its own and in combination with cumulative schemes on the cumulative schemes themselves have not been assessed, which is not in accordance with the requirements of paragraph 4.87 of the EIA Scoping Opinion, although the completed Telford Homes and 7 Brick Lane schemes are included as existing receptors (and therefore as part of the baseline) because they were under construction at the time of the assessment.
- 11.2 Construction phase impacts are considered qualitatively only. This is considered acceptable as during construction, impacts will gradually increase until the proposed development is fully built out.

Baseline

- 11.3 The assessment of daylight and sunlight for existing residential receptors is made against existing baseline conditions, which are those of a largely cleared site. The Applicant notes that existing levels of daylight and sunlight are therefore much higher than would otherwise be the case for dense urban development. Despite this, some properties/windows do not currently meet VSC and NSL criteria, notably some buildings in Sclater Street, Brick Lane and Redchurch Street.

Assessment

- 11.4 There are no issues with the methodology used for the assessment, which is in line with BRE guidance and current good practice. The significance criteria adopted are clearly set out and in line with current practice.
- 11.5 An alternative set of significance criteria based on expected VSC levels for each building based on an average value and using the IPG massing for the site are provided.
- 11.6 The tables summarising the impacts of the proposed development on VSC and NSL levels helpfully highlight negligible and minor adverse impacts (i.e. those where one or more windows/rooms experience a reduction of less than 20%). The Applicant notes that minor adverse impacts are to be expected in a dense urban context and are not discussed further. Where impacts are moderate adverse or worse, the daylight levels for each property are discussed in detail.
- 11.7 Some of significance ratings for properties overall seem unduly conservative. For example, at 104 – 106 Sclater Street, 2 of 6 windows lose less than 20% of VSC, but all comply with NSL criteria and half of the habitable rooms comply with an alternative VSC target of 15%. On the basis of the VSC criteria, the impacts would be moderate adverse. However, on the basis of the NSL criteria, they would be negligible. It is often the case that where there is compliance with the NSL criteria when the test is applied in sequence with the VSC test the effects of the proposed development on daylight levels are considered acceptable even where there is a low level of compliance with the VSC criteria. Nevertheless, the overall daylight impact significance for these

rooms/windows is rated moderate adverse. However, the assessment of significance appears to be applied consistently across all receptors assessed.

- 11.8 Impacts on daylight levels at a number of properties equating to 14% of the total are rated moderate to major and major adverse.
- 11.9 There are also a number of areas which will experience a major adverse impact in terms of sun on the ground and overshadowing.
- 11.10 Internal daylighting levels are good, with over 86% of rooms in respect of detailed elements of the scheme meeting ADF criteria and good potential for the outline elements. External areas within the development also have good sun or ground potential.

Secondary, Cumulative, and Combined Impacts

- 11.11 Cumulative impacts have been assessed, although the cumulative schemes themselves are not assessed as receptors (as stated above).
- 11.12 Of those properties assessed, 25% would experience major adverse impacts in terms of VSC, 21% in terms of NSL and 43% in terms of sunlight levels (APSH).

Mitigation and Management

- 11.13 No additional mitigation of daylight, sunlight, sun on ground or overshadowing impacts is available over and above that inherent in the design.

Worst Case Scenario

Detailed

- 11.14 The detailed element has fixed heights which have been assessed as appropriate. The internal room layouts are fixed and therefore have been assessed as appropriate.

Outline

- 11.15 Paragraph 11.836 states *"The assessment has been based on the maximum parameters for the outline development as these present the worst case scenario with regards to likely significant impacts". This is considered to be the appropriate approach.*
- 11.16 The internal daylight and sunlight assessment for the outline element is provided in Appendix 7, Section 3 acknowledges *"Since this is an outline application, the façade details, window locations and room layouts are not yet defined"*. The methodology adopted establishes how to optimise the potential for good daylight and sunlight, and is considered acceptable. Further testing will be required at the reserved matters stage when detailed information is available on the internal room layout etc.

Non-Technical Summary

- 11.17 The NTS is a reasonable summary of the assessment.

Limited Development Scenario

- 11.18 The Appendix to the ES which presents the assessment of the LDS includes a full assessment of the daylight and sunlight impacts of the LDS which parallels that of the full development. Although impacts would be somewhat reduced in the LDS, the overall significance remains the

same with significant numbers of properties experiencing major adverse impacts in terms of daylight and sunlight and open spaces experiencing major adverse impacts in terms of sun on the ground and overshadowing.

- 11.19 Only the scale of the impacts reduces. The number of properties experiencing a moderate to major or major impact in terms of daylight levels reduces from 14% of the total assessed to 6% in the LDS scenario.
- 11.20 Chapter 21 provides only a brief summary of the LDS impacts.

Summary of Clarifications Required from Applicant

The reference to four scenarios in paragraph 11.33 should be clarified.

The reference to three baselines in paragraph 11.36 should be clarified.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

An assessment of the impacts of the proposed development on its own and in combination with cumulative schemes on the cumulative schemes is required, in accordance with the requirements of paragraph 4.87 of the EIA Scoping Opinion.

Potential Planning Conditions

Further testing will be required at the reserved matters stage when detailed information is available on the internal room layout etc.

Review of Revised ES

- 11.21 The Revised ES has been amended to reflect scheme design changes and all daylight sunlight and overshadowing data have been re-modelled and the results set out. The residual impacts are summarised in Table 11.8 on page 11-54.
- 11.22 Although very broadly the conclusions of the assessment are similar, there are some changes. The number of receptors experiencing a moderate to major or major effect in terms of daylight reduction reduces from 14% in the original assessment to 10% in the Revised ES.
- 11.23 Although some of the issues with the original ES have been addressed, not all of them have. This relates to the absence of an assessment of the impact of the proposed development on cumulative schemes.

Limited Development Scenario

- 11.24 The conclusions drawn in respect of the LDS in the original assessment remain unchanged in the Revised ES.

Summary of Clarifications Required from Applicant

NB - Applicant needs to provide responses to clarifications and potential Regulation 22 requests made on the original ES – see above and Section 23, which identifies where further information is still required.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

As above.
Potential Planning Conditions
None.

Review of ES Addendum

- 11.25 The Applicant has stated that *"Where no material changes are considered likely to occur to the previously identified impacts as a result of the additional scenarios, no further technical assessment has been undertaken. It is considered that the additional scenarios would not alter the residual impacts and conclusions of the June 2015 ES (revised) for [daylight and sunlight]"*. Consequently, there is no new material to assess.
- 11.26 The majority of previous requests for clarifications and additional information have been addressed. A previous Regulation 22 request, regarding an assessment of the impacts of the proposed development on its own and in combination with cumulative schemes on the cumulative schemes, is now the subject of additional analysis by the applicant's daylight/sunlight specialists, GIA, which will be independently reviewed by a separate consultancy, GVA. No further consideration of this matter has been completed as a part of this review.
- 11.27 There are no additional clarifications required from the applicant arising from the ES Addendum (Nov 2015).

Summary of Clarifications Required from Applicant
None
Summary of Potential Regulation 22 Information Requests to be made to Applicant
None

12 Review of Chapter 12: Air Quality

Scope of EIA

- 12.1 The scope of the assessment is comprehensive, and generally in accordance with the EIA Scoping Opinion, with the exception of the clarifications and potential Regulation 22s requested below. It considers demolition, construction and operational phases. The latter involves prediction of air quality impacts in 2028, the completion year for the development.

Baseline

- 12.2 The baseline is established by reference to Defra background air quality data, LBTH and LBH monitoring data and a diffusion tube survey undertaken in 2013 by the applicant in the vicinity of the site itself to supplement the two boroughs' data sets. This is considered robust. The current baseline is then modelled using standard methodology.
- 12.3 The "future baseline" ("do-nothing" scenario) modelling is based on a number of assumptions, including the following: "Conservative improvements in vehicle emissions have been assumed; Conservative year to year improvements in background pollutant concentrations have never assumed". This is unclear. More explanation of the assumptions is requested.

Assessment

- 12.4 There are no issues with the methodology used for the assessment nor the significance criteria, which are in accordance with established good practice.
- 12.5 Although there is no assessment of impacts on designated ecological receptors (paragraph 12.3), the assessment should indicate whether there are any local sites of ecological interest that could be affected by emissions.
- 12.6 Paragraph 12.209 states *"Minimum parameters for the outline component of the Proposed Development would result in marginally different (higher) heights for the exhaust flues for the proposed energy centre on Plot E"*. It is unclear how the flue would be higher if the building needs to remain within the minimum parameters – further explanation is required.
- 12.7 In view of the fact that the proposed development will contribute more than negligible concentrations of nitrogen dioxide to the ambient air quality and that the air quality objective for nitrogen dioxide is likely to be exceeded, the Applicant should undertake an "air quality neutral" assessment in line with the GLA's Supplementary Planning Guidance.

Secondary, Cumulative, and Combined Impacts

- 12.8 Cumulative impacts have been considered to an appropriate extent. They are inherent in the operational phase assessment.

Mitigation and Management

- 12.9 Paragraph 12.195 which addresses construction phase impacts states that "No further measures are suggested beyond which those best practice methods described in BRE (Ref. 12-41) and Mayor of London (Ref. 12-19) guidance." However, this appears to ignore the GLA guidance on

control of dust and emissions and the LBTH guidance on construction, both of which are referenced elsewhere in the chapter. Confirmation is sought that the latest GLA guidance will be followed.

Worst Case Scenario

- 12.10 As stipulated earlier in this document, the assumptions used to generate the population yield should be confirmed to ensure that the worst case scenario has been assessed with respect to air quality emissions from traffic.
- 12.11 Paragraph 13.58 states that the *"Proposed Development includes for the installation of the permanent energy centres in Plot C, Plot E and Plot F and G"*. The energy centres in the detailed elements of the proposed development (i.e. C, F and G) are fixed, and therefore have been appropriately assessed. Further information is required on how the location of the energy centre in the outline element (i.e. Plot E - 3 boilers and 1 CHP) has been determined to ensure that the worst case scenario has been assessed.

Non-Technical Summary

- 12.12 The non-technical summary is a reasonable reflection of the main assessment.

Limited Development Scenario

- 12.13 The Appendix on the LDS includes a re-assessment of the air quality impacts undertaken on the same basis as for the full development. The results of the assessment in terms of significance of impacts are unchanged for both construction and operational phases.
- 12.14 The contribution of the development to future nitrogen dioxide levels may vary very slightly, but there would still be exceedances of the Air Quality Objectives resulting in minor adverse effects. That being the case, the comments regarding air quality neutrality for the whole development would also apply to the LDS.
- 12.15 Chapter 21 summarises the findings that the LDS impacts would be more or less the same as those for the full development.

Summary of Clarifications Required from Applicant

Clarify whether there are any local sites of ecological interest that might be affected by dust emissions.

Assumptions used for future baseline ("do-nothing" scenario) background air quality.

Confirmation that GLA's 2013 guidance on dust control will be adopted as part of mitigation of construction phase impacts.

Further explanation is required as to how the flue would be higher for the minimum parameters.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

"Air Quality Neutral" assessment

The assumptions used to generate the population yield should be confirmed to ensure that the worst case scenario has been assessed with respect to air quality emissions from traffic.

Further information is required on how the location of the energy centre in the outline element (i.e. Plot E - 3 boilers and 1 CHP) has been determined to ensure that the worst case scenario has been assessed.

Potential Planning Conditions

As per current practice.

Review of Revised ES

- 12.16 The Air Quality chapter has been updated to reflect new policy developments. In particular, the requirement for an "Air Quality Neutral" (AQN) assessment has been incorporated and the demolition and construction phase assessment now reflects the new IAQM guidance, which is based on the GLA SPG.
- 12.17 The AQN results for transport are in compliance with guideline values. However, the AQN results for building emissions are marginal. Further information regarding what emissions controls could be adopted to bring them in line with AQN requirements is sought.
- 12.18 The modelling of emissions from traffic and building sources for the operational phase has been re-done and a new set of results provided. The assumptions regarding future baseline (do-nothing scenario) are conservative in that the 2032 background air quality is assumed to be that predicted for 2020 from the Defra database. This is likely to overstate air pollutant concentrations to some degree, but is considered to present a worst case scenario.
- 12.19 The new results show that increases in NO₂ are all imperceptible and therefore the effects are negligible with the exception of one receptor (R25) which is a committed development, where the increase is 0.5 µg/m³ and the effect is minor adverse. The Applicant states that *"There is a strong presumption that committed development in locations of exceedances of the annual mean objective would have embedded mitigation measured incorporated into building design and layout to minimise the exposure of future occupants. Although the Proposed Development is predicted to increase NO₂ concentrations at this location by 0.5 µg/m³, which represents a minor adverse change, the short term objective level is not breached. Therefore, the proposed mitigation measures at Receptor R25 should be sufficient to minimise exposure of occupants to the predicted increase in concentrations."*
- 12.20 One clarification/information request relating to the previous ES appears not to have been addressed in relation to potential effects of dust emissions on sites of ecological interest.

Limited Development Scenario

- 12.21 The conclusions drawn in respect of the LDS in the original assessment remain unchanged in the Revised ES.

Summary of Clarifications Required from Applicant

NB - Applicant needs to provide responses to clarifications and potential Regulation 22 requests made on the original ES – see above and Section 23, which identifies where further information is still required.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

Indicate what additional emissions controls would or could be adopted to bring building emissions in line with Air Quality Neutral Criteria.

Potential Planning Conditions

Agreement to be reached with LBTH regarding mitigation of building emissions to comply with AQN criteria.

Review of ES Addendum

- 12.22 The Applicant has stated that *"Where no material changes are considered likely to occur to the previously identified impacts as a result of the additional scenarios, no further technical assessment has been undertaken. It is considered that the additional scenarios would not alter the residual impacts and conclusions of the June 2015 ES (revised) for [air quality]"*. Consequently, there is no new material to assess.
- 12.23 There are no additional clarifications required from the applicant arising from the ES Addendum (Nov 2015).

Summary of Clarifications Required from Applicant

None

Summary of Potential Regulation 22 Information Requests to be made to Applicant

None

13 Review of Chapter 13: Noise and Vibration

Scope of EIA

- 13.1 The assessment conforms to the LBTH Scoping Guidance on noise and vibration, and comments made in the EIA Scoping Opinion including ground-borne vibration.

Baseline

- 13.2 The baseline noise and vibration assessment was carried out at appropriate locations and over relevant time periods following the method required by LBTH's Environmental Health Department and baseline noise levels have been assigned to sensitive receptors.

Assessment

- 13.3 The assessment clearly establishes the magnitude and significance of the noise and vibration effects of the scheme during construction and operation. Consistent descriptions are used for impact assessment and all relevant national and local standards have been taken into account. The impact assessment has fully considered baseline levels.
- 13.4 Guidance on noise levels in external places is referred to in 13.70 but there seems to be no further assessment of the potential impacts.

Secondary, Cumulative, and Combined Impacts

- 13.5 Cumulative impacts of noise and vibration from developments at Silvwex House and 32 Bethnal Green Road have been considered but no significant effects are identified due to distance and screening separation and high ambient noise levels.

Mitigation and Management

- 13.6 Mitigation of ambient noise to meet internal noise standards in the proposed buildings is adequately described, giving details of acoustic insulation measures. Measures to control construction noise and vibration are described in some detail and should ensure minimal residual effect.

Worst Case Scenario

- 13.7 Paragraph 13.58 states that the *"assessment has been based on the maximum parameters for the outline components of the Proposed Development as these present the worst case scenario with regards to likely significant impacts"*. This is because this would generate less traffic and buildings would be located closer to noise sources.
- 13.8 As stipulated earlier in this document, the assumptions used to generate the population yield should be confirmed to ensure that the worst case scenario has been assessed with respect to noise from traffic.

- 13.9 Further information is required on how the location of the fixed plant in the outline element has been determined to ensure that the worst case scenario has been assessed.

Non-Technical Summary

- 13.10 The noise and vibration summary accurately reflects the findings of the assessment although there is no mention of the proposed acoustic insulation measures for the new buildings.

Limited Development Scenario

- 13.11 The noise and vibration assessment of the Limited Development Scenario is consistent with the assessment of the complete development with similar impacts identified.

Summary of Clarifications Required from Applicant
None.
Summary of Potential Regulation 22 Information Requests to be made to Applicant
<p>Assessment of noise in external amenity areas for the Proposed Development and the Limited Development Scenario.</p> <p>The assumptions used to generate the population yield should be confirmed to ensure that the worst case scenario has been assessed with respect to noise from traffic.</p>
Potential Planning Conditions
<p>The piling method must be in line with Table 13-18.</p> <p>The operation of the proposed development must accord with Table 13-21.</p> <p>To achieve the internal noise levels specified above, external noise ingress must be controlled by the building facade.</p>

Review of Revised ES

- 13.12 The main consideration in the Revised ES material relates to updated planning guidance and more detailed calculations of noise and vibration levels during construction and operation resulting from the scheme amendments.
- 13.13 The assessment of impacts is consistent with that provided in the original ES and results in the same conclusions on residual impacts.
- 13.14 There seems to be a difference in the impact descriptions in Table 13.11, referring to 'low medium and high' when compared to the descriptions in Table 13.10. This should be clarified.
- 13.15 Although criteria are described in 13.79, no further consideration of noise in amenity areas is given. This should be provided.

Limited Development Scenario

- 13.16 The LDS shows similar construction noise and vibration impacts to those described for the proposed development, therefore residual impacts would remain the same.
- 13.17 Operational traffic generation would be lower, implying reduced noise levels, however, the impact of the full development was negligible thus the same impact would apply to the limited scenario.
- 13.18 As for the proposed development, no assessment of noise in amenity areas is given.

Summary of Clarifications Required from Applicant
<p>NB - Applicant needs to provide responses to clarifications and potential Regulation 22 requests made on the original ES – see above and Section 23, which identifies where further information is still required.</p> <p>Reasons for the impact descriptions in Table 13-11.</p>
Summary of Potential Regulation 22 Information Requests to be made to Applicant
<p>Assessment of noise in external amenity areas for the Proposed Development and the Limited Development Scenario.</p>
Potential Planning Conditions
<p>None.</p>

Review of ES Addendum

- 13.19 It is confirmed that there has been no change to legislation or policy since June 2015 that could affect the noise and vibration assessment methodology.
- 13.20 The changes to construction phasing required a re-assessment of construction noise calculations and impact. This is adequately summarised in Table 8.3 of the Addendum. This included effects at offsite and onsite receptors and concluded that overall residual effects would remain the same as those determined in the June 2015 ES, although at slightly different times of the phasing.
- 13.21 The addendum contains data on revised numbers of construction vehicles and although not likely to be of major significance, no reference is made to the potential noise effects.
- 13.22 It is agreed that the residual completed and operational effects described in the June 2015 ES would not be affected by the Addendum and remain valid.
- 13.23 Additional schemes have been included in the cumulative assessment, however, these are not likely to affect the conclusions of the cumulative noise and vibration assessment presented in the June 2015 ES.
- 13.24 The table below lists the additional clarifications required from the applicant arising from the ES Addendum (Nov 2015).

Summary of Clarifications Required from Applicant
<p>Confirm any likely effects arising from changes in numbers of construction vehicles</p>
Summary of Potential Regulation 22 Information Requests to be made to Applicant
<p>None</p>

14 Review of Chapter 14: Water Resources, Drainage and Flood Risk

Scope of EIA

- 14.1 The ES was preceded by a scoping exercise which involved consultation with the relevant authorities and stakeholders. The scoping exercise scoped in Water Resources Flood Risk and Drainage. The Water Resources Flood Risk and Drainage chapter of the ES reviews relevant Legislation and Planning Policy Context. The chapter identifies the main sensitive receptors and their locations with an explanation of the risks from development.
- 14.2 The scope of the assessment is comprehensive and encompasses all topics as required by the LBTH Scoping Guidance and the EIA Scoping Opinion.

Baseline

- 14.3 The ES describes the condition of those aspects of the environment that are likely to be significantly affected by the development and clearly evaluates the sensitivity.
- 14.4 Relevant planning policy documents have been reviewed including the National Planning Policy Framework (NPPF), Water Framework Directive and the Level 2 Strategic Flood Risk Assessment for LBTH (2012). The LBTH Preliminary Flood Risk Assessment (2011) and Surface Water Management Plan (2011) completed for the borough as part of the GLA Drain London Project are referenced in the Flood Risk Assessment (Appendix D) only.

