

Blossom Street

02 EIA Methodology

**Replacement Environmental Statement
Volume I**

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Preface – Update 2015

- This replacement November 2015 Environmental Statement (hereafter referred as the ‘November 2015 Replacement ES’ or ‘this Replacement ES’) takes into account the design changes to the Blossom Street project (refer **Chapter 4: Proposed Development**) that have occurred since the submission of the application in December 2014 ES and concludes if any changes to the likely significant effects occur as a result of those changes. This Replacement ES consolidates the environmental assessment of the design changes into a single ES, presenting commentary (under the heading ‘Update 2015’) for the design changes in the March 2015 ES Addendum (the ‘March 2015 Addendum’) by blue text, and the design changes arising from the current design changes by red text. Where relevant, text removed will be denoted by strike-through, e.g. effect), and updated tables and figures will be denoted by the suffix ‘A’ (e.g. Table 2.10A).
- This Replacement ES adopts the following terminology to describe the development descriptions and design changes:
 - Proposed Development: description of the development presented in the December 2014 ES;
 - Revised Scheme: description of the scheme incorporating the design changes to the Proposed Development in March 2015 (the design changes referred as the ‘March 2015 amendments’), assessed within the March 2015 Addendum;
 - Amended Proposed Development: description of the development incorporating the current design changes to the Revised Scheme (the design changes referred as the ‘November 2015 amendments’), to be assessed within the November 2015 Replacement ES.
- For clarification, since the preparation of the December 2014 ES, AECOM has merged with URS Infrastructure & Environment UK Limited (URS) to become a single environmental consultancy. Reference within the text to ‘URS’ in the November 2015 Replacement ES has now been replaced by AECOM Infrastructure & Environment UK Limited (hereafter referred to as ‘AECOM’).

Introduction

- 2.1 This chapter of the Environmental Statement (ES) sets out the overall approach and methodology for undertaking the EIA. In particular, it details the process of identifying the potential environmental issues to be included in the EIA and the method of assessing the effects and their significance that are likely to arise from the Blossom Street development (the ‘Proposed Development’), based on the scheme details and Application drawings (refer **Chapter 4: The Proposed Development** for details relating to the Proposed Development).
- 2.2 Further detail on how the assessment methodology is applied to each technical discipline is presented within the respective technical chapter of this ES, along with site baseline surveys and quantitative/qualitative impact assessment methodologies.

The Requirements for an Environmental Impact Assessment

- 2.3 Applications for development that come within the scope of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, hereafter referred to as the ‘EIA Regulations’, are termed ‘EIA Applications’.
- 2.4 The requirement for an EIA is based on the likelihood of significant environmental effects arising from the Proposed Development, it is either mandatory or conditional depending on the classification of the development project. EIA applications are divided into Schedule 1 and Schedule 2 applications under the EIA Regulations.
- 2.5 Schedule 1 developments constitute those that are likely to have significant effects, such as major chemical or petrochemical projects and construction of ground or air transport infrastructure, and for which EIA is mandatory. For all other developments which fall under Schedule 2, the need for an EIA is determined on the basis of set criteria as follows:
- It is within one of the classes of development stated in Schedule 2; AND

- EITHER it exceeds the applicable threshold criteria for that class of development in Schedule 2; OR it is to be carried out in part or all of a sensitive area; AND
- It is likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

2.6 The selection criteria are not just related to the scale or characteristics of development, but also consider the sensitivity of the environment affected by a proposed development. The Proposed Development falls within the description in Column 1, Paragraph 10(b) of Schedule 2:

“b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas”.

- 2.7 For paragraph 10(b) described above the EIA Regulations set an area threshold of 0.5 hectares (ha) to assist in determining whether an EIA is required.
- 2.8 The Application will be designed and presented as three development sub-plots within a single Site, with a total development area of 0.8 hectares (ha). For the purpose of EIA, the assessments will address the Proposed Development as a whole single site, rather than as individual sites.
- 2.9 Given that the area of the Proposed Development is 0.8 hectares (ha), exceeding the threshold as defined in Schedule 2, and taking into account the location of the Site and its potential for significant effects, the Proposed Development constitutes ‘EIA development’ under the EIA Regulations.

Legislation and Guidance for EIA and Preparation of Environmental Statements

- 2.10 This ES has been prepared in accordance with applicable legislation, guidance, and case law for the preparation of such documents. In particular, the ES has been prepared with due consideration to:
- Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (Ref. 2-1);
 - Planning Practice Guidance (Environmental Impact Assessment) (Ref. 2-2); and
 - Institute of Environmental Management and Assessment (IEMA) Guidelines for Environmental Impact Assessment, 2006 (Ref. 2-3).