Assessment

- 14.5 Chapter 2 of the ES clearly describes the generic assessment methodology. The approach to establishing 'magnitude' of impacts, and for estimating significance of effect (as a function of magnitude and receptor importance) is explained in Chapter 14. The approach gives appropriate prominence to both beneficial and adverse effects relative to their significance and considers interactions between related beneficial and adverse effects (e.g. that relating to the outline drainage strategy, provision of attenuation storage tanks under some development plots and residual benefit to flood risk). The assessment is separated according to feature, stage of development and pre- and post-mitigation.
- 14.6 Paragraphs 14.200 to 14.205 of the ES discuss effects of the Proposed Development on water demand. There is no indication that Thames Water has been consulted on the effects of the Proposed Development on water network supply capacity. Clarification is required to confirm that Thames Water has been consulted regarding the development's effects on water supply network capacity. Paragraph 14.210 confirms that Thames Water was consulted at the pre-consultation stage regarding the wastewater network capacity. Clarification is required to confirm that Thames Water has been consulted during the consultation stage.
- 14.7 The ES mentions the inclusion of water efficient fixtures and fittings which will be implemented as mitigation within the Proposed Development in order to adhere to CfSH level 4 and the requirement for water consumption of 105 l/person/day for residential users. The ES also identifies that the Outline Drainage Strategy aspires to reduce discharge surface water runoff discharge rate through the inclusion of storage tanks in the design. However, the ES does not include any water reuse/recycling or rainwater harvesting for the completed operational development (noting that rainwater harvesting is included in the demolition and construction phase and is a recommendation made in the Flood Risk Assessment).

Secondary, Cumulative, and Combined Impacts

- 14.8 The cumulative effects assessment considers the combined effects of individual effects on a single receptor (Type 1), and the combined effects of several development schemes which may, on an individual basis be insignificant but, cumulatively, have a significant effect (Type 2). The developments assessed include recent up to date schemes which are mapped for reference in Chapter 2 of the ES.

Mitigation and Management

- 14.9 The ES describes mitigation measures and provides an assessment of pre-mitigation and post mitigation (residual) effects. Mitigation measures for construction impacts are specified with reference to LBTH's Code of Construction Practice (CIRIA Guidance C532 Control of Water Pollution from Construction Sites¹⁰ and the Environment Agency Pollution Prevention Guidelines¹¹ are referenced in the policy review section). The ES confirms that mitigation measures will be managed through the Construction Environmental Management Plans (CEMP), Site Waste Management Plans (SWMP), Emergency Response Plans (ERP), and Health and Safety Plans (H&SP).

Worst Case Scenario

- 14.10 Paragraph 14.216 states *"The approach to the water resources assessment focuses on the site area as a whole and does not differentiate between the outline and detailed components or consider the scale or layout of the massing"*.
- 14.11 The Development Specification does not stipulate the depth of the basement, but plan BGY11-PA-03-010 maximum development basement levels. Confirmation is required that the maximum development basement levels have been assessed with respect to ground conditions.
- 14.12 The maximum building envelope is also likely to require deeper building foundations e.g. deeper piling. Confirmation should be provided that the worst case scenario has been assessed.
- 14.13 Paragraph 14.217 states *"However part of the assessment considers the impacts of the Proposed Development on water demand and sewerage demand. This is estimated from the predicted population of the development which is derived from the unit mix and tenure of the development. The minimum parameters give rise to a lower estimated population and therefore a reduction in water demand and sewerage capacity demand"*. As stipulated earlier in this document, the assumptions used to generate the population yield should be confirmed to ensure that the worst case scenario has been assessed with respect to water demand and sewerage demand.

Non-Technical Summary

- 14.14 The NTS provides an acceptable summary of the main assessment documented in the ES.

Limited Development Scenario

- 14.15 The assessment of the Limited Development Scenario is considered appropriate. It identifies that the majority of the impacts will remain unchanged from the Proposed Development, as described in ES Volume I – Chapter 14 Water Resources, Drainage and Flood Risk. It clearly separates out impacts that could change and how they could be different. Water demand, wastewater generation and flood risk are identified as likely to have slightly less effect (non-significant

¹⁰ CIRIA, 2001 *Control of water pollution from construction sites: guidance for consultants and contractors*

¹¹ Environment Agency, *Pollution Prevention Guidance*: <http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>

difference) on the completed and occupied stages of the Limited Development Scenario due to a decrease in water demand and wastewater generation from fewer residential and commercial units.

Summary of Clarifications Required from Applicant
Provide detailed regarding proposed water reuse/recycling or rainwater harvesting.
Summary of Potential Regulation 22 Information Requests to be made to Applicant
Confirmation is required that the maximum development basement levels have been assessed with respect to water resources, drainage and flood risk.
Confirmation should be provided that the worst case scenario has been assessed with respect to building foundations.
The assumptions used to generate the population yield should be confirmed to ensure that the worst case scenario has been assessed with respect to water demand and sewerage demand.
Confirm that Thames Water has been consulted regarding the water supply network capacity and the wastewater network capacity.
Potential Planning Conditions
Adherence to the Outline Drainage Strategy.

Review of Revised ES

- 14.16 The Water Resources, Drainage and Flood Risk chapter in the Revised ES has been updated to reflect recent policy changes. It also includes additional information relating to the Outline Drainage Strategy and aims to alleviate pressure on the Thames Water sewer network through the provision of three attenuation storage tanks. Further detail has also been provided regarding water demand estimations both pre and post mitigation measures.
- 14.17 The conclusions of the assessment remain unchanged.
- 14.18 Specific requests for clarification and further information on the original ES chapter do not appear to have been addressed in this chapter as indicated below.

Limited Development Scenario

- 14.19 The conclusions drawn in respect of the LDS in the original assessment remain unchanged in the Revised ES.

Summary of Clarifications Required from Applicant
NB - Applicant needs to provide responses to clarifications and potential Regulation 22 requests made on the original ES – see above and Section 23, which identifies where further information is still required.
Summary of Potential Regulation 22 Information Requests to be made to Applicant

As above.
Potential Planning Conditions
None.

Review of ES Addendum

- 14.20 It is confirmed that there has been no change to legislation or policy since June 2015 that could affect the water resources, drainage and flood risk assessment methodology. The assessment methodology utilised for water resources, drainage and flood risk presented in the ES (June 2015) has not changed and remains valid. The Baseline condition presented in the ES (June 2015) is still valid.
- 14.21 The addendum presents an additional scenario with regard to the demolition and construction phasing of the Proposed Development. This will not affect the conclusion of the water resources, drainage and flood risk assessment chapter presented in the ES (June 2015).
- 14.22 The addendum contains data on additional revised percentages of affordable housing (25% and 35%) and has resulted in two different totals for the residential population of the development. The text provided to describe the implications of these changes on water demand during the operational phase contradicts one another in Page A1-25 of the ES Addendum. This section needs to be revisited and amended.
- 14.23 Thames Water has not still confirmed the adequacy of water supply and the public sewer network for waste capacity of the local area. The Applicant should continue to closely work with TWUL to get the confirmation of the adequacy of water supply and waste water capacity before detailed design.
- 14.24 The Cumulative Impact Assessment remains unchanged and is still valid.
- 14.25 The Table below lists the additional clarifications required from the applicant arising from the ES Addendum (Nov 2015).

Summary of Clarifications Required from Applicant
Water demand changes as a result of additional revised percentages of affordable housing should be revisited.
Summary of Potential Regulation 22 Information Requests to be made to Applicant
None
Potential Planning Conditions
The Applicant should continue to closely work with TWUL to get the confirmation of the adequacy of water supply and waste water capacity before detailed design.

15 Review of Chapter 15: Archaeology

Scope of EIA

- 15.1 LBTH and LBH's detailed EIA Scoping Opinion (March 2014), has been followed in order to establish the scope of the EIA (ES Volume III Appendix A), and this is acceptable.
- 15.2 Paragraphs 15.1-15.6 detail the scope of the assessment which is acceptable
- 15.3 Paragraph 15.5 states that operational impacts have been scoped out of the assessment and provides a clear justification for this.

Baseline

- 15.4 The 'Baseline' section of the chapter briefly discusses the existing archaeological conditions on the site which have been identified through previous investigations or desk studies. A Technical Appendix is provided in ES Volume III (Appendix I: Archaeology) and supplements the 'Baseline' section of the chapter. Chapter 8 of the Appendix provides a comprehensive list of known buried historical environment assets which have been identified through previous investigation or desk based study in accordance with standards produced by key stakeholders i.e. English Heritage and Greater London Archaeological Advisory Service (GLAAS). Known buried heritage assets are detailed further on Figure 2 in the Appendix.
- 15.5 In the 'Significance Criteria' section, Table 15-1 (page 15-3) provides the sensitivity ratings of designated and non-designated heritage assets. It is noted however, that the heading of this table could be changed to 'Sensitivity of Heritage Assets', and that the second column of the table, currently 'Significance' should read, 'Sensitivity'. This would help to avoid any confusion with how the significance criteria, as identified in Table 15-3 has been derived i.e. sensitivity (not significance) + magnitude = significance of impact.

Assessment

- 15.6 The 'Assessment Methodology' section describes the methodology employed to determine baseline conditions, assess heritage significance, and demolition and construction impacts. These sections provide a robust explanation on how baseline conditions and the assessment of impacts have been derived.
- 15.7 The approach employed in ascribing sensitivity to heritage assets (Table 15-1) and the criteria for determining magnitude of change (Tables 15-2) and the resulting significance of environmental impacts (Table 15-3) is explained clearly. However, clarification is required with regards to the use of mixed impacts e.g. major/ moderate.. Paragraph 15.38 explains that prominence to adverse (negative) and or beneficial (positive) has been assigned to the impact significance criteria.
- 15.8 The significance criteria, as identified in paragraph 15.38 and Table 15-3 have been applied consistently throughout the assessment for the detailed components and outline components. With the exception of 'negligible' impacts, all other impacts on archaeological assets are considered to be significant (paragraph 15.38).
- 15.9 Overall, the approach to the assessment of archaeological impacts and its conclusions are sound and appropriate.

Secondary, Cumulative, and Combined Impacts

- 15.10 The archaeology assessment has included Type 1 (combined individual impacts) and Type 2 (impacts of the development with other developments) cumulative assessments. The findings of the Type 1 assessment are summarised in Chapter 20: Impacts Interactions and Cumulative Impacts Assessment of the ES, and these are considered to be acceptable. The findings of the Type 2 assessment are included in Table 15-17, and again the findings are considered to be well justified. Paragraph 15.102 states that the Type 2 assessment, *"...has been determined with reference to archaeological assessment reports attached to the planning applications available through the online planning application databases of LBH and LBTH"*, and this approach is deemed to be appropriate.

Mitigation and Management

- 15.11 Paragraphs 15.91 and 15.92 detail the mitigation measures that are necessary during the demolition and construction of the detailed and outline components of the development. Residual impacts of the detailed and outline components are presented in Tables 15-14 and 15-15. Table 15-16 provides a summary of the residual impacts of the development as a whole. The residual impact criteria has been followed as per Table 15-4. It is not clear why Table 15-15 (outline component residual impacts) includes a summary of the residual impacts on plots C, F, G, H, I, J and L, as these plots are within the detailed component of the development. Paragraph 15.85 states, *"the outline component of the proposed development comprises Plots A, B, D, E and K"*.
- 15.12 Although the proposed mitigation measures are discussed, information in relation to whom the responsibility resides for implementing such measures should be provided for completeness.

Worst Case Scenario

- 15.13 Paragraph 15.99 states *"The approach to the archaeology assessment focuses on the site area and does not differentiate between the outline and detailed components or consider the scale or layout of the massing. Therefore the archaeology assessment does not apply either the maximum or minimum building envelope as it does not have any relevance to the assessment"*.
- 15.14 The Development Specification does not stipulate the depth of the basement, but plan BGY11-PA-03-010 maximum development basement levels. Confirmation is required that the maximum development basement levels have been assessed with respect to ground conditions.
- 15.15 The maximum building envelope is also likely to require deeper building foundations e.g. deeper piling. Confirmation should be provided that the worst case scenario has been assessed.

Non-Technical Summary

- 15.16 The archaeology section of the NTS effectively and simply describes the scope and findings of the assessment, including proposed mitigation and residual effects during demolition and construction of the development.

Limited Development Scenario

- 15.17 Paragraph 802 of ES Volume III Appendix K states that, *"The conclusions [of the limited development scenario assessment] do not differ from those in the Proposed Development, as described in ES Volume I –Chapter 15: Archaeology"*. The assessment of impacts during demolition and construction, the proposed mitigation measures, residual impacts and cumulative

assessment for the limited development scenario are identical to the findings of the Proposed Development in Chapter 15: Archaeology.

- 15.18 The archaeology section of Chapter 21: Limited Development Scenario accurately summarises the findings of the Limited Development Scenario assessment on archaeology as included in ES Volume III Appendix K.

Summary of Clarifications Required from Applicant
<p>The introductory paragraphs in Chapter 15: Archaeology should make it clear that the assessment of impacts extends only to impacts on buried archaeological assets during the demolition and construction phase of the Proposed Development.</p> <p>Table 15-1 heading could be amended to 'Sensitivity of Heritage Assets' as referring to 'significance' may create confusion. Column 2 of Table 15-1 could also be changed to 'sensitivity'.</p> <p>Clarification required to determine if Table 15-5 should include a summary of residual impacts on plots C, F, G, H, I, J and L.</p> <p>Information in relation to who will implement the proposed mitigation measures should be provided for completeness.</p> <p>Clarification required as to the use of mixed impact ratings as per Table 15-3.</p>
Summary of Potential Regulation 22 Information Requests to be made to Applicant
<p>Confirmation is required that the maximum development basement levels have been assessed with respect to ground conditions.</p> <p>Confirmation should be provided that the worst case scenario has been assessed with respect to building foundations.</p>
Potential Planning Conditions
<p>As per current practice.</p>

Review of Revised ES

- 15.19 Revised text in relation to regional planning policies has been added to Revised ES Chapter 15 to bring this section up to date.
- 15.20 An assessment of the potential effects of Plot K on buried heritage assets during construction and demolition has been undertaken in response to the change of development proposed here. The assessment should assess the likely effects of Plot K on previously unrecorded remains dating from the prehistoric to early medieval periods in keeping with the assessment of the other plots.
- 15.21 An updated Type 2 cumulative assessment has been undertaken and has included the updated list of schemes in Table 2-4 of Revised ES Chapter 2: EIA Methodology.

Limited Development Scenario

- 15.22 The assessment of impacts of the proposed changes to the development during demolition and construction, the proposed mitigation measures, residual impacts and cumulative assessment for the Limited Development Scenario remain unchanged.
- 15.23 The archaeology section of Chapter 21: Limited Development Scenario accurately summarises the findings of the Limited Development Scenario assessment on archaeology as included in Appendix K.

Summary of Clarifications Required from Applicant
NB - All clarifications and potential Regulation 22 requests made on the original ES have been addressed – see Section 23.
Summary of Potential Regulation 22 Information Requests to be made to Applicant
Assessment should include the likely effects of Plot K on previously unrecorded remains dating from the prehistoric to early medieval periods.
Potential Planning Conditions
As per current practice.

Review of ES Addendum

- 15.24 The ES Addendum clearly justifies the conclusion that the additional construction scenario, which includes Plot E being brought forward into Phase 1, will not change the effects identified and assessed in the original Environmental Statement.
- 15.25 There are no additional clarifications required from the applicant arising from the ES Addendum (Nov 2015).

Summary of Clarifications Required from Applicant
None
Summary of Potential Regulation 22 Information Requests to be made to Applicant
None

16 Review of Chapter 16: Built Heritage

Scope of EIA

- 16.1 LBTH's detailed EIA Scoping Opinion (March 2014), has generally been followed in order to establish the scope of the EIA (ES Volume III Appendix A), and this is acceptable.
- 16.2 The Townscape and Visual Impact Assessment also includes an assessment of impacts on heritage assets. There appear to be inconsistencies between the findings of Chapter 16: Built Heritage and the Townscape and Visual Impact Assessment however (See Section 19, below).
- 16.3 Paragraphs 16.1-16.6 detail the scope of the assessment. Whilst this is generally acceptable, it should be made clear from the outset that the built heritage assessment has considered the direct (physical impacts) and indirect (setting impacts) on built heritage during demolition and construction and operation of the proposed development. In addition, referring to the 'Heritage Statement' in paragraph 16.3 and thereafter as 'ES Volume III Appendix J' would also aid reader understanding of where the supporting information can be found.

Baseline

- 16.4 The 'Baseline Conditions' section of the chapter briefly discusses the existing archaeological conditions on the site and wider area which have been documented using relevant sources of information and walkover surveys. A comprehensive list of assets considered in the assessment supplements the information within the 'Baseline Conditions' section and is included in Appendices A and B of the Heritage Assessment in ES Volume III Appendix J.
- 16.5 The criteria for determining the sensitivity of heritage receptors is discussed in paragraphs 16.57 and 16.58. It would be useful however, if this information was provided in tabular form in the same way as Table 15-1 in Chapter 15: Archaeology. This would aid reader understanding of the sensitivity of different heritage assets.
- 16.6 Paragraph 16.65 acknowledges the limitations and assumptions that have been made in assessing the impacts on built heritage assets from the outline components of the Proposed Development.

Assessment

- 16.7 The 'Assessment Methodology' section describes the methodology employed to determine baseline conditions, demolition and construction impacts, operational impacts and outline component impacts, and these appear to be appropriate and robust. A more detailed explanation of how the assessment has considered the outline and detailed elements of the development is required.
- 16.8 English Heritage has recently advised that there should be no distinction between Grade I, II* and II buildings. The degree of protection afforded to listed buildings by the legislation does not distinguish between grades and as a national designation all grades should be regarded as high importance. English Heritage has also advised that there should be no distinction in importance between Conservation Areas – as a national designation they are heritage assets of high importance. It is unclear how the heritage values and significance of the heritage assets has influenced the assessment of sensitivity to development (set out in paragraphs 16.57-16.58). Clarification is required to confirm how the heritage values and significance of the heritage assets has influenced their interpretation of sensitivity to development and whether English Heritage was consulted on the assessment methodology of the chapter.
- 16.9 The approach employed in ascribing sensitivity to heritage assets is set out in paragraph 16.57-16.58 and the criteria for determining magnitude of change is set out in paragraph 16.59. The

resulting significance of environmental impacts is set out in Table 16-1 and paragraph 16.60. Clarification is required to determine if Table 16-1 should include a 'negligible' sensitivity column, as per paragraph 16.57 which states, "*the sensitivity of heritage assets identified during the assessment has been assessed as high, medium, low or negligible*". Paragraphs 16.61 and 16.62 also make it clear that impacts have been classified as direct or indirect, as well as temporary and permanent.

- 16.10 There seems to be some discrepancies between the resulting impacts and Table 16-1. For example, paragraphs 16.74, 16.75 and 16.81 should state moderate adverse not minor adverse (high sensitivity and moderate impact). Clarification and a thorough check throughout the assessment is required.
- 16.11 The assessment does not seem to have followed English Heritage's advice in the EIA scoping opinion with regards to sensitivity of Grade I and II listed buildings.
- 16.12 It would be helpful if the chapter clearly distinguished between those impacts which have been mitigated through design, and those which are the subject of additional mitigation measures.
- 16.13 The presentation of the assessment of Indirect Impacts on Heritage Assets (paragraphs 16.77 and 16.78) should be consistent with the rest of the chapter i.e. a description of sensitivity and magnitude of change and the resulting impact.
- 16.14 As per paragraph 16.85 – assessment of impacts on The Boundary Estate, Table 16-3 should read 'minor adverse' impact, not 'beneficial'.

Secondary, Cumulative, and Combined Impacts

- 16.15 The built heritage assessment has included Type 1 (combined individual impacts) and Type 2 (impacts of the development with other developments) cumulative assessments. The findings of the Type 1 assessment are summarised in Chapter 20: Impacts Interactions and Cumulative Impacts Assessment of the ES, and these are considered to be acceptable. The findings of the Type 2 assessment are included in paragraphs 16.119 – 16.124 are also considered to be appropriate.

Mitigation and Management

- 16.16 It would be helpful if the chapter clearly distinguished between those impacts which have been mitigated through design, and those which are the subject of additional mitigation measures.

Worst Case Scenario

- 16.17 Paragraph 16.114 states "*The assessment has been based on the maximum parameters for the outline parts of the development as these present the worst case scenario with regards to likely significant effects*". This is considered to be the appropriate approach.

Non-Technical Summary

- 16.18 The built heritage section of the NTS should make it clear that the assessment has considered both direct (physical) and indirect (setting) impacts on cultural heritage assets. The last paragraph of this section should read, "*While there are heritage assets that experience more beneficial impacts than others, overall the Proposed Development results in residual impacts ranging from minor adverse to moderate beneficial*".

Limited Development Scenario

- 16.19 The findings of the Limited Development Scenario assessment for built heritage presented in ES Volume III Appendix K are acceptable.
- 16.20 Clarification is required, however, to determine if paragraph 831 should read, "*the proposed mitigation once the Proposed Development is complete and operational would not change from the Proposed Development. This is detailed in ES Volume I – Chapter 16: Built Heritage*", instead of "*The proposed mitigation during demolition and construction would not change from the Proposed Development this is detailed in ES Volume I – Chapter 16: Built Heritage*".
- 16.21 The built heritage section of Chapter 21: Limited Development Scenario accurately summarises the findings of the Limited Development Scenario assessment on built heritage as included in ES Volume III Appendix K.

Summary of Clarifications Required from Applicant

It should be made clear from the outset of Chapter 16: Built Heritage that the assessment has considered both the direct (physical impacts) and indirect (setting impacts) on built heritage assets during demolition and construction and operation of the proposed development.

'Heritage Assessment' should be referred to as ES Volume III Appendix J.

It would be useful if the sensitivity criteria discussed in paragraphs 16.57-16.58 was provided in tabular form in the same way as Table 15-1 in Chapter 15: Archaeology. This would aid reader understanding of the sensitivity of different heritage assets.

Table 16-1 to include a 'negligible' sensitivity column as per paragraph 16.57.

A more detailed explanation of how the assessment has considered the outline and detailed elements of the development is required.

There seems to be some discrepancies between the resulting impacts in the assessment and those described in Table 16-1 and paragraph 16.60.

The assessment does not seem to have followed English Heritage's advice in the Scoping Opinion with regards to sensitivity of Grade I and II listed buildings.

It would be helpful if the chapter clearly distinguished between those impacts which have been mitigated through design, and those which are the subject of additional mitigation measures. The assessment of Indirect Impacts on Heritage Assets (paragraphs 16.77 and 16.78) during demolition and construction should be presented in a way that is consistent with the other assessments within the chapter.

Clarification is required to determine if paragraph 831 in the LDS should read, "*the proposed mitigation once the Proposed Development is complete and operational would not change from the Proposed Development. This is detailed in ES Volume I – Chapter 16: Built Heritage*".

Summary of Potential Regulation 22 Information Requests to be made to Applicant

Clarify how the heritage values and significance of the heritage assets has influenced the applicant's interpretation of sensitivity to development and whether English Heritage was consulted on the assessment methodology of the chapter. If English Heritage has not been consulted, this should be carried out to confirm the adopted method is acceptable.

Potential Planning Conditions

As per current practice.

Review of Revised ES

- 16.22 Revised text in relation to regional planning policies has been added to the Revised ES Chapter 16 to bring this section up to date.
- 16.23 A revised assessment of the proposed changes to Plots F and G on the Tower of London World Heritage Site (WHS) once the development is complete and operational has been undertaken. Clarification is required in relation to the significance of impact predicted as a minor impact as this is not consistent with Table 16.1 which indicates that a moderate effect would be predicted as the WHS is of high sensitivity, and the magnitude of the effect will be moderate.

Limited Development Scenario

- 16.24 The assessment of impacts of the proposed changes to the development during demolition and construction, the proposed mitigation measures, residual impacts and cumulative assessment for the limited development scenario remain unchanged.

Summary of Clarifications Required from Applicant
NB - Applicant needs to provide responses to clarifications and potential Regulation 22 requests made on the original ES – see above and Section 23, which identifies where further information is still required.
Summary of Potential Regulation 22 Information Requests to be made to Applicant
Clarification required in relation to the 'minor adverse' effect predicted on Tower of London World Heritage Site once the development is complete and operational (see para. 16.23 above).
Potential Planning Conditions
As per current practice.

Review of ES Addendum

- 16.25 Both the ES Addendum and its Non-Technical Summary are clearly presented and consistent with the ES. The ES Addendum clearly justifies the conclusion that the additional construction scenario, which includes Plot E being brought forward into Phase 1, will not change the effects identified and assessed in the original Environmental Statement.
- 16.26 There are no additional clarifications required from the applicant arising from the ES Addendum (Nov 2015).

Summary of Clarifications Required from Applicant
None
Summary of Potential Regulation 22 Information Requests to be made to Applicant
None

17 Review of Chapter 17: Ecology

Scope of EIA

- 17.1 The ES identifies all salient nature conservation legislation and planning policies relevant to the proposals, including local policies relating to both the LBTH and the LBH.
- 17.1 The Ecology Chapter covers all ecological issues raised in the EIA Scoping Opinion.

Baseline

- 17.2 The method for establishing the baseline is set out in paragraph 17.49 – 17.51. Baseline data was collected for the site using appropriate methods which included:
- Phase 1 Habitat survey;
 - protected species scoping survey;
 - desk study utilising ecological data provided by Greenspace Information for Greater London (GiGL) and The London Bat Group; and
 - detailed protected species surveys.
- 17.3 A commentary on the habitats present on site is provided and an assessment of the potential of these habitats, including man-made structures, to support protected or notable species is provided. The scoping survey identified the need for further protected species surveys including for bats, reptiles, black redstart and invertebrates. These were all undertaken at the optimal time of year and detailed survey findings provided for each.

Assessment

- 17.4 In general the ES is considered to provide an objective assessment in respect of ecology. It is acknowledged within the chapter that there will be temporary significant adverse effects during the construction and demolition phases relating to loss of habitat (including the priority habitat Open Mosaic on Previously Developed Land). This will in turn result in the short-term loss of suitable nesting and foraging habitat for birds, foraging habitat for bats and sheltering habitat for invertebrates. However, to mitigate for this, removal of habitats will be done through a phased working approach, with the inclusion of landscaping features (e.g. native tree planting, species rich grassland and areas of open mosaic habitat) within the early phased components.
- 17.5 Paragraph 17.71 of the ES states that the demolition and construction phase is likely to span four years. However, paragraph 5.5 states that demolition and construction phase is likely to span 12 years. This needs to be clarified as it will have implications for the phasing of mitigation. It has been acknowledged that the habitats and species associated with both the later components of the Proposed Development and those created as part of the early phases would need to be protected during the demolition and construction in accordance with best practice standards and highlighted within general control measures section of the chapter.
- 17.6 The chapter concluded that impacts on non-statutory designated sites would be of negligible significance assuming the CEMP and impact avoidance measures detailed in paragraph 17.160 of the Ecology Chapter are adhered to during construction and demolition. This conclusion appears valid.
- 17.7 The Council's biodiversity's officer has some concerns on the assessments that, following habitat creation in the landscaping, there would be minor beneficial long-term impacts for habitats

(paragraph 17.202), black redstart (17.204), other birds (17.209), invertebrates (17.212) and bats (17.213). This depends very much on the final detailed design of the landscaping, and how successfully the new habitats establish. Nevertheless, if all the mitigation and habitat creation referred to in the application documents is carried out, it is agreed that minor long-term benefits for these receptors are a realistic possibility.

- 17.8 Paragraph 17.170 states that 8,600 square metres of habitat, including scrub, ephemeral, grassland and bare ground, would be lost. It would be helpful if a figure could be provided for how much of this area is considered to be Open Mosaic Habitat (OMH). It is noted that this is not straightforward, as the JNCC definition of OMH allows for the inclusion of small areas of a wide range of habitats, including scrub. However, if the larger blocks of solid scrub could reasonably be excluded, and a figure provided which covers the early successional habitats and any smaller patches of scrub which are integrated into the mosaic.
- 17.9 The residual impacts of the Proposed Development are expected to be non-significant for both demolition and construction phases and once the Proposed Development is completed and occupied. The conclusions appear valid.

Secondary, Cumulative, and Combined Impacts

- 17.10 Chapter 20 of the ES reviews the potential cumulative effects. Paragraphs 17.234 – 17.238 of the Ecology Chapter specifically deal with the potential effects on the ecological interest at the site and in the surrounding area. The conclusions made are considered acceptable.

Mitigation and Management

- 17.11 Paragraph 17.157 details the features that have been incorporated into the final scheme design to mitigate for the loss of habitat as a result of the Proposed Development and provide habitat to support protected and notable species that already occur, or have the potential to occur, within or adjacent to the site.
- 17.12 General Control Measures to protect biodiversity during demolition and construction are briefly discussed within paragraphs 17.160 – 17.165. These measures will be detailed in, and implemented through the CEMP which will be secured by planning conditions. Additional mitigation measures above those designed into the scheme that should be provided during demolition, construction and on completion of the development are discussed in paragraphs 17.218 – 17.225.
- 17.13 The proposed mitigation measures are considered appropriate.

Worst Case Scenario

- 17.14 Paragraph 17.230 states the *“approach to the ecology assessment focuses on the site area as a whole and does not differentiate between the outline and detailed components or consider the scale or layout of the massing. Therefore the ecology assessment does not apply either the maximum or minimum building envelope as it does not have any relevance to the assessment”*.
- 17.15 The ecology assessment relies on the landscape strategy, however this is not an approved document and therefore there is no certainty that the development will be progressed in this manner. A condition will need to be attached to the planning permission (if approved) that ensures that the mitigation measures relied upon in the ES are implemented.

Non-technical Summary

- 17.16 Typo on page 22 of the NTS. “No reptiles or invertebrate species were recorded within the site during the survey”, assume this should state no reptiles or amphibians were recorded within the

site during the survey. An additional bullet point relating to black redstart surveys should be included for the baseline data collected at the site.

Limited Development Scenario

- 17.17 The assessment methodology, effect significance criteria and baseline conditions applied to this scenario remain as per chapter 17 of the ES.
- 17.18 With reference to the assessment of potential impacts during demolition and construction and operation, the applicant considers the magnitude of impacts to remain the same as the proposed development in the ES Volume 1: Chapter 17: Ecology.
- 17.19 The information in Chapter 21 is consistent with the information provided in the Limited Development Scenario.

Summary of Clarifications Required from Applicant

Typo on page 22 of the NTS. "No reptiles or invertebrate species were recorded within the site during the survey", assume this should state no reptiles or amphibians were recorded within the site during the survey.

An additional bullet point relating to black redstart surveys should be included for the baseline data collected at the site.

Provided a figure for how much of the site is considered to be OMH.

Clarification on exact timescales of the demolition and construction phase.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

None.

Potential Planning Conditions

A condition will need to be attached to the planning permission (if approved) that ensures that the mitigation measures relied upon in the ES are implemented.

Condition ecological and landscaping strategy to ensure a) the stated ecological mitigation and enhancement measures are incorporated into the design and b) to demonstrate how mitigation will be phased throughout the development.

Review of Revised ES

- 17.20 Revised text in relation to regional planning policies has been added to Revised ES Chapter 17 to bring this section up to date.
- 17.21 An updated extended phase 1 survey and bat survey were undertaken in April 2015, which is welcomed. The findings of the updated surveys indicated only minor changes to the habitat extents and structures previously surveyed and as such the results and recommendations of the 2013 surveys are considered to remain valid.
- 17.22 The Impact Interactions and Cumulative Impact Assessment (para 17.234) has been revised; two schemes have been removed and two additional schemes have been added. The assessment (minor beneficial) remains the same.
- 17.23 Text within para 17.240 has been updated (not highlighted in green): "*Due to the size of the site and number of 'outline' plots, a number of temporary uses will come forward on the site during the 16 year demolition and construction programme*". The ecology chapter previously referred to a 12 year demolition period (para 17.236, ES Volume 1, 2014). Paragraph 17.175 of the Revised ES chapter states that "*This impact would be over the short-term with demolition and*

construction scheduled to span approximately four years". As noted previously (para 17.5 above) timing of demolition and construction will need to be clarified as it will have implications for the phasing of mitigation.

- 17.24 According to Appendix O: Table of Amendments, the Assessment of Impacts and Significance section had been revised, but it is not clear what revisions have been made in this section (no text highlighted).

Limited Development Scenario

- 17.25 The assessment methodology, effect significance criteria and baseline conditions applied to this scenario remain unchanged.

Summary of Clarifications Required from Applicant
<p>NB - Applicant needs to provide responses to clarifications and potential Regulation 22 requests made on the original ES – see above and Section 23, which identifies where further information is still required.</p> <p>According to Appendix O: Table of Amendments, the Assessment of Impacts and Significance section had been revised, but it is not clear what revisions have been made in this section (no text highlighted). Clarification is sought on revisions made.</p>
Summary of Potential Regulation 22 Information Requests to be made to Applicant
As above.
Potential Planning Conditions
As above.

Review of ES Addendum

- 17.26 The ES Addendum clearly justifies the conclusion that the additional construction scenario, which includes Plot E being brought forward into Phase 1, will not change the effects identified and assessed in the original Environmental Statement.
- 17.27 There are no additional clarifications required from the applicant arising from the ES Addendum (Nov 2015).

Summary of Clarifications Required from Applicant
None
Summary of Potential Regulation 22 Information Requests to be made to Applicant
None

18 Review of Chapter 18: TV and Radio (Electronic) Interference

Scope of EIA

- 18.1 The LBTH and LBH EIA Scoping Opinion states where effects on telecommunications have been predicted reference should be made to the supporting guidance of PPG8 Telecommunications (paragraph 4.181). There is no reference to this document within the chapter. Clarification is required to confirm if this guidance has been taken into account during the assessment.
- 18.2 The scope of the assessment is otherwise considered acceptable.

Baseline

- 18.3 The methodology for determining the baseline conditions is set out in paragraphs 18.20-18.27 and the baseline conditions are set out in paragraphs 18.42-18.47.
- 18.4 The baseline is considered acceptable.

Assessment

- 18.5 The methodology for determining demolition and construction and operation impacts is detailed in paragraphs 18.28-18.33 and the significance criteria are set out in paragraph 18.34. The consultation to inform the assessment is summarised in paragraphs 18.36-18.38. The assessment of construction impacts is set out in paragraphs 18.48-18.66.
- 18.6 Tables 18.1 and 18.2 state potential impacts prior to mitigation on satellite TV reception due to shadowing is minor adverse. However, paragraphs 18.56, 18.61, 18.63 and 18.65 state this impact is permanent negligible adverse. Clarification is required to confirm the detailed and outlined components impacts on satellite TV prior to mitigation.

Secondary, Cumulative, and Combined Impacts

- 18.7 Paragraph 18.67 considers combined impacts and paragraphs 18.71-18.79 consider cumulative impacts.
- 18.8 The cumulative assessment is considered acceptable.

Mitigation and Management

- 18.9 The Applicant proposes a number of measures which will ensure that no properties will be adversely affected as a result of the development. These measures include:
- upgrading aerials by increasing their height and/or gain; and
 - supplying a non-subscription satellite service such as Freesat or the 'Sky' equivalent.
- 18.10 The measures are considered acceptable.

Worst Case Scenario

- 18.11 Paragraph 18.68 states “*The assessment has been based on the maximum parameters for the outline parts of the Proposed Development as these present the worst case scenario with regards to likely significant effects*”. This is considered to be the appropriate approach.

Non-technical Summary

- 18.12 The NTS provides an accurate reflection of the ES.

Limited Development Scenario

- 18.13 Paragraphs 18.876 and 18.887 state the impact on satellite TV reception due to shadowing prior to mitigation is permanent negligible adverse. However, Table 45 and paragraph 900 state this impact is minor adverse. Clarification is required to confirm the detailed components impact on satellite TV prior to mitigation.
- 18.14 The assessment of the Limited Development Scenario is otherwise considered acceptable.
- 18.15 Chapter 21 is otherwise considered acceptable.

Summary of Clarifications Required from Applicant

Clarify if the supporting guidance of PPG8 Telecommunications has been taken into account during the assessment.

Clarify the detailed and outlined components impacts on satellite TV prior to mitigation.

Clarify the detailed and outlined components impacts on satellite TV prior to mitigation in Appendix K.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

None.

Potential Planning Conditions

As per current practice.

Review of Revised ES

- 18.16 The Revised ES provides an update to the regional planning policy context referencing the publication of the Further Alterations to the London Plan in March 2015.
- 18.17 A revised Figure 18.1 has been provided to reflect the amended scheme.
- 18.18 The effects recorded within the Revised ES remain consistent within the Original ES.

Limited Development Scenario

- 18.19 The effects predicted within the amended Limited Development Scenario are consistent with the effects predicted within the Original Limited Development Scenario, therefore, the latter remain valid.

Summary of Clarifications Required from Applicant

NB - Applicant needs to provide responses to clarification requests made on the original ES – see above and Section 23, which identifies where further information is still required.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

None.

Potential Planning Conditions

As per current practice.

Review of ES Addendum

18.20 The ES Addendum clearly justifies the conclusion that the additional construction scenario, which includes Plot E being brought forward into Phase 1, will not change the effects identified and assessed in the original Environmental Statement.

18.21 There are no additional clarifications required from the applicant arising from the ES Addendum (Nov 2015).

Summary of Clarifications Required from Applicant

None

Summary of Potential Regulation 22 Information Requests to be made to Applicant

None

19 Review of ES Volume 2: Townscape and Visual Impact Assessment

Scope of EIA

- 19.1 This Volume contains the townscape and visual impact assessment. Although there is a separate chapter on Built Heritage, there is some overlap as effects on heritage assets are also covered in this chapter.
- 19.2 LBTH and LBH's detailed EIA Scoping Opinion (March 2014), has been followed in order to establish the scope of the TVIA, and the scope of the assessment is considered to be acceptable.

Baseline

- 19.3 This Volume includes a planning policy context, describes the site and its surrounds, reviews the historic development of the area, and presents townscape character areas, heritage assets and 62 views.
- 19.4 The baseline description strays into the topic of cultural heritage by identifying listed buildings/structure as receptors and commenting on the sensitivity of the setting of listed buildings/ structures which should be the domain of the cultural or built heritage assessment.
- 19.5 62 viewpoints have been selected in consultation with the LBH, LBTH, English Heritage and Historic Royal Palaces. This is a large number of viewpoints and appears to cover all key areas (no site visit was undertaken to check viewpoints). Ideally photographs including vegetation should be taken when leaves are not on trees to show the 'worst case' situation (see comments on the section on 'Views' below).
- 19.6 The method for assessing sensitivity is set out in paras. 2.14-2.18. Although it states that this method applies to townscape and views, only visual criteria are included here.

Assessment

- 19.7 This Volume assesses the Proposed Development against the seven objectives of urban design set out in 'By Design' (section 5) and includes a detailed assessment of effects on views (section 6). It then uses this to summarise the effects of the development on townscape character areas, heritage assets and views in section 10.
- 19.8 The method for assessing magnitude of change and significance is set out in section 2. Moderate, moderate to major and major effects are considered to be likely significant effects for the purposes of The Town and County Planning (Environmental Impact Assessment) Regulations 2011.

Townscape character

- 19.9 In relation to townscape character, the assessment concludes that there will be a moderate effect on the townscape of the site, a moderate effect on TCA 6 Boundary Estate and a moderate to major effect on TCAs 2 Shoreditch, 3 Bethnal Green Road and 4 Spitalfields. These are all considered to be beneficial changes except for the impact on Boundary Estate (which is considered to be neutral).

Heritage assets

- 19.10 This Volume also includes an assessment of effects on heritage assets. The assessment strays into the realm of built heritage by assessing effect on heritage assets, which appears to lead to some double counting and inconsistencies between the built heritage and townscape chapters of the ES. For example, the Built Heritage Chapter concludes a minor adverse effect on The Boundary Estate Conservation Area while the townscape assessment concludes a minor to moderate neutral effect. Para 10.3.4. states that *"The visual and townscape effects on heritage assets and their significance are considered below. Effects on heritage significance are considered in the Built Heritage Chapter 16 of Volume 1 of the ES"*. The applicant should confirm which assessment should be relied upon.

Views

- 19.11 Views where trees obscure some of the development are 27, 41, 48 and 57. For view 27 there is another view nearby that is not obscured by trees and therefore an understanding of the impact of the development can be gained from this. For view 41 the trees in front of the Development appear to be evergreen and therefore a winter view would not show any more of the development than the summer view. In view 48 the development is partially obscured due to the foreground tree – but the applicant has confirmed that although more of the towers will be visible when the trees are not in leaf but this will not change the significance of effect on the view. Since there are many views in different conditions the obscuring effect of trees in view 48 is not a major cause for concern. For view 57 the assessment says the proposed development is not visible – the applicant should clarify if it is not visible because it is screened by the foreground trees, or if it will not be visible in winter either.
- 19.12 The visualisations showing the indicative within the maximum parameter jelly mould are very helpful.
- 19.13 The assessment of effects on the LVMF protected views concludes that identified strategically important landmark will remain prominent in each view and the Proposed Development will comply with the LVMF guidance in each case. Although the towers break the skyline of the White Tower when viewed from the south bastion of Tower Bridge, they do not when viewed from the north bastion or from the Queen's Walk (which are the LVMF viewpoints). The effect on the view from the south bastion is recorded as a moderate neutral effect on this view. The objectivity of this assessment could be questioned as this effect would be assumed by some to be adverse as a result of the proposed development affecting the silhouette of the White Tower.
- 19.14 Overall, the assessment identifies significant effects on 39 of the 62 views and of these 21 are deemed to be beneficial, 16 neutral and only one impact on one viewpoint, VP49, is considered to be adverse. The assessment states this is because *"the effect on this view is likely to generate strong differences of opinion given the contrast in scale. In light of this and the cohesive nature of the existing view along this street, and the uniform townscape derived from the common elevation details, it is considered that on balance the effect will be adverse"* (para. 6.403). Could this be said for other viewpoints e.g. VP32 and 34?
- 19.15 Some of the views are long distance views and can be difficult to read at the scale at which the images are printed. This should be borne in mind when using the images.