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- 2.11 In April 2015, the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015 (Ref. 2-19) came into effect, which raise the thresholds for determining the need for Environmental Impact Assessment (EIA) of urban development projects. The revised thresholds only apply to projects screened after 6th April 2015.
- 2.12 The application for the Proposed Development, comprising the December 2014 ES, was lodged in December 2014 and therefore the new thresholds do not apply.

Planning Policy Context

- 2.13 Relevant legislation and planning policy is considered within each of the technical chapters of the ES as appropriate for the assessment of environmental effects.
- 2.14 Below is an overview of the key planning legislation and strategic spatial planning documents considered relevant for each of the technical chapters.

National Policy

National Planning Policy Framework (2012)

- 2.15 The National Planning Policy Framework (NPPF) (Ref. 2-4) was published on 27th March 2012 and outlines the Government’s environmental, economic and social policies for England. These policies outline the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local community aspirations.

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- 2.16** The NPPF is part of the Government's reforms to make the planning system less complex and more accessible to communities and local authorities. The NPPF has replaced the majority of the previous Planning Policy Guidance (PPG) and Statements (PPS), with the exception of *Planning Policy Statement 10: Planning for Sustainable Waste Management* (Ref. 2-5), with a single, more concise document. The NPPF aims to enable local people and their councils to produce their own distinctive local and neighbourhood plans, which should be interpreted and applied in order to meet the needs and priorities of their communities.

- 2.17** The NPPF sets out a presumption in favour of sustainable development which should be delivered with three main dimensions: economic; social and environmental (Paragraphs 7 and 14).

Planning Practice Guidance (2014)

- 2.18** The Planning Practice Guidance (Ref. 2-2) was launched on the 6th March 2014 and provides additional guidance and interpretation to the Government's strategic policies outlined within the NPPF in a web based resource.

- 2.19** After its launch, a number of previously published planning practice guidance documents have been cancelled and are detailed within the Written Ministerial Statement titled '*Making the planning system work more efficiently and effectively*', also dated 6 March 2014. The guidance brings together many areas of English planning guidance into a new format, superseding many previous guidance documents, with the aim of consolidating all relevant guidance into a single, easily accessible location and linked to the NPPF.

Regional Policy

The London Plan (2011)

- 2.20** The Planning and Compulsory Purchase Act 2004 (Ref. 2-6) fundamentally changed the planning system in the UK by introducing Regional and Local Planning Frameworks. London has its own Regional Spatial Strategy known as 'The London Plan – Spatial Development Strategy for Greater London' (Ref. 2-7), which was adopted in July 2011, superseding the London Plan 2008.

- 2.21** The London Plan sets out the new spatial development strategy for Greater London and provision of an integrated economic, environmental, transport and social framework for the development of London over a 20-25 year period (to 2031).

Revised Early Minor Alterations to the London Plan (2013)

- 2.22** The Revised Early Minor Alterations (REMA), published in June 2012, proposed minor alterations to the London Plan Policy to ensure consistency with the NPPF (Ref. 2-8). As part of this update, the Mayor conducted a policy-by-policy assessment of the London Plan's consistency with the NPPF, following advice from leading counsel.

- 2.23** The REMA underwent Examination in Public in November 2012. On 11th October 2013, the Mayor approved the REMA and from this date, the REMA are operative as formal alterations to the London Plan.

Further Alterations to the London Plan (2014)

- 2.24** On 15th January 2014, the Mayor published Draft Further Alterations to the London Plan (Ref. 2-9) for a twelve week period of public consultation (finished April 2014). On the 7th July 2014, the Mayor published a schedule of 'suggested changes' to the draft Further Alterations to help inform the proposed Examination in Public on the draft further alterations, which is to commence on the 1st September 2014.

- 2.25** The alterations are aimed at ensuring that the London Plan is a London expression of the NPPF and have been prepared primarily to address key housing and employment issues emerging from an analysis of census data released since the publication of the London Plan in July 2012, which indicate a substantial increase in the capital's population.

Regional Policy – Update 2015

The London Plan (2015)

- 2.26** The adoption of the FALP in March 2015 resulted in the consolidation of changes to the London Plan (2011) to become the 'London Plan (2015)' (Ref. 2-20). The London Plan (2015) also incorporates the REMA, which were published in October 2013.