Secondary, Cumulative, and Combined Impacts

- 19.16 Cumulative schemes are shown in the visualisations, which is helpful, and an assessment is provided for each viewpoint. It appears that the applicant has reported 'combined' cumulative effects of the proposed development and the other consented developments as even where the proposed development is not visible, there are reported cumulative effects. There is no specific guidance on methods for assessment cumulative effects, so this approach is reasonable. All effects are considered to be beneficial or neutral, except for VP49.
- 19.17 In viewpoint 55, where only the proposed development is visible, the report concludes a lesser cumulative effect than the effect from the proposed development alone. It would be helpful if the applicant could clarify why this is.

Mitigation and Management

- 19.18 Mitigation is set out in Section 9. This states consideration of LVMF views in particular has informed the shape and location of the two tallest towers so that they do not appear in the background wider setting consultation area of LVMF views 8 and 9.
- 19.19 The design of the new buildings and public realm will be managed through the design guidelines which address spaces and buildings and this will be subject to consideration by the respective local planning authority during the reserved detailed applications.

Worst Case Scenario

- 19.20 A number of the plots of the Proposed Development are not yet designed in detail. Parameter Plans submitted as part of the planning application illustrate the minimum and maximum footprints and minimum and maximum height of each plot (or part of a plot), and critical minimum dimensions between plots. This Volume of the ES assesses the 'maximum parameters' scenario i.e. every outline plot would be built out to the maximum height and footprint possible. The illustrative scheme drawn up by Farrell and Partners shows one way in which the outline part of the Proposed Development could be built out in line with the Design Guidelines under the planning application and it is provided for information only, and therefore cannot be relied upon.
- 19.21 The Proposed Development is shown in three ways in the 'as proposed' images:
- with all elements of the Proposed Development in the image in outline 'wireline' form (orange outline for the detailed elements and a yellow outline for the maximum parameters);
 - with the outline element as a yellow wireline form identifying the maximum volume, and with the illustrative scheme as an articulated shaded volume and detailed elements as a photorealistic 'rendered' image; and
 - in some close views, with the outline element as a yellow wireline form identifying the maximum volume and with the illustrative scheme as an articulated shaded volume, and the detailed elements shown as an orange wireline outline. The assessment of each view has considered whether there would be a difference at the minimum parameters.
- 19.22 This assessment is considered to be appropriate.

Non-technical Summary

- 19.23 The NTS identifies the three adverse effects reported in Volume 2 of the ES (the adverse impact to view 49 along Elder Street (day and night) and on the townscape setting of the group of listed buildings in the same street). It states that all other receptors will experience beneficial or neutral effects.

Limited Development Scenario

- 19.24 Volume 2 of the ES includes an assessment of effect of the limited development scenario on townscape character areas, heritage assets and views in Appendix A5.
- 19.25 Para A.5.3.1 of Appendix A5 of the TVIA states "*For the purpose of this assessment the Limited Development Scenario excludes blocks A, B, F, G, I, K and L*" whereas paragraph 2 of Appendix K states "*The Limited Development Scenario was assessed in the event that only the LBTH planning permission is approved which could result in the entirety of Development Plots of C, D, E, H, I and J to come forward independently of the remaining plots*". The applicant should clarify whether plot I is part of the LDS or not and how this affects the assessments in as presented in the ES.
- 19.26 Block C is 34 storeys up to 144m, D is 24 storeys up to 103.4m, E is 9 storeys up to 50m, H is 1 storey and J is 1 storey.

Townscape character

- 19.27 In relation to townscape character, the assessment concludes that there will be a moderate beneficial effect on the townscape of the site (same as for the Proposed Development), but a reduced effects on effect on TCA 3 Bethnal Green Road (moderate beneficial), TCA 4 Spitalfields (minor-moderate) and TCA 2 Shoreditch(minor beneficial) and TCA 6 Boundary Estate (minor-moderate neutral).

Heritage assets

- 19.28 As with the assessment of the Proposed Development, the assessment of the Limited Development Scenario strays into the realm of cultural heritage by assessing effect on heritage assets. Precedence should be given to the Built Heritage chapter for assessment of effects on heritage assets.

Views

- 19.29 The visual assessment helpfully summarises where views will be changed compared to the full proposed development. Views where the Proposed Development will be visible but the Limited Development Scenario will not be visible include the north bastion of Tower Bridge, the views of the Tower of London from the three viewpoints on the Queen's Walk at City Hall, Folgate Street on axis of Elder Street (recorded as the only adverse impact in the assessment of the Proposed Development) and another 25 more views. There will be a reduction in effect compared to the full Proposed Development for 16 views, no change in judgement to 25 views.

Summary of Clarifications Required from Applicant

Although the method for assessing sensitivity (paras. 2.14-2.18) states that this method applies to townscape and views, only visual criteria are included here. Can the applicant clarify how townscape sensitivity has been assessed?

The applicant should confirm which of the assessments of impact on heritage assets should be relied upon – the assessment in the Built Heritage chapter or the assessment in the TVIA?

The adverse impact on VP49 is explained to be because *"the effect on this view is likely to generate strong differences of opinion given the contrast in scale. In light of this and the cohesive nature of the existing view along this street, and the uniform townscape derived from the common elevation details, it is considered that on balance the effect will be adverse"* (para. 6.403). Could this be said for other VPs e.g. VP32 and 34?

In viewpoint 55, where only the proposed development is visible, the report concludes a lesser cumulative effect than the effect from the proposed development alone. It would be helpful if the applicant could clarify why this is.

For view 57 the assessment says the proposed development is not visible – the applicant should clarify if it is not visible because it is screened by the foreground trees, or if it will not be visible in winter either.

Clarify which blocks the Limited Development Scenario includes and excludes (ref. to discrepancy in wording between Para A.5.3.1 of Appendix A5 and Para 2 of Appendix K).

Summary of Potential Regulation 22 Information Requests to be made to Applicant

None.

Potential Planning Conditions

As per current practice.

Review of Revised ES

19.30 The amended Volume II of the ES (June 2015) responds to the requested clarifications as follows:

- additional text has been provided at para 2.23 to explain how townscape sensitivity is assessed;
- additional text at para 2.20 confirms that the built heritage chapter should be relied upon for the assessment of impact on heritage assets and their significance;
- the cumulative effect on viewpoint 55 has been amended to be the same as the effect from the proposed development alone;
- text has been update for view 57 to indicate that the foreground development screens the development; and
- wording in appendix A5 has been amended to be in line with appendix K.

19.31 The applicant does not appear to have responded to the following clarification and this therefore remains:

- the adverse impact on VP49 is explained to be because *"the effect on this view is likely to generate strong differences of opinion given the contrast in scale. In light of this and the cohesive nature of the existing view along this street, and the uniform townscape derived from the common elevation details, it is considered that on balance the effect will be adverse"* (para. 6.403). Could this be said for other VPs e.g. VP32 and 34?

19.32 In addition, there are some other amendments to the text, for example the changes in the scheme have changed some of the details of what is visible in some views, but there are no changes to overall levels of effect reported.

19.33 The cumulative assessment has been updated to include 100 Liverpool Street, Huntingdon Estate, Fleet Street Hill and Blossom Street. Amended text at para 8.5 states that Blossom Street would be in the foreground to view 60 and would result in a greater cumulative effect than the proposed development.

19.34 Two new views have been added to show how the scheme will look from Commercial Street/Shoreditch High Street and Commercial Street/Fleur De Lis Street.

Limited Development Scenario

19.35 There is no additional reference to townscape and visual impacts in Appendix K (i.e. there is no green text relating to this subject area).

Summary of Clarifications Required from Applicant

NB - Applicant needs to provide responses to clarification requests made on the original ES – see above and Section 23, which identifies where further information is still required.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

None.
Potential Planning Conditions
As per current practice.

Review of ES Addendum

- 19.36 The ES Addendum clearly states the conclusion that the additional construction scenario, which includes Plot E being brought forward into Phase 1, will not change the effects identified and assessed in the original Environmental Statement. This is a reasonable conclusion, as the overall appearance of the scheme itself will not change as a result of the additional scenarios assessed.
- 19.37 There are no additional clarifications required from the applicant arising from the ES Addendum (Nov 2015).

Summary of Clarifications Required from Applicant
None
Summary of Potential Regulation 22 Information Requests to be made to Applicant
None

20 Review of Chapter 19: Residual Impact Assessment and Conclusions

General Comments

- 20.1 Table 19.1 sets out the residual impacts of the proposed development during demolition and construction.
- 20.2 The table states that the construction dust and short-term concentrations of PM₁₀ generated through abrasive forces of material is negligible to major adverse. However, table 12.32 states the effect is negligible to minor. The table should be revised to detail the correct residual impact.
- 20.3 Table 19.1 also sets out the impact on the South Shoreditch, Boundary Street and Elder Street conservations area. However, it does not set out the impact on the Redchurch Street and Fournier Street Conservation Areas. The table should be revised to illustrate the residual impact on the omitted conservation areas.
- 20.4 Table 19.2 sets out the residual impacts of the proposed development during operation.
- 20.5 The table states there will be a minor beneficial impact on pedestrian movement and capacity. However, table 9.52 states the impact will be minor adverse. The table also states that there will be a minor beneficial impact on pedestrian delay. However, table 9.52 states this will be minor adverse. Table 19.2 should be revised to detail the correct residual impacts.
- 20.6 Table 19.2 also sets out the impact on the South Shoreditch, Boundary Street and Elder Street Conservations Areas. However, it does not set out the impact on the Redchurch Street and Fournier Street Conservation Areas. The table should be revised to illustrate the residual impact on the omitted conservation areas.
- 20.7 Table 19.3 sets out set out the residual townscape, conservation and visual impacts which states that there will be a major and beneficial impact on View 43n. However, Volume II of the ES states the impact is moderate to major and beneficial. Table 19.3 should be revised to detail the correct residual impact on View 43n.

Non-Technical Summary

- 20.8 The NTS provides an acceptable summary of the ES.

Summary of Clarifications Required from Applicant

Table 19.1 should be revised to detail the correct 'construction dust and short-term concentrations of PM₁₀ generated through abrasive forces on materials' residual impact.

Table 19.1 should be revised to detail the residual impact on the Redchurch Street and Fournier Street conservation areas.

Table 19.2 should be revised to detail the correct residual impacts on pedestrian movement and capacity and pedestrian delay.

Table 19.2 should be revised to detail the residual impact on the Redchurch Street and Fournier Street conservation areas.

Table 19.3 should be revised to detail the correct residual impact on View 43n.

Summary of Potential Regulation 22 Information Requests to be made to Applicant
None.
Potential Planning Conditions
None.

Review of Revised ES

- 20.9 Tables 19.1 and 19.2 reflect the residual effects set out in the topic chapters of the Revised ES. No new significant effects have been recorded since the Original ES.
- 20.10 Table 19.3 sets out the residual effects of the TVIA. The table is consistent with Revised ES Volume 2. The table includes two new significant effects with regard to Viewpoints 63 and 64 – moderate beneficial impacts.
- 20.11 The chapter is considered acceptable subject to addressing the outstanding clarifications set out in section 23 of this Report.

Summary of Clarifications Required from Applicant
NB - Applicant needs to provide responses to clarification requests made on the original ES – see above and Section 23, which identifies where further information is still required.
Summary of Potential Regulation 22 Information Requests to be made to Applicant
None.
Potential Planning Conditions
None.

Review of ES Addendum

- 20.12 The ES Addendum clearly justifies the conclusion that the additional construction scenario, which includes Plot E being brought forward into Phase 1, will not change the effects identified and assessed in the original Environmental Statement. The inaccurate statement of likely effects in relation to air quality and traffic and transport from the original ES are corrected in Table 8 of the ES Addendum.
- 20.13 There are no additional clarifications required from the applicant arising from the ES Addendum (Nov 2015).

Summary of Clarifications Required from Applicant
None
Summary of Potential Regulation 22 Information Requests to be made to Applicant
None

21 Review of Chapter 20: Impact Interactions and Cumulative Impact Assessment

General Comments

- 21.1 Chapter 20 assesses the likely Type 1 cumulative impacts, i.e. combined effects of individual impacts during the demolition and construction and operational phases of the proposed development. The methodology for assessing the Type 1 effects is set out in paragraphs 20.9-20.16.
- 21.2 Table 20.1 sets out the combined effects of individual impacts during the demolition and construction stage and Table 20.2 sets out the combined effects of individual impacts during the operation of the development.
- 21.3 Table 20.2 states that there will be a minor beneficial impact on pedestrian movement and capacity and pedestrian delay. However, chapter 9 states that these impacts will be minor adverse. Table 20.2 should be revised to reflect the correct predicted impacts on pedestrian movement and capacity and pedestrian delay.
- 21.4 Paragraph 20.4 states type 2 cumulative effects, i.e. combined effects of several schemes during the demolition and construction and operational phases of the development are considered in the topic chapters. A review of these assessments can be found in sections 6-19 of this Report.

Non-Technical Summary

- 21.5 The NTS provides a reasonable summary of the ES.

Limited Development Scenario

- 21.6 Appendix K sets out the Type 1 and Type 2 effects of the Limited Development Scenario. The Type 2 effects of the Scenario have been reviewed in sections 6-19 of this Report.
- 21.7 Table 47 sets out the combined effects of individual impacts during the demolition and construction stage and Table 48 sets out the combined effects of individual impacts during the operation of the Limited Development Scenario.
- 21.8 Table 48 states that there will be a minor beneficial impact on pedestrian movement and capacity and pedestrian delay. However, paragraphs 144 and 146 state that these impacts will be minor adverse. Table 48 should be revised to reflect the correct predicted impacts on pedestrian movement and capacity and pedestrian delay.

Summary of Clarifications Required from Applicant

Table 20.2 should be revised to reflect to the correct predicted impacts on pedestrian movement and capacity and pedestrian delay.

Table 48 of Appendix K should be revised to reflect to the correct predicted impacts on pedestrian movement and capacity and pedestrian delay.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

None.
Potential Planning Conditions
None.

Review of Revised ES

- 21.9 Table 20.1 has been amended to reflect the correct impact recorded against construction dust and short term concentrations of PM₁₀ – negligible to minor adverse. The table is otherwise the same as that provided in Original ES.
- 21.10 Table 20.2 has been amended to reflect the correct impact recorded against pedestrian movement and capacity and pedestrian delay – minor adverse. The table is otherwise the same as that provided in Original ES.
- 21.11 The impacts recorded in the Original ES therefore remain valid.

Limited Development Scenario

- 21.12 The effects recorded in Table 53 and 54 are the same as set out in Tables 47 and 48 of the original Appendix K. This is considered acceptable subject to Table 53 being amended to reflect the correct impact recorded against construction dust and short term concentrations of PM₁₀ – negligible to minor adverse and Table 54 being amended to reflect the correct impact recorded against pedestrian movement and capacity and pedestrian delay – minor adverse as per table 20.1 and 20.1.
- 21.13 The assessment is otherwise considered acceptable.

Summary of Clarifications Required from Applicant
Table 53 should be amended to reflect the correct impact recorded against construction dust and short term concentrations of PM ₁₀ – negligible to minor adverse.
Table 54 should be amended to reflect the correct impact recorded against pedestrian movement and capacity and pedestrian delay – minor adverse.
Summary of Potential Regulation 22 Information Requests to be made to Applicant
None.
Potential Planning Conditions
None.

Review of ES Addendum

- 21.14 Table 8 of the ES Addendum states that no additional impact interactions are expected as a result of the additional affordable housing and phasing and scenarios. The ES Addendum clearly states that the cumulative effects have been considered on a topic by topic basis, with reference to the relevant topic chapters for further information.
- 21.15 There are no additional clarifications required from the applicant arising from the ES Addendum (Nov 2015).

21.16

Summary of Clarifications Required from Applicant
None
Summary of Potential Regulation 22 Information Requests to be made to Applicant
None

22 Review of Chapter 21: Summary Impacts of the Limited Development Scenario

General Comments

- 22.1 Sections 5-19 of this Report review this chapter of the ES.

Non-Technical Summary

- 22.2 The NTS provides a reasonable summary of the ES.

Summary of Clarifications Required from Applicant

None – subject to the reviews set out in sections 5-19 of this Report.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

None – subject to the reviews set out in sections 5-19 of this Report.

Review of Revised ES

- 22.3 Sections 5-19 of this Report review this chapter of the Revised ES.

Summary of Clarifications Required from Applicant

None – subject to the reviews set out in sections 5-19 of this Report.

Summary of Potential Regulation 22 Information Requests to be made to Applicant

None – subject to the reviews set out in sections 5-19 of this Report.

Review of ES Addendum

- 22.4 With the exception of the calculation of affordable housing provision, as discussed in Section 7 of this report, the ES Addendum clearly presents the additional assessment which reflects the alternative affordable housing provision scenarios in the context of only the Tower Hamlets element of the scheme gaining planning consent.
- 22.5 There are no additional clarifications required from the applicant arising from the ES Addendum (Nov 2015).

Summary of Clarifications Required from Applicant

None

Summary of Potential Regulation 22 Information Requests to be made to Applicant
None

23 Assessment of Submitted Regulation 22/ Clarification Information

- 23.1 The Applicant submitted a Revised ES to support amendments to the planning application, as well as the points raised in the IRR. An additional document was submitted in October 2015 which responded to the outstanding clarifications and potential Regulation 22 requests in relation to the Original ES, and also the additional clarifications and potential Regulation 22 requests made regarding the Revised ES. Both these documents will be advertised as 'further information' under Regulation 22 of the EIA Regulations.
- 23.2 **Tables 23.1-23.3** set out the Applicant's responses to clarifications and potential Regulation 22s (set out in the two documents referenced above), including a judgement as to the acceptability of the information provided.

Table 23.1: Assessment of Submitted Regulation 22 / Clarification Information with regard to the Original ES

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
EIA Context and Influence				
Clarification	Explanation of what the limited development scenario entails, with respect to uses and floorspace etc.	Acceptable The Applicant has provided an overview of the LDS including key land uses within the revised Appendix K. No further clarification is sought.	N/A	
Potential Regulation 22	The mix for the detailed element of the proposed development should be provided (and the LDS).	Not Acceptable Although the Applicant has provided a section on the detailed components of the	Acceptable The Applicant has confirmed Appendix M of the Revised ES sets out the quanta of the	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
		<p>proposed development, including the mix of residential units, it does not clearly set out the mix and quantum of land uses for the other detailed components of the proposed development. This should be provided.</p> <p>Further information under Regulation 22 of the EIA Regulations is sought.</p>	<p>proposed land uses.</p> <p>The Applicant has also confirmed that this information will be presented in an ES Addendum to follow this submission.</p> <p>No further information under Regulation 22 of the EIA Regulations is sought.</p>	
Potential Regulation 22	The mix for the outline element of the proposed development should be provided including how the worst case scenario has been assessed (and the LDS).	<p>Acceptable</p> <p>The Applicant has provided the mix of uses for the outline element of the proposed development as set out in the development description.</p> <p>Paragraphs of 2.44-2.46 of the Revised ES set out how the worst case scenario has been assessed.</p> <p>No further information under Regulation 22 of the EIA Regulations is sought.</p>	N/A	
Potential Regulation 22	An explanation should be provided as to how the indicative masterplan has been	<p>Not Acceptable</p> <p>The Applicant has not provided an explanation of</p>	<p>Not acceptable</p> <p>The Applicant has confirmed "<i>that the masterplan is</i></p>	Acceptable. The additional clarification provided indicates that

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
	used as part of the assessment.	<p>how the indicative masterplan has been used as part of the assessment.</p> <p>Further information under Regulation 22 of the EIA Regulations is sought.</p>	<p><i>indicative and has not been assessed. The parameters of the outline element of the Proposed Development and the application drawings for the detailed element of the Proposed Development have been assessed. However, the masterplan has been used to provide context for the assessments providing an example of how the public realm, and landscaping could work around the site. This has been used to provide indicative figures for areas of green space both public and private and play space areas which have been taken into account when considering the socio economic and ecological impacts of the scheme" (the provision of this space will be secured through a condition.)</i></p> <p>However, the Heritage Assessment states "The outline component of the Proposed Development is assessed using parameter plans and an indicative masterplan in addition to detailed plans, elevations and other materials". This</p>	<p>the detailed plans were the principal source of information for the heritage assessment.</p> <p>In relation to the wind assessment, on the assumption that the indicative master plan has not changed in the revised November 2015 Addendum, no further information is required. The applicant has confirmed that further testing of the effects on wind tunnels will be provided at reserved matters stage, when the detailed scheme design has been agreed. A planning condition is recommended to re-assess the locations of entrances should they change at reserved matters stage.</p>

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
			<p>contradicts the above statement.</p> <p>It is also unclear how the wind assessment was undertaken if the indicative masterplan was not assessed as paragraph 10.80 states the locations of entrances to the outline plots (A, B, D and E) are not yet fixed.</p> <p>Further information is required.</p>	
Demolition and Construction				
Clarification	Clarification is sought over the distance of the protection zone around the London Overground and the Central Line.	<p>Not Acceptable</p> <p>No additional information has been supplied.</p> <p>Further clarification is sought.</p>	<p>Acceptable</p> <p>A response to this clarification has been provided.</p> <p>No further clarification is sought.</p>	
Clarification	Clarification is sought as to the difference between category A and B fit outs.	<p>Not Acceptable</p> <p>No additional information has been supplied.</p> <p>Further clarification is sought.</p>	<p>Acceptable</p> <p>A response to this clarification has been provided.</p> <p>No further clarification is sought.</p>	
Clarification	Confirm that the demolition/ construction phase will take place over a period of 12 years	<p>Acceptable</p> <p>Construction phase has been</p>	N/A	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
	(not 13).	extended to 16 years so this clarification is no longer applicable. No further clarification is sought.		
Potential Regulation 22	Further information is required on how the worst case scenario has been assessed with respect to the phasing of the demolition/construction works, and how any deviations from the phasing programme will be captured (this also applies to the LDS).	Not Acceptable No additional information has been supplied. Further information under Regulation 22 of the EIA Regulations is sought.	Acceptable The response states <i>"The phasing plan for the development has been compiled with the most realistic approach to the construction of the Proposed Development" and 'Any deviation to the phasing program would not alter the worst-case scenario as presented and as assessed within the main ES and the LDS'.</i> This is noted. It is also noted that Table 4-3 confirms that the phasing plan is for approval (BGY11 PA 03 39), and therefore will be 'tied' to the planning permission. This assessment is therefore considered to be robust. No further information under Regulation 22 of the EIA Regulations is sought.	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
Potential Regulation 22	Further information is required as to how the indicative routes for demolition and construction traffic have been identified (e.g. advice from transport consultants), and therefore ensure the worst case scenario has been assessed.	Not Acceptable No additional information has been supplied, other than advice that WSP prepared the information. Further information under Regulation 22 of the EIA Regulations is sought.	Acceptable The Applicant has confirmed the worst case assumptions and identified that they are presented within a technical appendix to the Traffic Assessment. No further information under Regulation 22 of the EIA Regulations is sought.	
Potential Regulation 22	Provide estimates of the amount of demolition and construction waste arisings and construction materials to be used in the LDS.	Acceptable Provided in the amended Appendix K. No further information under Regulation 22 of the EIA Regulations is sought.	N/A	
Potential Regulation 22	Provide a profile of the monthly deliveries during demolition and construction works and labour resource levels in the LDS.	Acceptable Provided in the amended Appendix K. No further information under Regulation 22 of the EIA Regulations is sought.	N/A	
Waste and Recycling				
Clarification	Clarify why the operational assessment is only based on	Acceptable The Revised ES addresses	N/A	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
	the residential land uses, and if necessary, update the assessment to consider waste arisings from the other uses (e.g. D1/D2 etc.).	wastes from other sources. No further clarification is sought.		
Clarification	By what means does the Applicant propose to update the waste composition and estimated quantities as the design develops.	Acceptable The Revised ES includes updated arisings and also indicates that meeting planning standards for waste servicing will result in an overprovision and therefore provide some flexibility in terms of future changes. No further clarification is sought.	N/A	
Potential Regulation 22	Additional information is required to understand how the maximum parameter has been determined for the residential waste generation (this also applies to the LDS).	Not Acceptable The Revised ES does not appear to have specifically addressed this point. Further information under Regulation 22 of the EIA Regulations is sought.	Acceptable An explanation for the basis of the assessment in relation to the maximum and minimum parameters has been provided, with confirmation that estimates of arisings are based on the worst case. The response confirms that a bespoke methodology was agreed with the LBH and the LBTH Waste Officers. No further information under	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
			Regulation 22 of the EIA Regulations is sought.	
Potential Regulation 22	Further information is required as to how commercial waste floorspace relates back to the components in the Development Specification and how this has been used in the calculations (this also applies to the LDS).	<p>Not Acceptable</p> <p>The Revised ES does not appear to have specifically addressed this point.</p> <p>Further information under Regulation 22 of the EIA Regulations is sought.</p>	<p>Acceptable</p> <p>The derivation of waste figures based on assumptions regarding the commercial element of the scheme is fully explained, together with a confirmation that the assumptions used represent a worst case.</p> <p>No further information under Regulation 22 of the EIA Regulations is sought.</p>	
Socio-Economics				
Clarification	Applicant to confirm why the range of geographic data including ward, super output areas and postcode has been excluded from the baseline information.	<p>Not Acceptable</p> <p>The Applicant has not responded to this clarification request.</p> <p>Further clarification is sought.</p>	<p>Acceptable</p> <p>The Applicant has confirmed that a complete set of data for each component of the baseline assessment was not available at ward, super output, or postcode level, and therefore the use of these statistics would not have been consistent with the collection and presentation of data at a borough, Greater London, and England level.</p>	

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			No further clarification is sought.	
Clarification	Applicant to confirm why the baseline information on education includes data relating to school provision in the London Borough of Islington.	<p>Acceptable</p> <p>Paragraph 7.91 -7.92 states that according to the National Travel Survey 2012, the average distance travelled to school by primary school children in London is 2.7 km and 5.1 for secondary school children. These distances cover LBTH, LBH, the City of London (CoL) and the London Borough of Islington (LBI). The Applicants research has shown that less than 1% of primary school children living in either the LBH or the LBTH travelled to the CoL to attend primary school. Furthermore, in relation to secondary schools, transport links and Information from the DfCSF indicates that the only significant cross-border flow from the LBTH and the LBH, besides flows between the two Boroughs, was to the LBI. Therefore, the baseline for primary schools is presented for schools within</p>	N/A	

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		2.7km of the site covering LBH, LBTH and LBI only. No further clarification is sought.		
Clarification	Applicant to provide revised information on the availability of surplus school places.	Acceptable The Applicant has updated table 7-6 and 7-7, to include additional information on the capacity of ten schools in LBTH, LBH and LBI as well as the total surplus number of places. No further clarification is sought.	N/A	
Clarification	The Applicant to confirm whether they will be seeking to meet the LBTH affordable housing target offsite if either the proposed or limited development scenario options are implemented.	No further clarification sought Paragraph 7.159 provides updated information of the number of affordable housing units which is 68 units or 188 habitable rooms. However, this remains at 10% and the applicant has not responded on whether they will be seeking to meet the LBTH affordable housing target offsite if either the proposed or limited development scenario options are	N/A	

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		<p>implemented.</p> <p>It is however understood that the deficit will be offset through financial contributions.</p> <p>No further clarification is sought.</p>		
Clarification	Applicant to confirm their approach to phasing of social housing provision for both the Proposed and Limited Development scenarios.	<p>Acceptable</p> <p>Further information presented in paragraph 5.7 in Chapter 5: Demolition and construction shows that the residential blocks containing social housing provision in LBTH will be developed in phases 1 and 3.</p> <p>No further clarification sought.</p>	N/A	
Clarification	The Applicant is to confirm why mitigation of the effects on healthcare through the provision of offsite provision or financial contribution has not been provided for both the Proposed and Limited Development Scenarios.	<p>Not Acceptable</p> <p>The Applicant has not responded to this clarification.</p> <p>Further clarification is sought.</p>	<p>Acceptable</p> <p>The Proposed Development will include floorspace to accommodate two GPs in a new healthcare facility. However, the service has a planned staffing level of 1FTE GP, with the potential for a further GP to be accommodated in the future.</p>	

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			<p>While the Applicant states that they will "work with the Clinical Commissioning Group (CCG) to ensure that 1FTE GP is staffing the facility", they consider that it is the CCG's responsibility to recruit additional GPs at the facility.</p> <p>No further clarification is sought.</p>	
Clarification	The Applicant is to confirm why their assessment of effects on health during the operation of the Limited Development Scenario is only based on the provision of one additional GP when provision within the Proposed and Limited Development Scenarios includes floorspace for two GPs.	<p>Not Acceptable</p> <p>The Applicant has not responded to this clarification. If this has been assessed as the 'worst case' this should be confirmed.</p> <p>Further clarification is sought.</p>	<p>Acceptable</p> <p>The Applicant's response states that they will "work with the Clinical Commissioning Group (CCG) to ensure that 1FTE GP is staffing the facility", however it is the CCG's responsibility to recruit additional GPs at the facility.</p> <p>No further clarification is sought.</p>	
Clarification	Applicant to reconsider the impact on health for the Proposed and Limited Development Scenarios without the implementation of mitigation.	<p>Not Acceptable</p> <p>The Applicant has not responded to this clarification.</p> <p>Further clarification is sought.</p>	<p>Acceptable</p> <p>The Applicant's response states that the provision of a new healthcare facility with the provision of 1FTE GP to serve the inhabitants on site will help to ensure that there</p>	

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			<p>are no adverse impacts on existing GP surgeries within the local area, and therefore the original assessment remains correct. This is an inherent aspect of the scheme and therefore the assessment has not been considered without it (i.e. mitigation is built in).</p> <p>However, in the Revised ES the Proposed Development is expected to result in an additional 2,351 residents. The Applicant acknowledges that even in the best case scenario the average local list size for GPs within 1 km of the site would be 1:2,272 and in the worst case scenario, if all new residents registered with the GP, then the GP/patient ratio would be 1:2,351.</p> <p>In both cases, this is above the average provision target for England of 1:1,800.</p> <p>Mitigation, if required, could be secured through financial payments.. This will need to be considered when</p>	

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			determining the application. No further clarification is sought.	
Clarification	Clarification should be provided on where these figures in Paragraph 7.134 have been taken from.	<p>Not Acceptable</p> <p>The Applicant has provided updated information for the size of the retail and office spaces. However, these are given in Net Internal Area (NIA) as opposed to Gross Internal Area (GIA), which is inconsistent with the approach provided in ES Chapter 1: Introduction and Chapter 4: Proposed Development.</p> <p>The Applicant should amend these figures so that they are consistent with the approach taken in other chapters of the ES.</p> <p>Further clarification is sought.</p>	<p>Acceptable</p> <p>The Applicant has used NIA figures to perform calculations for operational employment generation. Both GIA and NIA figures for the Proposed Development are presented in ES Chapter 4: The Proposed Development and the Applicant has assumed that readers should cross reference this chapter for the GIA figures.</p> <p>No further clarification is sought.</p>	
Clarification	Additional information is required as to how the figures used in the ES have been calculated (in relation to the Development Specification).	<p>Not Acceptable</p> <p>The Applicant has not responded to this clarification.</p> <p>Further clarification is</p>	<p>Acceptable</p> <p>The Applicant has confirmed that the figures have been sourced from the Applicant's accommodation schedule and ES Chapter 4: The Proposed</p>	

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		sought.	Development. No further clarification is sought.	
Clarification	Additional information is required to establish how 59 units will provide the required 10% affordable housing.	Acceptable Paragraph 7.159 provides updated information of the number of affordable housing units which is now set at 68 units or 188 habitable rooms. No further clarification is sought.	N/A	
Clarification	The applicant needs to provide an explanation of how B and G will be split between LBTH and LBH.	Not acceptable The Applicant has revised tables 7-16 and Table 7-18 to provide updated total gross and net employment figures for blocks B and G. However, no further information has been provided as to how this will be split between the two local authorities. This should be clarified.	Acceptable When calculating employment associated with retail and office space for Buildings B, G and K the Applicant has applied the GLA method to the whole plot. However in relation to s106 payments, ES Volume III: Technical Appendices - Appendix M- Development Specification provides floorspace figures for each borough calculated using the borough boundary line. The Applicant assumes that this will be used to calculate any financial contributions to the	

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			individual boroughs, but in the case of non-financial obligations, proposals are still being considered by each Borough. No further clarification is sought.	
Clarification	Clarification is requested on how the applicant has reached the conclusion that the impacts from the proposed development and the LDS are broadly the same.	Not Acceptable The Applicant has not responded to this clarification. Further clarification is sought.	Acceptable The Applicant states that while the LDS will deliver a smaller quantum of housing, employment and open space, the beneficial effects in relation to these factors remains the same as the proposed development. No further clarification is sought.	
Clarification	Child playspace for LBTH should be recalculated using the Council's Planning Obligations SPD.	Acceptable The section on Child and Young People's Play Space has been revised to meet LBTH methodology on calculating child play spaces. Paragraphs 7.195-7.196 confirm that there is a requirement for 1,310m ² of play space to serve the 131 children estimated to reside	N/A	

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		<p>within the maximum development scenario and that the Proposed Development will bring forward 228m² of formal play space.</p> <p>No further information is sought.</p>		
Clarification	Clarification is sought to confirm the correct size for the components making up the private space provision.	Not Acceptable. Further clarification is sought.	<p>Acceptable</p> <p>The Applicant has confirmed that information on this was provided in paragraph 7.184.</p> <p>No further clarification is sought.</p>	
Potential Regulation 22	Applicant to update the assessment of baseline information for healthcare using whole time equivalent GP numbers.	<p>Not Acceptable</p> <p>The Applicant has not responded to this request.</p> <p>Further information under Regulation 22 of the EIA Regulations is sought.</p>	<p>Acceptable</p> <p>The Applicant has confirmed that the use of the terms whole time equivalent (WTE) and full time equivalent (FTE) are used interchangeably. However, the numbers provided and stated in the chapter are identical to those referring to WTE GPs.</p> <p>No further information under Regulation 22 of the EIA Regulations is sought.</p>	

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Potential Regulation 22	The loss of the existing facilities should be assessed.	<p>Acceptable</p> <p>Paragraph 7.138 provides an update on the assessment of job losses. The Applicant estimates that there are 50 jobs onsite/64 net jobs that will be lost as a result of the Proposed Development. Taking this into account, 6,031 employees/4,731 gross permanent employment would be generated in the Proposed Development.</p> <p>No further information under Regulation 22 of the EIA Regulations is sought.</p>	N/A	
Potential Regulation 22	The maximum number of units per borough, and plot should also be provided.	<p>Acceptable</p> <p>Tables 7.21, 7.22 and 7.23 set out the accommodation schedule for each of the plots within LBTH and LBH.</p> <p>No further information under Regulation 22 of the EIA Regulations is sought.</p>	N/A	
Potential Regulation 22	Further information is required on how the unit sizes, tenure and assumptions regarding the number of habitable rooms	<p>Acceptable</p> <p>Paragraph 7.144 confirms that the accommodation for</p>	N/A	

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	have been established for both boroughs, to ensure that a worst case scenario has been assessed (this also applies to the LDS).	LBTH plots has been calculated using the LBTH Planning Obligations SPG. Table 7.25 shows the breakdown of total residents within LBTH according to the accommodation schedule. No further information under Regulation 22 of the EIA Regulations is sought.		
Potential Regulation 22	Further information is also required on how the number of units, size and tenure have been established, for both the detailed and outline, and LBH and LBTH elements (this also applies to the LDS).	Acceptable Paragraph 7.144 confirms that the accommodation for LBTH plots has been calculated using the LBTH Planning Obligations SPG. Table 7.25 shows the breakdown of residents within LBTH according to the accommodation schedule. No further information under Regulation 22 of the EIA Regulations is sought.	N/A	
Potential Regulation 22	Further information is required as to how operational employment floorspace has been calculated and how it relates back to the Development Specification for	Acceptable Paragraph 7.135 sets out the methodology used to determine the operational employment floorspace for retail and office employment	N/A	

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	both the outline and detailed element, and LBTH and LBH (this also applies to the LDS).	density. Tables 7.14 and 7.15 have been updated to reflect this methodology. No further information under Regulation 22 of the EIA Regulations is sought.		
Ground Conditions				
Clarification	The origin of the guideline value used for lead, with an updated value to be provided if appropriate.	Not Acceptable The Revised ES does not appear to have specifically addressed this point; clarification is requested on the source of the 750 mg/kg referred to in the chapter. Further clarification is sought.	Acceptable The source of the guideline value has been provided. No further clarification is sought.	
Clarification	The criteria to be used for assessing the need for remedial measures for gas in the ground.	Not Acceptable The Revised ES does not appear to have specifically addressed this point. Further clarification is sought.	Acceptable The guidance in CIRIA C665 is to be used. This is consistent with current good practice. No further clarification is sought.	
Clarification	An explanation should be provided as to why the future site users are not high sensitivity.	Not Acceptable The Revised ES does not appear to have specifically	Acceptable While it is arguable that the sensitivity of receptors is an inherent quality independent	

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		addressed this point. Further clarification is sought.	of the circumstances, for practical purposes the explanation that the form of development limits the potential exposure and therefore the risk to receptors in the completed development is acceptable. No further clarification is sought.	
Potential Regulation 22	Confirmation is required that the maximum development basement levels have been assessed with respect to ground conditions.	Not Acceptable The Revised ES does not appear to have specifically addressed this point. Further information under Regulation 22 of the EIA Regulations is sought.	Acceptable The Applicant has confirmed that the maximum dimensions and depth have been used for the assessment. No further information under Regulation 22 of the EIA Regulations is sought.	
Potential Regulation 22	Confirmation should be provided that the worst case scenario has been assessed with respect to building foundations.	Not Acceptable The Revised ES does not appear to have specifically addressed this point. Further information under Regulation 22 of the EIA Regulations is sought.	Acceptable The Applicant has confirmed that the foundation design assumed is a worst case. No further information under Regulation 22 of the EIA Regulations is sought.	
Traffic and Transport				

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Clarification	Clarify if there are any mitigation/ management measures proposed for the operational phase of the development.	<p>Acceptable</p> <p>The Revised ES refers to the production of a site-wide Delivery and Servicing Plan which will be secured through a S106 agreement. Detailed Plans will be submitted for individual plots/phases subject to approval by LBTH, LBH and TfL.</p> <p>No further clarification is sought.</p>	N/A	
Clarification	The NTS should be revised to accurately reflect the impacts on pedestrian movement and capacity as predicted in the ES.	<p>Acceptable</p> <p>The NTS has been revised to reflect the effects predicted in the ES.</p> <p>No further clarification is sought.</p>	N/A	
Clarification	Clarify the Limited Development Scenario's impacts on pedestrian movement and capacity and pedestrian delay.	<p>Not Acceptable</p> <p>Although the Applicant has provided the significance of the Limited Development Scenario's impact on pedestrian delay, the Limited Development Scenario's impacts on pedestrian movement and capacity have</p>	<p>Acceptable</p> <p>The Applicant has confirmed that the LDS' effect on pedestrian movement and capacity is minor adverse.</p> <p>No further clarification is sought.</p>	

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		not been provided (i.e. their significance). This should be provided. Further clarification is sought.		
Clarification	Provide Figure 1 of Appendix K.	Acceptable The reference to Figure 1 has been removed. Instead, the LDS refers to the indicative demolition and construction programme included as part of the Chapter 5 of the ES. This is considered acceptable. No further clarification is sought.	N/A	
Clarification	Paragraph 131 of Appendix K should be revised to state " <i>the assessment prepared for the outline and detailed components of the maximum build out scenario...</i> "	Not Acceptable Paragraph 151 (previously 131) has not been amended as requested. The Applicant should confirm if paragraph should refer to the 'limited development scenario' or the 'maximum build out scenario'. Further clarification is sought.	Acceptable The Applicant agrees that paragraph 151 should be revised to state " <i>the assessment prepared for the outline and detailed components of the maximum build out scenario...</i> ". No further clarification is sought.	

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Clarification	Paragraph 132 of Appendix K should state figure 9.5, not 9.14.	Not Acceptable Paragraph 152 (previously 132) has not been amended to refer to figure 9.5. The Applicant should confirm if paragraph 152 should refer to figure 9.14 or figure 9.5. Further clarification is sought.	Acceptable The Applicant has confirmed that paragraph 152 should state figure 9.5. No further clarification is sought.	
Clarification	Clarify if the impact recorded in paragraph 144 of Appendix K should be "major and moderate".	Not Acceptable Paragraph 164 (previously 144) has not been amended to state 'a major or moderate adverse effect'. The Applicant should confirm whether the first line of the paragraph 164 should refer to a 'moderate adverse' or 'major or moderate' effect as it currently appears to be inconsistent with paragraph 158 of the LDS. Further clarification is sought.	Acceptable The Applicant has confirmed that paragraph 164 is accurate and paragraph 158 should read moderate adverse. No further clarification is sought.	
Clarification	Clarify if paragraph 154 of Appendix K should state "a reduction by 57 two-way rail trips compared with the	Not Acceptable Although paragraph 174 (previously 154) has been amended to reflect the	Acceptable The Applicant has confirmed this was a typographical error and should state 'two way rail	

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	<i>maximum build out scenario".</i>	revised scheme it still states a reduction in 'two-way bus trips'. The Applicant should confirm whether the final sentence of paragraph 174 should state 'two-way bus trips' or two-way rail trips'. Further clarification is sought.	trips'. No further clarification is sought.	
Clarification	Chapter 21 should be revised to detail the difference between the proposed development and the Limited Development Scenario as per paragraph 21.23.	Not Acceptable Chapter 21 has not been revised to reflect this clarification. The Applicant should revise the chapter so that it is consistent with paragraph 21.23 or provide reasons for not doing so. Further clarification is sought.	Acceptable The Applicant has confirmed that paragraph 21.25 should state the impact is moderate adverse reduced to minor adverse significance. No further clarification is sought.	
Potential Regulation 22	Provide an assessment of the development's impact on accidents and safety.	Acceptable The Applicant has provided an assessment of the operational development's impact on accidents and safety which is considered to be negligible. No further information under Regulation 22 of the EIA	N/A	

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		Regulations is sought.		
Potential Regulation 22	Provide an assessment of construction traffic impacts on junction capacity.	<p>Acceptable</p> <p>The Applicant has confirmed that an assessment of junction capacity is not considered necessary as only additional 10 HGV movements are predicted for the AM and PM peaks during construction.</p> <p>No further information under Regulation 22 of the EIA Regulations is sought.</p>	N/A	
Potential Regulation 22	Provide the impact of operational trips as a percentage increase over the baseline and an assessment of operational traffic impacts on junction capacity.	<p>Not Acceptable</p> <p>Although the Applicant has provided the impact of operational vehicular trips as percentage increase over the baseline (i.e. difference in traffic flows), they have not provided an assessment of operational traffic impacts on junction capacity or provided reasons for scoping it out.</p> <p>Further information under Regulation 22 of the EIA Regulations is sought.</p>	<p>Acceptable</p> <p>The Applicant has confirmed that for the purposes of the Transport Assessment agreed with TfL, LBH and LBTH, junction capacity assessments were not required.</p> <p>The Applicant has also confirmed due to the negligible impact construction and operational vehicles will have on traffic flow, the impact on junction capacity will also be negligible.</p> <p>No further information under Regulation 22 of the EIA</p>	

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			Regulations is sought.	
Potential Regulation 22	Provide an assessment of construction staff movements.	<p>Acceptable</p> <p>The Applicant has provided an assessment of construction staff movements which is considered to be negligible. Furthermore, as part of the Construction Method Statement a Travel Plan will be included to encourage sustainable modes of travel.</p> <p>No further information under Regulation 22 of the EIA Regulations is sought.</p>	N/A	
Potential Regulation 22	Provide an assessment of the operational development's impacts on water transport.	<p>Not Acceptable</p> <p>The Applicant has not provided an assessment of the operational development's impacts on water transport or reasons for why the assessment has been scoped out.</p> <p>Further information under Regulation 22 of the EIA Regulations is sought.</p>	<p>Acceptable</p> <p>The Applicant has confirmed there is no practical opportunity for futures residents, staff and visitors of the development to use the River Thames which is approximately 2 km away. As such, the assessment of the operational development's impact on water transport was scoped out.</p> <p>No further information under Regulation 22 of the EIA</p>	

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			Regulations is sought.	
Potential Regulation 22	Provide the significance of effect of HGV movements on Sclater Street.	Not Acceptable The Applicant has not provided this. Further information under Regulation 22 of the EIA Regulations is sought.	Acceptable The Applicant has confirmed that HGV movements on Sclater Street would be negligible. No further information under Regulation 22 of the EIA Regulations is sought.	
Potential Regulation 22	The assumptions used to generate the population yield should be confirmed to ensure that the worst case scenario has been assessed with respect to traffic generation.	Not Acceptable The Applicant has not confirmed how the population yield was generated. Further information under Regulation 22 of the EIA Regulations is sought.	Acceptable The Applicant has confirmed that the trip generation assessment has been forecast using the TRICS and TRAVL databases, supplemented by surveys. This follows best practice in line with TfL's guidance. No further information under Regulation 22 of the EIA Regulations is sought.	
Potential Regulation 22	The Limited Development Scenario should provide the information requested as set out in paragraph 9.15 of this Report.	Not Acceptable The Applicant has not addressed the points set out in paragraph 9.15 of this Report. The Applicant should provide this information or	Acceptable The Applicant has confirmed that the assessment methodology, effect significance criteria and baseline conditions applied to	

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		provide reasons for not doing so. Further information under Regulation 22 of the EIA Regulations is sought.	the LDS remain as per the main ES. No further information under Regulation 22 of the EIA Regulations is sought.	
Wind Microclimate				
Clarification	Provide a figure showing the location of surrounding receptors.	Acceptable The applicant has provided additional figures of the proposed development with existing surrounding buildings and receptors. No further clarification is sought.	N/A	
Potential Regulation 22	Provide model results for configuration with mitigation measures in place so that residual impacts can be verified.	Not Acceptable The applicant has not provided model results for configuration with mitigation measures in place. Further information under Regulation 22 of the EIA Regulations is sought.	Acceptable The Applicant has clarified the presentation of the mitigation results. No further information under Regulation 22 of the EIA Regulations is sought.	
Potential Regulation 22	Update NTS to revise number of configurations tested in wind tunnel model and remove reference to residual minor	Not Acceptable The applicant has not updated the NTS to revise the number of configurations	Not Acceptable The Applicant has confirmed that the correct number of configurations were stated in	Acceptable The NTS has been appropriately updated, and the reference to

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	adverse impact at London Overground thoroughfare.	<p>tested in the wind tunnel model. The reference to residual minor adverse impact at the London Overground thoroughfare has not been removed.</p> <p>Further information under Regulation 22 of the EIA Regulations is sought.</p>	<p>the NTS, as five configurations. Configuration 5 is described in Appendix H.</p> <p>The Applicant notes that with mitigation applied, the residual effect for the London Overground thoroughfare was reduced to negligible, which has not been explicitly stated within the NTS.</p> <p>This information will be presented within an ES Addendum document to follow.</p>	<p>residual minor adverse impact at the London Overground thoroughfare has been removed.</p> <p>No further information under Regulation 22 of the EIA Regulations is sought.</p>
Potential Regulation 22	Further information should be provided on how the 'potential entrances' and other locations for the outline element have been determined to ensure the worst case scenario has been assessed.	<p>Not Acceptable</p> <p>Further information on how the 'potential entrances' and other locations for the outline element have been determined, has not been provided.</p> <p>Further information under Regulation 22 of the EIA Regulations is sought.</p>	<p>Acceptable</p> <p>The Applicant has clarified that the potential entrance locations were identified as the most likely and practical for the outline design. The locations were not chosen on the basis of the worst case scenario for Wind Microclimate, as this would be unrealistic. The assessment assessed the 'Likely Significant' effects at these locations.</p> <p>The locations will be subject to change at reserved matters</p>	

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			<p>stage, at which point the scheme will be reassessed if necessary. A planning condition would be required to ensure the reassessment of wind impacts for the detailed design at reserved matters stage.</p> <p>No further information under Regulation 22 of the EIA Regulations is sought.</p>	
Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution				
Clarification	The reference to four scenarios in paragraph 11.33 should be clarified.	<p>Acceptable</p> <p>The Revised ES clearly states which scenarios have been assessed.</p> <p>No further clarification is sought.</p>	N/A	
Clarification	The reference to three baselines in paragraph 11.36 should be clarified.	<p>Acceptable</p> <p>The Revised ES clearly states which scenarios have been assessed.</p> <p>No further clarification is sought.</p>	N/A	
Potential Regulation 22	An assessment of the impacts of the proposed development	<p>Not Acceptable</p> <p>The Revised ES does not</p>	<p>Not Acceptable</p> <p>A further response is awaited</p>	This issue is the subject of additional analysis by

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	on its own and in combination with cumulative schemes on the cumulative schemes is required, in accordance with the requirements of paragraph 4.87 of the EIA Scoping Opinion.	appear to have specifically addressed this point. Further information under Regulation 22 of the EIA Regulations is sought.	from GIA. Further information is required.	the applicant's daylight/sunlight specialists, GIA, which will be independently reviewed by a separate consultancy, GVA. No further consideration of this matter has been completed as a part of this review.
Air Quality				
Clarification	Clarify whether there are any local sites of ecological interest that might be affected by dust emissions.	Not Acceptable The Revised ES does not appear to have specifically addressed this point. Further clarification is sought.	Acceptable. The Applicant has provided additional information regarding the impact of dust deposition on sites with ecological interest in the vicinity of the development site (addressed under the applicant's Ecology section). No further clarification is sought.	
Clarification	Assumptions used for future baseline ("do-nothing" scenario) background air quality.	Acceptable The Revised ES clearly states what assumptions have been used. No further clarification is	N/A	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
		sought.		
Clarification	Confirmation that GLA's 2013 guidance on dust control will be adopted as part of mitigation of construction phase impacts.	Acceptable The Revised ES clearly states that the 2014 IAQM guidance is followed. This is based on the 2013 GLA SPG. No further clarification is sought.	N/A	
Clarification	Further explanation is required as to how the flue would be higher for the minimum parameters.	Acceptable The Revised ES has remodelled all emissions based on new data. No further clarification is sought.	N/A	
Potential Regulation 22	"Air Quality Neutral" assessment.	Not Acceptable The Revised ES now includes an Air Quality Neutral Assessment. However, the applicant should indicate what additional emissions controls would or could be adopted to bring building emissions in line with Air Quality Neutral Criteria. Further clarification is sought.	Acceptable The Applicant has pointed out that the difference between the actual emissions and the benchmark figure is less than 2%. Since this is probably within the margin of error of the emissions estimates the Applicant states that no specific mitigation is required. The guidance provides for developers to make a compensatory payment in	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
			such cases. No further information under Regulation 22 of the EIA Regulations is sought.	
Potential Regulation 22	The assumptions used to generate the population yield should be confirmed to ensure that the worst case scenario has been assessed with respect to air quality emissions from traffic.	Acceptable The Revised ES clearly states the source of traffic data used. No further clarification is sought.	N/A	
Potential Regulation 22	Further information is required on how the location of the energy centre in the outline element (i.e. Plot E - 3 boilers and 1 CHP) has been determined to ensure that the worst case scenario has been assessed.	Acceptable The Revised ES has remodelled all energy centre emissions. No further clarification is sought beyond the requirement to meet "Air Quality Neutrality".	N/A	
Noise and Vibration				
Potential Regulation 22	Assessment of noise in external amenity areas for the Proposed Development and the Limited Development Scenario.	Not Acceptable Although criteria are set in 13.79, an assessment of noise in amenity areas has not been carried out. Further information under	Acceptable Reference made to the guideline values of BS8233 and the qualification relating to amenity areas located in high noise environments also	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
		Regulation 22 of the EIA Regulations is sought.	in BS8233. A planning condition should be used to secure (and approve in writing) details of building design / screening for noise attenuation in external amenity areas. No further information under Regulation 22 of the EIA Regulations is sought.	
Potential Regulation 22	The assumptions used to generate the population yield should be confirmed to ensure that the worst case scenario has been assessed with respect to noise from traffic.	Not Acceptable Further clarification as to whether these assumptions have been included in the traffic noise assessment is required. Further information under Regulation 22 of the EIA Regulations is sought.	Refer to socio-economic potential Regulation 22 above.	
Water Resources, Drainage and Flood Risk				
Clarification	Provide detail regarding proposed water reuse/recycling or rainwater harvesting.	Not Acceptable The Revised ES does not appear to have specifically addressed this point. Further clarification is sought.	Acceptable Broad outline of proposed water reuse/recycling and rainwater harvesting has been provided (rain water harvesting tanks under all blocks and installation of grey	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
			<p>water system to the private blocks (C, D, F & G)). It is identified that specific details for water harvesting systems will be developed at the next design phase. This should be conditioned.</p> <p>No further clarification is sought.</p>	
Potential Regulation 22	Confirmation is required that the maximum development basement levels have been assessed with respect to water resources, drainage and flood risk.	<p>Not Acceptable</p> <p>The Revised ES does not appear to have specifically addressed this point.</p> <p>Further information under Regulation 22 of the EIA Regulations is sought.</p>	<p>Acceptable</p> <p>The applicant has confirmed that the maximum development basement levels have been assessed.</p> <p>No further information under Regulation 22 of the EIA Regulations is sought.</p>	
Potential Regulation 22	Confirmation should be provided that the worst case scenario has been assessed with respect to building foundations.	<p>Not Acceptable</p> <p>The Revised ES does not appear to have specifically addressed this point.</p> <p>Further information under Regulation 22 of the EIA Regulations is sought.</p>	<p>Acceptable</p> <p>The applicant has confirmed that the worst case scenario has been assessed.</p> <p>No further information under Regulation 22 of the EIA Regulations is sought.</p>	
Potential Regulation 22	The assumptions used to generate the population yield should be confirmed to ensure	<p>Not Acceptable</p> <p>The Revised ES does not appear to have specifically</p>	Refer to socio-economic potential Regulation 22 above.	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
	that the worst case scenario has been assessed with respect to water demand and sewerage demand.	addressed this point. Further information under Regulation 22 of the EIA Regulations is sought.		
Potential Regulation 22	Confirm that Thames Water has been consulted regarding the water supply network capacity and the wastewater network capacity.	Not Acceptable The Revised ES does not appear to have specifically addressed this point. Further information under Regulation 22 of the EIA Regulations is sought.	Acceptable It has been confirmed that Thames Water has been consulted. The Applicant should continue to consult with Thames Water in order to ensure that the development's demand for water supply and associated infrastructure both on and off site can be met. This should also be conditioned. No further information under Regulation 22 of the EIA Regulations is sought.	
Archaeology				
Clarification	The introductory paragraphs in Chapter 15: Archaeology should make it clear that the assessment of impacts extends only to impacts on buried archaeological assets during the demolition and construction phase of the	Acceptable Paragraph 15.1 makes this clear. No further clarification is sought.	N/A	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
	Proposed Development.			
Clarification	Table 15-1 heading could be amended to 'Sensitivity of Heritage Assets' as referring to 'significance' may create confusion. Column 2 of Table 15-1 could also be changed to 'sensitivity'.	Acceptable Table 15.1 has been amended. No further clarification is sought.	N/A	
Clarification	Clarification required to determine if Table 15-5 should include a summary of residual impacts on plots C, F, G, H, I, J and L.	Acceptable Tables 15.14 and 15.15 replaced with a single table (Table 15.5) in Chapter 15 of the Revised ES. No further clarification is sought.	N/A	
Clarification	Information in relation to who will implement the proposed mitigation measures should be provided for completeness.	Acceptable Text has been added at paragraph 15.91. No further clarification is sought.	N/A	
Clarification	Clarification required as to the use of mixed impact ratings as per Table 15-3.	Acceptable The meaning of mixed effects has been clarified in paragraph 15.40. No further clarification is	N/A	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
		sought.		
Potential Regulation 22	Confirmation is required that the maximum development basement levels have been assessed with respect to ground conditions.	Acceptable Text added at paragraph 15.97 which confirms that the maximum basement levels have been assessed. No further information under Regulation 22 of the EIA Regulations is sought.	N/A	
Potential Regulation 22	Confirmation should be provided that the worst case scenario has been assessed with respect to building foundations.	Acceptable Text added at paragraph 15.97 to confirm that the worst case scenario has been assessed. No further information under Regulation 22 of the EIA Regulations is sought.	N/A	
Built Heritage				
Clarification	It should be made clear from the outset of Chapter 16: Built Heritage that the assessment has considered both the direct (physical impacts) and indirect (setting impacts) on built heritage assets during demolition and construction and operation of the proposed	Acceptable This is made clear in paragraph 16.4 No further clarification is sought.	N/A	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
	development.			
Clarification	'Heritage Assessment' should be referred to as ES Volume III Appendix J.	<p>Acceptable</p> <p>Although not referenced in paragraph 16.3, the reference has been made throughout the rest of the document.</p> <p>No further clarification is sought.</p>	N/A	
Clarification	It would be useful if the sensitivity criteria discussed in paragraphs 16.57-16.58 was provided in tabular form in the same way as Table 15-1 in Chapter 15: Archaeology. This would aid reader understanding of the sensitivity of different heritage assets.	<p>Acceptable</p> <p>This has not been provided in the Chapter 16 of the Revised ES however it is considered that the text is clear.</p> <p>No further clarification is sought.</p>	N/A	
Clarification	Table 16-1 to include a 'negligible' sensitivity column as per paragraph 16.57.	<p>Acceptable</p> <p>Table 16-1 does not include the 'negligible' sensitivity criteria as per paragraph 16.55 of Chapter 16 of the Revised ES however it is assumed that any assets of negligible sensitivity would, inherently, be unaffected by</p>	N/A	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
		any impacts, irrespective of magnitude. Furthermore, there appear to be no assets of negligible sensitivity considered in the assessment. No further clarification is sought.		
Clarification	A more detailed explanation of how the assessment has considered the outline and detailed elements of the development is required.	Acceptable This has been explained in Revised ES paragraphs 16.52 and 16.68. No further clarification is sought.	N/A	
Clarification	There seems to be some discrepancies between the resulting impacts in the assessment and those described in Table 16-1 and paragraph 16.60.	Not Acceptable This does not appear to have been addressed in Chapter 16 of the Revised ES as the impacts predicted in the construction and operational assessment are not consistent with the significance criteria set out in Table 16.1 and paragraph 16.58 (previously 16.60). Further clarification is sought.	Acceptable The Applicant has confirmed that paragraphs 16.74, 16.75 and 16.81 should conclude an impact concerning the heritage assets in question that is moderate adverse, not minor adverse. No further clarification is sought.	Acceptable. This information and the resulting impact assessment is not updated in the ES Addendum, however it is recognised and documented in the AECOM response to LUC's Review Report (October 2015), which we assume will be published as supporting information to the application.

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
Clarification	The assessment does not seem to have followed English Heritage's advice in the Scoping Opinion with regards to sensitivity of Grade I and II listed buildings.	<p>Not Acceptable</p> <p>A general explanation in terms of level of sensitivity has been provided. Paragraph 16.54 states "<i>The matter of the impact of change upon built heritage assets is generally one of interpretation and professional judgement. There is also no system of measurement of the sensitivity of receptors to change and the magnitude of that change.</i>"</p> <p>Whilst this is noted, however the sensitivity of each assets is not consistent i.e. some Grade II listed buildings are high sensitivity and some are moderate, with no clear explanation given for this.</p> <p>Further clarification is therefore required.</p>	<p>Acceptable</p> <p>The Applicant has confirmed that the assessment methodology considers all listed buildings to be of high importance as per the Historic England guidance set out in the EIA Scoping Opinion.</p> <p>The level of sensitivity has been assessed through an understanding of the significance of a heritage asset and then other considerations such as distance from the site, its relationship to the site, the heritage asset's setting etc.</p> <p>No further clarification is sought.</p>	
Clarification	It would be helpful if the chapter clearly distinguished between those impacts which have been mitigated through design, and those which are the subject of additional	<p>Acceptable</p> <p>Paragraphs 16.107-16.110 briefly explain where mitigation is required and where it has been built into</p>	N/A	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
	mitigation measures.	the design. No further clarification is sought.		
Clarification	The assessment of Indirect Impacts on Heritage Assets (paragraphs 16.77 and 16.78) during demolition and construction should be presented in a way that is consistent with the other assessments within the chapter.	Acceptable Whilst the text has not been updated to reflect the rest of the assessments within the chapter, it is considered to be clear and understandable. No further clarification is sought.	N/A	
Clarification	Clarification is required to determine if paragraph 831 in the LDS should read, " <i>the proposed mitigation once the Proposed Development is complete and operational would not change from the Proposed Development. This is detailed in ES Volume I – Chapter 16: Built Heritage</i> ".	Not Acceptable This does not seem to have been addressed in Revised ES Appendix K paragraph 794 (previously paragraph 831). Further clarification is sought.	Acceptable The Applicant has confirmed that paragraph 794 should read " <i>the proposed mitigation once the Proposed Development is complete and operational would not change from the Original Scheme. This is detailed in ES Volume 1: Chapter 16: Built Heritage</i> ". No further clarification is sought.	
Potential Regulation 22	Clarify how the heritage values and significance of the heritage assets has influenced the	Not Acceptable This has not been provided within Chapter 16 of the	Acceptable The Applicant has set out how the sensitivity of the	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
	applicant's interpretation of sensitivity to development and whether English Heritage was consulted on the assessment methodology of the chapter. If English Heritage has not been consulted, this should be carried out to confirm the adopted method is acceptable.	Revised ES. Further clarification is sought.	considered heritage assets was calculated. No further information under Regulation 22 of the EIA Regulations is sought.	
Ecology				
Clarification	Typo on page 22 of the NTS. <i>"No reptiles or invertebrate species were recorded within the site during the survey"</i> , assume this should state no reptiles or amphibians were recorded within the site during the survey.	Not Acceptable Text on page 23 of NTS remains the same. <i>"no reptiles or invertebrate species were recorded within the site during the survey"</i> . Para 17.129 of the ecology chapter lists some of the invertebrates species of interest recorded within the site, therefore wording in the NTS is incorrect, should perhaps read no invertebrates of conservation concern were recorded? Further clarification is sought.	Not Acceptable No amendment to the NTS has been made, and the Applicant has not provided a response to this clarification. This information should be presented within an ES Addendum document to follow.	Acceptable. Page 8 of the NTS of the ES Addendum now includes the amended sentence, which states 'No reptiles or invertebrate species of conservation concern were recorded within the site during the surveys.'
Clarification	An additional bullet point relating to black redstart	Acceptable	N/A	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
	surveys should be included for the baseline data collected at the site.	Additional information has been added. No further clarification is sought.		
Clarification	Provided a figure for how much of the site is considered to be OMH.	Not Acceptable Para 17.174 states " <i>This will result in an initial temporary loss of a small part of sub optimal quality Open Mosaic on Previously Developed Land located to the west of the site</i> ". Despite being previously required, no figure provided on how much of the site is considered to be OMH. Further clarification is sought.	Acceptable The Applicant has confirmed that the amount of OMH habitat within the site totals 1,000 m ² , whilst the amount of landscaping designed to replicate this habitat totals 2,116 m ² . No further clarification required.	
Clarification	Clarification on exact timescales of the demolition and construction phase.	Not Acceptable There is still a discrepancy in relation to the duration of the demolition and construction phase. Paragraph 17.175 of the ES states that the demolition and construction phase is likely to span four years while paragraph 17.240 states " <i>16 year demolition and construction programme</i> ". The duration	Acceptable The Applicant has confirmed that Paragraph 17.175 of the ES should read " <i>the demolition and construction phase is likely to span 16 years</i> ". No further clarification required.	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
		of the demolition and construction phase will have implications for the phasing of mitigation. Further clarification is sought.		
TV and Radio (Electronic) Interference				
Clarification	Clarify if the supporting guidance of PPG8 Telecommunications has been taken into account during the assessment.	Not Acceptable The Applicant has not provided a response to this clarification. Further clarification is sought.	Acceptable The Applicant has confirmed that PPG8 Telecommunications was considered during the assessment. No further clarification is sought.	
Clarification	Clarify the detailed and outlined components impacts on satellite TV prior to mitigation.	Not Acceptable The Applicant has amended the structure of the chapter so that it assesses the whole development together, not the individual outline and detailed components. There is still a discrepancy between the impact stated in paragraphs 18.55 and 18.58 and the impact set out in Table 18-1. The Applicant should confirm which effects	Acceptable The Applicant has confirmed that paragraph 18.58 should read minor adverse impact as stated in table 18.1. No further clarification is sought.	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
		are correct. Further clarification is sought.		
Clarification	Clarify the detailed and outlined components impacts on satellite TV prior to mitigation in Appendix K.	<p>Not Acceptable</p> <p>The Applicant has amended the text of this assessment. Paragraphs 8.36 and 8.41 appear to be assessing the impact on terrestrial TV broadcast from the Crystal Palace transmitter. However, the paragraphs quote different figures for the number of properties which will be affected by the development. The Applicant should confirm which paragraph is correct.</p> <p>Table 56 which summarises the predicted impacts is not consistent with the effects outlined in paragraphs 8.38 and 8.47.</p> <p>Further clarification is sought.</p>	<p>Acceptable</p> <p>The Applicant has confirmed the number of properties that may be affected by the detailed and outlined components of the application.</p> <p>The effects are considered to be negligible post mitigation.</p> <p>No further clarification is sought.</p>	
Townscape and Visual Impact Assessment				
Clarification	Although the method for assessing sensitivity (paras.	Acceptable	N/A	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
	2.14-2.18) states that this method applies to townscape and views, only visual criteria are included here. Can the applicant clarify how townscape sensitivity has been assessed?	Additional text has been provided at para 2.23 to explain how townscape sensitivity is assessed. No further clarification is sought.		
Clarification	The applicant should confirm which of the assessments of impact on heritage assets should be relied upon – the assessment in the Built Heritage chapter or the assessment in the TVIA?	Acceptable Additional text at para 2.20 confirms that the Built Heritage Chapter should be relied upon for the assessment of impact on heritage assets and their significance. No further clarification is sought.	N/A	
Clarification	The adverse impact on VP49 is explained to be because <i>"the effect on this view is likely to generate strong differences of opinion given the contrast in scale. In light of this and the cohesive nature of the existing view along this street, and the uniform townscape derived from the common elevation details, it is considered that on balance the effect will be adverse"</i> (para. 6.403). Could	Not Acceptable The applicant has not responded to this clarification. Further clarification is sought.	Acceptable The Applicant has confirmed that in their opinion there will be no adverse effect on views 32 and 34 (although they acknowledge that assessment of effect on each view is a matter of professional judgment). No further clarification is sought.	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
	this be said for other VPs e.g. VP32 and 34?			
Clarification	In viewpoint 55, where only the proposed development is visible, the report concludes a lesser cumulative effect than the effect from the proposed development alone. It would be helpful if the applicant could clarify why this is.	Acceptable The cumulative effect on viewpoint 55 has been amended to be the same as the effect from the proposed development alone. No further clarification is sought.	N/A	
Clarification	For view 57 the assessment says the proposed development is not visible – the applicant should clarify if it is not visible because it is screened by the foreground trees, or if it will not be visible in winter either.	Acceptable Text has been update for view 57 to indicate that the foreground development screens the development. No further clarification is sought.	N/A	
Clarification	Clarify which blocks the Limited Development Scenario includes and excludes (ref. to discrepancy in wording between Para A.5.3.1 of Appendix A5 and Para 2 of Appendix K).	Acceptable Wording in Appendix A5 has been amended to be in line with Appendix K. No further clarification is sought.	N/A	
Residual Impact Assessment and Conclusions				

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
Clarification	Table 19.1 should be revised to detail the correct 'construction dust and short-term concentrations of PM ₁₀ generated through abrasive forces on materials' residual impact.	Acceptable Table 19.1 has been amended to reflect the correct residual impact. No further clarification is sought.	N/A	
Clarification	Table 19.1 should be revised to detail the residual impact on the Redchurch Street and Fournier Street conservation areas.	Not Acceptable Table 19.1 has not been revised to include the residual impact on the Redchurch Street and Fournier Street Conservation Areas. Further clarification is sought.	Acceptable The Applicant has confirmed that the impacts on Redchurch Street and Fournier Street Conservation Areas are provided in Table 19.3. No further clarification is sought.	
Clarification	Table 19.2 should be revised to detail the correct residual impacts on pedestrian movement and capacity and pedestrian delay.	Acceptable Table 19.2 has been revised to reflect the correct residual impacts on pedestrian movement and capacity and pedestrian delay. No further clarification is sought.	N/A	
Clarification	Table 19.2 should be revised to detail the residual impact on the Redchurch Street and	Not Acceptable Table 19.2 has not been revised to include the	Acceptable The Applicant has confirmed that the impacts on	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
	Fournier Street conservation areas.	residual impact on the Redchurch Street and Fournier Street Conservation Areas. Further clarification is sought.	Redchurch Street and Fournier Street Conservation Areas are provided in Table 19.3. No further clarification is sought.	
Clarification	Table 19.3 should be revised to detail the correct residual impact on View 43n.	Acceptable Table 19.3 has been revised to reflect the correct residual impact on View 43n. No further clarification is sought.	N/A	
Impact Interactions and Cumulative Impact Assessment				
Clarification	Table 20.2 should be revised to reflect to the correct predicted impacts on pedestrian movement and capacity and pedestrian delay.	Acceptable The Applicant has revised Table 20.2. No further clarification is sought.	N/A	
Clarification	Table 48 of Appendix K should be revised to reflect to the correct predicted impacts on pedestrian movement and capacity and pedestrian delay.	Not Acceptable The Applicant has not updated Table 54 (previously 48) of Appendix K to reflect to the correct predicted impacts on pedestrian movement and capacity and	Acceptable The Applicant has confirmed that the impact on pedestrian movement and capacity recorded in table 54 should read minor adverse. The Applicant also confirmed	

Request Type	Original Request	Reassessment based on Revised ES	Reassessment based on Aecom's October 2015 Response to Draft FRR	Reassessment based on ES Addendum (Nov 2015)
		<p>pedestrian delay.</p> <p>The table should be updated to ensure the effects recorded in the submitted documents are consistent.</p> <p>Further clarification is sought.</p>	<p>that the correct impact was used within the assessment.</p> <p>No further clarification is sought.</p>	

Table 23.2: Assessment of Submitted Regulation 22 / Clarification Information with regard to the Revised ES

Request Type	Original Request	Reassessment based on Aecom's October 2015 Response to the Interim Review of the ES for the Goodsyards	Reassessment based on ES Addendum (Nov 2015)
EIA Context and Influence			
Clarification ¹²	Reflect the adoption of LBH's Development Management Local Plan in future submissions when referencing policy.	No further clarification is sought The Applicant has not provided a response to this. However, as the clarification did not request a response this is considered acceptable. This should be picked up in the forthcoming ES Addendum.	Acceptable. The adoption of LBH's Development Management Local Plan is now clearly referenced in the appropriate sections of the ES Addendum.
Demolition and Construction			
Clarification	Clarification of the number of peak vehicles movements per day and the year that these will occur.	Acceptable The Applicant has confirmed that the peak vehicle movements will be 100 / day occurring in 2022 - 2023. No further clarification is sought	N/A
Potential Regulation 22	Confirm what text has been updated within the Revised ES as a result of the amendments (where not already highlighted in green), and that that all changes within the ES have been assessed in each	Acceptable The Applicant has provided more information with regard to the changes that have been made within the ES. No further information under	N/A

¹² It is noted that this was originally recorded as a potential Regulation 22. This was an error and has been corrected to a clarification accordingly.

	topic area.	Regulation 22 of the EIA Regulations is sought.	
Potential Regulation 22	Confirmation of how the building in Plot K which spans the London Overground will be constructed and provision of updated topic assessments to cover the additional information.	<p>Not Acceptable</p> <p>The Applicant has confirmed that detailed design information including the methods associated with the construction of Plot K will be provided as part of a reserved matters application, which is acceptable.</p> <p>The Applicant has provided additional details of the likely approach to construction of the deck above the railway line and confirmed that construction of Plot K was considered in the relevant topic assessments, which is considered acceptable. However, this request was considered originally to be a Regulation 22 because the demolition and construction chapter (which is used to describe the scheme that all of the assessments were based on) did not seem to contain enough information to assess the effects consistently.</p> <p>Nevertheless, as the Applicant states that further information is being provided within an ES Addendum prior to a reserved matters application.</p>	<p>Acceptable</p> <p>The applicant has not provided further detail of the likely construction and demolition methods to be used for Plot K. This is considered acceptable, as the EIA process will require a full assessment to be provided at reserved matters stage.</p>
Potential Regulation 22	Confirmation of whether additional piling is required and provision of	Not acceptable	Acceptable

	additional relevant topic assessments.	<p>The Applicant has confirmed that details of the piling methods have been considered in the noise and vibration chapter. While it would be recommended that this information is included in the demolition and construction chapter – so that it is clear that it has been information considered by all the relevant chapters – given that the piling method is most relevant to noise and vibration, this is considered acceptable.</p> <p>However, the Applicant has not and should confirm whether additional piling is required.</p> <p>Further information is required.</p>	The applicant has confirmed additional piling is required for Plot K either side of the main railway line. This has been considered by the relevant topic assessments.
Waste and Recycling			
Clarification	Clarify apparent inconsistency between paragraphs 6.79 and 6.135.	<p>Acceptable</p> <p>This has now been clarified.</p> <p>No further clarification is sought.</p>	N/A
Socio-Economics			
Clarification	Clarification is sought to confirm the correct size for the components making up the private space provision.	<p>Acceptable</p> <p>The Applicant has confirmed that information on this was provided in paragraph 7.184.</p> <p>No further clarification is sought.</p>	N/A
Traffic and Transport			

Clarification	Clarification is required to confirm why the quantum set out in paragraph 9.61 and 9.189 differ from paragraph 4.10.	Acceptable The Applicant has confirmed that paragraphs 9.61 and 9.189 set out the Gross External Area of the development whilst paragraph 4.10 sets out the Gross Internal Area. No further clarification is sought.	
Wind Microclimate			
Clarification	Provide a description of the mitigation measures to be implemented under Configuration 5.	Acceptable The Applicant has stated that the mitigation discussed for the Detailed and Outline Components of the Limited Development Scenario, will remain appropriate for the completed and operational Limited Development Scenario. No further clarification is sought.	N/A
Clarification	Confirm whether a Configuration 6 was tested in the wind tunnel, and the nature/results of this assessment.	Acceptable The Applicant has confirmed that five configurations were tested in the wind tunnel. Paragraph 208 should read: <i>"For Configuration 5 there are fourteen locations where the wind speed exceeds B6, B7 or B8 on occasion (refer to ES Volume III: Technical Appendices - Appendix H: Wind Microclimate (Table 4))."</i> No further clarification is sought.	N/A

Noise and Vibration			
Clarification	Reasons for the impact descriptions in Table 13-11.	Acceptable The table supplied clarifies the impact descriptors by cross referencing those from DMRB Vol 11 with the defined standard descriptors. No further clarification is sought.	N/A
Archaeology			
Potential Regulation 22	Assessment should include the likely effects of Plot K on previously unrecorded remains dating from the prehistoric to early medieval periods.	Acceptable The Applicant has confirmed that this was scoped out <i>"due to the proposed construction of Plot K deck above the existing railway line and piled foundation between the railway and Quaker Street coupled with low potential for prehistoric remains and the low sensitivity"</i> . The other plots have deeper foundations/ basements which is why prehistoric remains were considered as part of their assessments. No further information under Regulation 22 of the EIA Regulations is sought.	N/A
Built Heritage			
Potential Regulation 22	Clarification required in relation to the 'minor adverse' effect predicted	Acceptable	N/A

	on Tower of London World Heritage Site once the development is complete and operational (see para. 16.23 above).	<p>The Applicant has confirmed that the effect on the Tower of London should be moderate adverse, not minor adverse. The effect is therefore now significant.</p> <p>This document has been advertised as 'further information' under the EIA regulations.</p>	
Ecology			
Clarification	According to Appendix O: Table of Amendments, the Assessment of Impacts and Significance section had been revised, but it is not clear what revisions have been made in this section (no text highlighted). Clarification is sought on revisions made.	<p>Acceptable</p> <p>The Applicant has confirmed that paragraph 17.205 was amended "<i>to incorporate the biodiverse garden and additional private gardens to be included within the Proposed Development.</i>"</p> <p>No further clarification is sought.</p>	N/A
Impact Interactions and Cumulative Impact Assessment			
Clarification	Table 53 should be amended to reflect the correct impact recorded against construction dust and short term concentrations of PM ₁₀ – negligible to minor adverse.	<p>Acceptable</p> <p>The Applicant has confirmed that the impact from construction dust and short-term concentrations of PM₁₀ recorded in table 53 should read minor adverse.</p> <p>No further clarification is sought.</p>	N/A
Clarification	Table 54 should be amended to reflect the correct impact recorded against pedestrian movement and capacity and pedestrian delay –	<p>Acceptable</p> <p>The Applicant has confirmed that the impact on pedestrian movement and capacity recorded in table 54</p>	N/A

	minor adverse.	should read minor adverse. No further clarification is sought.	
--	----------------	---	--

Table 23.3: Summary of Clarifications identified as a result of the review of the ES Addendum (November 2015)

Topic chapter	Clarification request	Applicant response
Demolition and Construction	Confirmation that topic specialists have considered the general approach to Plot K construction.	
Socio Economics	The approach to calculating the provision of affordable housing within each of the three scenarios is not clearly presented. Clarification is needed on why 'habitable rooms' has been stated as the measurement for affordable housing provision, when all of the housing information available is provided as 'residential units'.	
Noise and vibration	Confirm any likely effects arising from changes in numbers of construction vehicles.	
Water resources, drainage and flood risk	Water demand changes as a result of additional revised percentages of affordable housing should be revisited.	

Paul Robinson

From: Julian Shirley <[REDACTED]@dp9.co.uk>
Sent: 28 January 2016 16:41
To: Matt Christie
Subject: RE: BGY- Mayoral Site Visit

Thanks. probably a week beforehand. I will get the slot booked anyway.

Tried to call you earlierr – just need 5 mins when you can.

Thanks

Julian Shirley

direct: 020 7004 [REDACTED]
mobile: 07795 [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

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100 Pall Mall
London
SW1Y 5NQ

telephone: 020 7004 1700 **facsimile:** 020 7004 1790 **website:** www.dp9.co.uk

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From: Matt Christie [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]
Sent: 28 January 2016 16:40
To: Julian Shirley <[REDACTED]@dp9.co.uk>
Subject: RE: BGY- Mayoral Site Visit

Julian,

I'll be working that out a little closer to the time as the exact personnel are still to be determined. When would be the cut-off for letting you know in sufficient time?

Matt

From: Julian Shirley [[mailto:\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)]
Sent: 28 January 2016 16:29
To: Matt Christie
Subject: RE: BGY- Mayoral Site Visit

Matt

Yes, will do. Could you just let me know how many people would attend and a rough estimate of shoe sizes(?!!).

Thanks

Julian Shirley

direct: 020 7004 [REDACTED]
mobile: 07795 [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

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From: Matt Christie [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]
Sent: 28 January 2016 16:27
To: Julian Shirley <[\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)>
Subject: BGY- Mayoral Site Visit

Hi Julian,

With reference to the Mayor's formal site visit. Could you please arrange access for myself and the Mayor's party at 0950 on Friday 4 March 2016 so that we can carry out the formal site visit. The site visit is planned to end at 1100, but it would be good if we could book access until 1130, in case things over-run/ start late.

Many thanks

Matt Christie | Senior Strategic Planner and Urban Designer | Development & Projects

Greater London Authority | City Hall, The Queen's Walk, More London Riverside, London SE1 2AA

Tel: 020 7983 [REDACTED] Email: [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

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Paul Robinson

From: Matt Christie
Sent: 22 January 2016 14:31
To: 'COUGHLAN, Tony'
Cc: Esther Thornton; 'Jonathon Weston'; 'Julian Shirley'
Subject: RE: Bishopsgate Goodsynd- Reg 22

Many thanks, Tony.

Matt Christie | Senior Strategic Planner and Urban Designer | Development & Projects

Greater London Authority | City Hall, The Queen's Walk, More London Riverside, London SE1 2AA

Tel: 020 7983 [REDACTED] Email: [REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: COUGHLAN, Tony [mailto:[REDACTED]@hammerson.com]
Sent: 22 January 2016 14:30
To: Matt Christie
Cc: Esther Thornton; Jonathon Weston; Julian Shirley
Subject: RE: Bishopsgate Goodsynd- Reg 22

Matt,

Happy to confirm our commitment.

Tony Coughlan | Development Manager | Hammerson plc

Hammerson plc | Kings Place | 90 York Way | London | N1 9GE

Tel: +44 (0) 20 7887 [REDACTED] | Mob: +44 (0) 7875 [REDACTED]

Email: [REDACTED] [hammerson.com](mailto:[REDACTED]@hammerson.com) | Web: www.hammerson.com

From: Julian Shirley [mailto:[REDACTED]@dp9.co.uk]
Sent: 22 January 2016 12:30
To: 'Matt Christie'
Cc: Esther Thornton; Jonathon Weston; COUGHLAN, Tony
Subject: RE: Bishopsgate Goodsynd- Reg 22

Matt

Thanks. I'm sure that is ok, but Jon / Tony can confirm an interim commitment to cover Robert's cost.

Regards

Julian Shirley

direct: 020 7004 [REDACTED]

mobile: 07795 [REDACTED]
e-mail: [REDACTED] [dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)

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From: Matt Christie [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]
Sent: 22 January 2016 11:15
To: Julian Shirley <[\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)>
Cc: Esther Thornton <[\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)>
Subject: RE: Bishopsgate Goodsynd- Reg 22

Julian,

I can now confirm that I have received the info you sent across- thanks. Still no word from the LPAs. I will assume no issues unless I hear otherwise, but will keep trying.

Also, I am conscious that we still haven't signed the PPA yet- we will pass that back to you in the next few days. Meanwhile, given that Rob Fourt is now meeting Pascal and committed to attending a meeting next week with the JV (above and beyond his current commission) could you please secure an interim commitment from the JV to cover any additional costs associated with Robert's attendance and advice.

Thanks

Matt Christie | Senior Strategic Planner and Urban Designer | Development & Projects

Greater London Authority | City Hall, The Queen's Walk, More London Riverside, London SE1 2AA

Tel: 020 7983 [REDACTED] Email: [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: Julian Shirley [[mailto:\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)]
Sent: 19 January 2016 11:39
To: Matt Christie
Cc: Esther Thornton
Subject: RE: Bishopsgate Goodsynd- Reg 22

Matt

The ES Regulation 22 information is on its way over to you (two hard copies and a CD). As discussed yesterday, we have also send a hard copy and 10 CDs to both Boroughs.

Regards
Julian

Julian Shirley

direct: 020 7004 [REDACTED]
mobile: 07795 [REDACTED]
e-mail: [REDACTED] [dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)

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telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

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From: Matt Christie [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]
Sent: 18 January 2016 11:36
To: Julian Shirley <[\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)>
Cc: Esther Thornton <[\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)>
Subject: FW: Bishopsgate Goodsynd- Reg 22

Hi Julian,

Just had an email from Nasser and he says that LBTH need hard copies and e-copies of the new info by COB tomorrow. Could you confirm that you can courier copies over to Tower Hamlets and Hackney tomorrow?

I'm finalising the neighbourhood letter now and that will go by COB today.

Matt

From: Matt Christie
Sent: 15 January 2016 12:58
To: Esther Thornton; Julian Shirley; [REDACTED] [ashurst.com](mailto:[REDACTED]@ashurst.com); Charlie.Reid@ashurst.com; Tom.Rowberry@ashurst.com; Brian.Cheung@ashurst.com
Cc: Justin Carr; Colin Wilson
Subject: Bishopsgate Goodsynd- Reg 22

All,

See below. We are now as certain as we can be that we are OK to launch the Reg 22 consultation on 25 January, as planned, subject to the provision of information as outlined below on 19 January. Myself and Julian have already discussed this. In the absence of anything from Rob Brew, I have also spoken to David Roberts at Hackney Today and confirmed that they have received the notice and are putting that in their paper on 25 January. If they have any problems they will liaise with myself directly, if necessary.

I have also spoken to Nasser at LBTH and they now have everything they need to get the notice in the East London Advertiser for 21 January. They will be issuing the neighbourhood letters on the 21st January and I will be sending him over a template letter to both boroughs on Monday. We will put up laminated site notices and hold hard copies at the GLA for inspection by the public.

Julian, could you please arrange for dispatch of some hard copies to each borough and two for us. Also, I suggest we have a conversation at some point next week just to make sure that we are sending copies/ letters to all necessary statutory consultees.

Please let me know if you have any questions.

Thanks

Matt Christie | Senior Strategic Planner and Urban Designer | Development & Projects

Greater London Authority | City Hall, The Queen's Walk, More London Riverside, London SE1 2AA

Tel: 020 7983 [REDACTED] Email: [REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

Hi Matt

Further to our telephone discussion this morning, I have spoken to Ben Warren at AMEC and Jessica Moorhead at AECOM. Jessica is preparing a note to send to you by close of play today responding to the three conclusions in the *AMEC Technical note: Bishopsgate Goodsynd – Response to Clarifications Provided (January 2016 Doc Ref: 34431n027i1)*. While Jessica will not be adding any new information, I recommend that her note is nevertheless advertised as such in accordance with Regulation 22. This is for the avoidance of doubt.

Unfortunately I have not been able to speak to Ian Absolon, Director GVA Schatunowski Brooks as he is on leave today. That said, I note from his email of 13th January 2016 that he makes the following statement: “*Just looking through the appendix for daylight I cannot see I would need any other analysis work doing so I think you are Ok for the Reg 22 issue*”.

Thanks

Jon

Jon Grantham BA (Hons) MRTPI | Director, Planning

43 Chalton Street, London, NW1 1JD | [REDACTED]
[REDACTED]

THE GREATER LONDON AUTHORITY

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011 (AS AMENDED) ("EIA Regulations")

NOTICE UNDER REGULATION 22 OF SUBMISSION OF FURTHER ENVIRONMENTAL INFORMATION

On 21 July 2014 Bishopsgate Goodsyards Regeneration Limited submitted a hybrid planning application and listed building consent application (reference numbers: PA/14/02096 & PA/14/02011) to the London Borough of Tower Hamlets (Mulberry Place, 5 Clove Crescent, London, E14 2BG) for the following development at Bishopsgate Goods Yard, Shoreditch, London E1:

'An OUTLINE application for the comprehensive mixed use redevelopment of the site comprising:

- *Residential (Class C3) comprising up to 1,356 residential units;*
- *Business Use (Class B1) – up to 65,859 sqm (GIA);*
- *Retail, financial and professional services, restaurants and cafes and hot food takeaways (Class A1, A2, A3 and A5) – up to 17,499 sqm (GIA) of which only 2,184 m² (GIA) can be used as Class A5;*
- *Non-residential Institutions (Class D1) – up to 495 sqm (GIA);*
- *Assembly and Leisure (Class D2) – up to 661 sqm (GIA);*
- *Public conveniences (sui generis) – up to 36 sqm (GIA);*
- *Ancillary and plant space – up to 30,896 sqm (GIA);*
- *Basement – up to 8,629 sqm (GIA);*
- *Formation of new pedestrian and vehicular access and means of access and circulation within the site; and*
- *Provision of 22,642 sqm of new public open space and landscaping.*

The application proposes a total of 12 buildings that range in height, with the highest being 177.6 m AOD and the lowest being 23.6 m AOD.

With all matters reserved save that FULL DETAILS are submitted for alterations to and the partial removal of existing structures on the site and the erection of three buildings for residential (Class C3), namely Plot C (ground level, plus 26-30 storeys, plus plant); Plot F (ground level, plus 46 storeys, plus plant); Plot G (ground level, plus 38 storeys, plus plant) comprising up to 940 of the total residential units; and retail and food and drink uses (A1, A2, A3, A5); and use of the ground and basement levels of the Braithwaite Viaduct for retail and food and drink / community uses (A1, A2, A3, A5/D1). Works to and use of the Oriel and adjoining structures for retail and food and drink uses (A1, A2, A3, A5).

For that part of the site within LB Tower Hamlets, the proposed development comprises the following mix of uses:

- *Up to 91,469 m² (GIA) of Residential use (Class C3);*
- *Up to 16,670 m² (GIA) of Business Use (Class B1);*
- *Up to 10,984 m² (GIA) of Retail Use (Class A1, A2, A3, A5 of which only 1,960*

- m² (GIA) can be used for hot food takeaways (Class A5);*
- Up to 495 m² (GIA) of Non-residential Institution Use (Class D1);*
- Up to 661 m² (GIA) of Assembly and Leisure Use (Class D2);*
- Up to 36 m² (GIA) of sui generis use;*
- Up to 18,147 m² (GIA) of ancillary and plant space;*
- Up to 5,224 m² (GIA) of basement.'*

The application is accompanied by an Environmental Statement in accordance with the EIA Regulations.

The proposed redevelopment is being considered in the context of the proposals on the adjacent site (within the London Borough of Hackney) reference numbers: 2014/2425 & 2014/2427.

On 23 September 2015 the Mayor of London (City Hall, The Queen's Walk, London SE1 2AA) confirmed (under article 7 of the Town and Country Planning (Mayor of London) Order 2008) that he would act as local planning authority for the purposes of determining the above planning applications (GLA ref: D&P/1200c&d).

The applicant has submitted on 19 January 2016 to the Greater London Authority further environmental information under Regulation 22 of the EIA Regulations, in relation to the Environmental Statement which has already been provided. A copy of the further information will be available to view online at:

<https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/public-hearings/bishopsgate-goodsyrd-public>

This information may also be inspected by members of the public at all reasonable hours at the Council Offices of the London Borough of Tower Hamlets (Mulberry Place, 5 Clove Crescent, London, E14 2BG) at the Council Offices of the London Borough of Hackney (2 Hillman Street, London, E8 1FB) and at City Hall, The Queen's Walk, London SE1 2AA for 21 days beginning with the date of publication of this notice where copies may be obtained there so long as stocks last. The latest date on which it will be available for inspection will therefore be 15 February 2016. Additional copies of the further information can be purchased from DP9 Limited (100 Pall Mall, London, SW1Y 5NQ) (at a price of £2 per hard copy).

Anyone who wishes to make representations about this application should write to the following address within 21 days beginning with the date of publication of this notice and representations must be received no later than **15 February 2016:**

Bishopsgate Goodsyrd Public Hearing
The Planning Team
Greater London Authority
City Hall
The Queen's Walk
London SE1 2AA

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Alternatively you can use the following email address: bishopsgate@london.gov.uk

Please note that if you do not submit your comments in writing by 15 February 2016 your views may not be able to be taken into account.

25 January 2016

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THE GREATER LONDON AUTHORITY

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011 (AS AMENDED) ("EIA Regulations")

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'An OUTLINE application for the comprehensive mixed use redevelopment of the site comprising:

- *Residential (Class C3) comprising up to 1,356 residential units;*
- *Business Use (Class B1) – up to 65,859 sqm (GIA);*
- *Retail, financial and professional services, restaurants and cafes and hot food takeaways (Class A1, A2, A3 and A5) – up to 17,499 sqm (GIA) of which only 2,184 m² (GIA) can be used as Class A5;*
- *Non-residential Institutions (Class D1) – up to 495 sqm (GIA);*
- *Assembly and Leisure (Class D2) – up to 661 sqm (GIA);*
- *Public conveniences (sui generis) – up to 36 sqm (GIA);*
- *Ancillary and plant space – up to 30,896 sqm (GIA);*
- *Basement – up to 8,629 sqm (GIA);*
- *Formation of new pedestrian and vehicular access and means of access and circulation within the site; and*
- *Provision of 22,642 sqm of new public open space and landscaping.*

The application proposes a total of 12 buildings that range in height, with the highest being 177.6 m AOD and the lowest being 23.6 m AOD.

With all matters reserved save that FULL DETAILS are submitted for alterations to and the partial removal of existing structures on the site and the erection of three buildings for residential (Class C3), namely Plot C (ground level, plus 26–30 storeys, plus plant); Plot F (ground level, plus 46 storeys, plus plant); Plot G (ground level, plus 38 storeys, plus plant) comprising up to 940 of the total residential units; and retail and food and drink uses (A1, A2, A3, A5); and use of the ground and basement levels of the Braithwaite Viaduct for retail and food and drink / community uses (A1, A2, A3, A5/D1). Works to and use of the Oriel and adjoining structures for retail and food and drink uses (A1, A2, A3, A5).

For that part of the site within LB Hackney, the proposed development comprises the following mix of uses:

- *Up to 64,330 m² (GIA) of Residential use (Class C3);*
- *Up to 49,189 m² (GIA) of Business Use (Class B1);*
- *Up to 6,515 m² (GIA) of Retail Use (Class A1, A2, A3 and A5) of which only 224 m² (GIA) can be used for hot food takeaways (Class A5);*

- Up to 12,749 m² (GIA) of ancillary and plant space;
- Up to 3,405 m² (GIA) of basement.'

The application is accompanied by an Environmental Statement-in accordance with the EIA Regulations.

The proposed redevelopment is being considered in the context of the proposals on the adjacent site (within the London Borough of Tower Hamlets) reference numbers: PA/14/02096 & PA/14/02011.

On 23 September 2015 the Mayor of London (City Hall, The Queen's Walk, London SE1 2AA) confirmed (under article 7 of the Town and Country Planning (Mayor of London) Order 2008) that he would act as local planning authority for the purposes of determining the above planning applications (GLA ref: D&P/1200c&d).

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<https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/public-hearings/bishopsgate-goodsyard-public>

This information may also be inspected at all reasonable hours at the Council Offices of the London Borough of Hackney (2 Hillman Street, London, E8 1FB) and at the Council Offices of the London Borough of Tower Hamlets (Mulberry Place, 5 Clove Crescent, London, E14 2BG) and at City Hall, The Queen's Walk, London SE1 2AA for 21 days beginning with the date of publication of this notice where copies may be obtained there so long as stocks last. The latest date on which it will be available for inspection will therefore be 15 February 2016. Additional copies of the further information can be purchased from DP9 Limited (100 Pall Mall, London, SW1Y 5NQ) (at a price of £2 per hard copy).

Anyone who wishes to make representations about this application should write to the following address within 21 days beginning with the date of publication of this notice and representations must be received no later than **15 February 2016**:

Bishopsgate Goodsyard Public Hearing
The Planning Team
Greater London Authority
City Hall
The Queen's Walk
London SE1 2AA

Alternatively you can use the following email address: bishopsgate@london.gov.uk

Please note that if you do not submit your comments in writing by 15 February 2016 your views may not be able to be taken into account.

Paul Robinson

From: COUGHLAN, Tony <[REDACTED]@hammerson.com>
Sent: 13 January 2016 18:56
To: Matt Christie
Cc: [REDACTED]@ashurst.com; [REDACTED]@ashurst.com; [REDACTED]@ashurst.com; [REDACTED]@ashurst.com; Dutch, Claire; Quarterman, Hannah; Julian Shirley; Jonathon Weston; David Wood [REDACTED]@hoganlovells.com)
Subject: The Goodsyard - Additional Information - Unit Breakdown Per Phase
Attachments: The Goodsyard - Affordable Housing Offer - Breakdown of Unit Delivery per Phase.pdf

Matt,

Following our discussion at the meeting on Tuesday morning, please find an additional table setting out the delivery of Market and Affordable homes within each plot and on a phase by phase basis. As you will see, the delivery of the Affordable Housing provision within each plot will be simultaneously to the delivery of the Market Housing within that Plot.

A proposal on occupation restrictions will follow separately.

If you have any questions in relation to this information, please do not hesitate to give us a call.

Regards,

Tony

Tony Coughlan | Development Manager | Hammerson plc

Hammerson plc | Kings Place | 90 York Way | London | N1 9GE

Tel: +44 (0) 20 7887 [REDACTED] | Mob: +44 (0) 7875 [REDACTED]

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THE GOODSYARD

13th January 2016

Delivery of Affordable Housing & Market Housing

Based on number of residential units

The delivery of the Affordable Housing provision within each plot will be simultaneously to the delivery of the Market Housing within that Plot

LONDON BOROUGH OF TOWER HAMLETS					LONDON BOROUGH OF HACKNEY				TOTALS	
Market Housing	Intermediate Housing	Social Rent Housing	TOTAL		Market Housing	Intermediate Housing	Social Rent Housing	TOTAL	Market	AH
Phase 1										
Plot C	346	12	-	358	-	-	-	-	346	12
Plot H	-	-	-	-	-	-	-	-	-	-
Phase 2										
Plot A	-	-	-	-	-	-	-	-	-	-
Plot B	-	-	-	-	-	-	-	-	-	-
Phase 3										
Plot F	-	-	-	-	322	17.5	26	365.5	322	43.5
Plot G	-	-	-	-	260	17.5	26	303.5	260	43.5
Plot L	-	-	-	-	-	-	-	-	-	-
Phase 4										
Plot D	287	26	-	313	-	-	-	-	287	26
Plot E	-	10	93	103	-	-	-	-	-	103
Plot I	-	-	-	-	-	-	-	-	-	-
Plot J	-	-	-	-	-	-	-	-	-	-
Phase 5										
Plot K	-	-	-	-	-	-	-	-	-	-
TOTAL	633	48	93	774	582	35	52	669	1,215	228

Based on the PiL Equivalent

15% Off Site Affordable Housing Payment - equal to 87.3 units

Paul Robinson

From: Julian Shirley <[REDACTED]@dp9.co.uk>
Sent: 11 January 2016 10:20
To: Matt Christie
Cc: Dean Jordan
Subject: Goods YArD
Attachments: HT-deadline-dates-2016.pdf

Matt

As discussed, please see the attached pdf regarding the advert content deadline for Hackney Today for the 25th January publication. The content deadline is Friday 15 January.

For East End Life: Publication on 25th January 2016 (notice to be agreed by 19th January 2016).

Regards

Julian Shirley

direct: 020 7004 [REDACTED]
mobile: 07795 [REDACTED]
e-mail: [REDACTED]@[dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)

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2016**

	Design	1 off ads	2-5ads	6 or more
1. Full page W: 264mm H: 321mm	£180	£2,030	£1,827	£1,735
2. Half page W: 264mm H: 158 5mm	£120	£1,105	£994	£945
3. Quarter page W: 130mm H: 158 5mm	£90	£656	£590	£561
4. Eighth page W: 130mm H: 78mm	£60	£328	£295	£280
5. Back page	£180	£2,306	£2,076	£1,968
6. Statutory notices One size	n/a	£286 (inc VAT)		

To advertise call David Roberts on: 020 8356 2416, e-mail: david.roberts@hackney.gov.uk

Deadline dates editorial/advertising 2016

January

Issue 370 (11 Jan to 25 Jan)
Thursday, 31 Dec '14 – content deadline
Monday, 11 Jan – publication date
Issue 371 (25 Jan to 8 Feb)
Friday, 15 Jan – content deadline
Monday, 25 Jan – publication date

February

Issue 372 (8 Feb to 22 Feb)
Friday, 29 Jan – content deadline
Monday, 8 Feb – publication date
Issue 373 (22 Feb to 7 March)
Friday, 12 Feb – content deadline
Monday, 22 Feb – publication date

March

3 weeks
between
issues 375 & 376

Issue 374 (7 March to 21 March)
Friday, 26 Feb – content deadline
Monday, 7 March – publication date
Issue 375 (21 March to 11 April)
Friday, 11 March – content deadline
Monday, 21 March – publication date

April

Issue 376 (11 April to 25 April)
Friday, 1 April – content deadline
Monday, 11 April – publication date
Issue 377 (25 April to 9 May)
Friday, 15 April – content deadline
Monday, 25 April – publication date

May

Issue 378 (9 May to 23 May)
Friday, 29 April – content deadline
Monday, 9 May – publication date
Issue 379 (23 May to 6 June)
Friday, 13 May – content deadline
Monday, 23 May – publication date

June

Issue 380 (6 June to 20 June)
Friday, 27 May – content deadline
Monday, 6 June – publication date
Issue 381 (20 June to 4 July)
Friday, 10 June – content deadline
Monday, 20 June – publication date

July

3 weeks
between
issues 383 & 384

Issue 382 (4 July to 18 July)
Friday, 24 June – content deadline
Monday, 4 July – publication date
Issue 383 (18 July to 8 Aug)
Friday, 8 July – content deadline
Monday, 18 July – publication date

August

Issue 384 (8 Aug to 22 Aug)
Friday, 29 July – content deadline
Monday, 8 Aug – publication date
Issue 385 (22 Aug to 5 Sep)
Friday, 12 Aug – content deadline
Monday, 22 Aug – publication date

September

Issue 386 (5 Sept to 19 Sept)
Friday, 26 Aug – content deadline
Monday, 5 Sept – publication date
Issue 387 (19 Sept to 3 Oct)
Friday, 9 Sept – content deadline
Monday, 19 Sept – publication date

October

Issue 388 (3 Oct to 17 Oct)
Friday, 23 Sept – content deadline
Monday, 3 Oct – publication date
Issue 389 (17 Oct to 31 Oct)
Friday, 7 Oct – content deadline
Monday, 17 Oct – publication date

November

Issue 390 (31 Oct to 14 Nov)
Friday, 21 Oct – content deadline
Monday, 31 Oct – publication date
Issue 391 (14 Nov to 28 Nov)
Friday, 4 Nov – content deadline
Monday, 14 Nov – publication date

December

Issue 392 (28 Nov to 12 Dec)
Friday, 18 Nov – content deadline
Monday, 28 Nov – publication date
Issue 393 (12 Dec to 9 Jan 2017)
Friday, 2 Dec – content deadline
Monday, 12 Dec – publication date

Circulated to every home and business fortnightly by Hackney Council

 **Hackney**