Minor Alterations to the London Plan (2015)

- 2.27** On 11th May 2015 the Mayor of London published for six weeks public consultation (11th May to 22nd June) two sets of Minor Alterations to the London Plan – on Housing Standards and on Parking Standards (Ref. 2-21). Both sets of minor alterations were to be considered at a public examination, commencing on 21st October 2015.

- 2.28** These minor alterations have been prepared to bring the London Plan in line with new national housing standards and car parking policy.

Local Planning Policy

- 2.29** The Planning and Compulsory Purchase Act 2004 (Ref. 2-6) introduced a new two-tiered plan system, made up of the Regional Spatial Strategy (i.e. The London Plan) and the Local Development Framework (LDF). Since 2012 and the introduction of the NPPF, Local Development Frameworks have been known as Local Plans. The Local Plan is made up of a portfolio of Local Development Documents (LDDs) and a number of Supplementary Planning Documents (SPDs, including Guidance (SPGs)). Its main document, the Core Strategy, sets out the general spatial vision and objectives in the Local Plan.

LBTH Core Strategy (2010)

- 2.30** The Core Strategy (Ref. 2-10) is the primary DPD and was adopted in September 2010. It is one of the key tools that will be used to realise the vision and objectives, and deliver sustainable development in the LBTH. It provides a 15 year plan which strategically outlines the objective and aspirations of the borough in the future.

- 2.31** It is one of a series of documents forming part of the Local Development Framework (LDF), and hence should be read in conjunction with these. In particular, other Development Plan Documents (DPDs) include those covered in the recently adopted Managing Development Document (MDD) DPD.

LBTH Managing Development Document (2013)

- 2.32** The Managing Development Document (MDD) (Ref. 2-11) was adopted on the 17th April 2013 and provides the detail which the Core Strategy is not able to deliver (i.e. detailed policies for planning applications or specific sites). It helps to manage development across the borough through development management (DM) policies and provides strategic guidance for key development sites within site allocations (i.e. identified for strategic housing developments, as well as ensuring the borough has adequate space and capacity for physical, social and green infrastructure). The development management policies are required to help ensure the delivery of sustainable development, in terms of sustainable communities, supporting the local and regional economy and protecting and enhancing the borough's environment.

- 2.33** The DMP policies are structured so that they provide more guidance on the on the Spatial policies (SP) of the Core Strategy. The DM policies should therefore be applied alongside the strategic guidance of SP set out in the Core Strategy, as well as policies set out in the London Plan, site allocations, and National Guidance.

EIA Scoping and Consultation

Consultation

- 2.34** The process of consultation is critical to the development of a comprehensive and balanced ES. Views of key statutory and non-statutory consultees serve to focus the environmental studies and to identify specific

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issues, which require further investigation. Consultation is an ongoing process, which enables mitigation measures to be incorporated into the project design, thereby limiting adverse effects and enhancing benefits.

- 2.35 The following summarise the level of consultation undertaken, both with key statutory and non-statutory consultees, as well as with the general public in terms of local residents and businesses, and local interest groups. For further detail regarding stakeholder consultation, please refer to the '*Planning Statement*', '*Design and Access Statement*' and '*Statement of Community Involvement*', accompanying this Application.

Key Statutory and Non-Statutory Consultees

- 2.36 Consultees involved in the evolution of the design and preliminary assessment of environmental effects have included:

- London Borough of Tower Hamlets (LBTH) (i.e. Waste, Transport, Planning; Environmental Health, Energy / Sustainability, and Housing);
- Greater London Authority (GLA);
- English Heritage (EH);
- Greater London Archaeology Advisory Service;
- Commission for Architecture and the Built Environment (CABE);
- Conservation and Design Advisory Panel (CADAP) for Tower Hamlets;
- Environment Agency (EA);
- Transport for London (TfL) / London Underground;
- Network Rail;
- Thames Water Utilities Limited (TWUL);
- Adjacent owners and occupiers; and
- Neighbourhood / Resident Associations.

Public Consultation – June 2014

- 2.37 To gain feedback from local groups and residents at an early stage of the design of the scheme, public consultation was undertaken in June 2014 which was focused on the design of the emerging proposals, and was targeted at the immediate residential neighbours and local community groups with a particular interest in the area and planning and design process. The following events were held:

- Design Workshop (2nd June 2014)
 - The Design Workshop provided attendees the opportunity to hear about the Blossom Street scheme, and then from each of the five architect practices involved about their particular area of responsibility within the wider site;
- Public Realm Workshop (11th and 12th June 2014)
 - The Public Realm Workshop allowed attendees to discuss key issues relating to landscaping with the Applicant and the landscape consultant.

- 2.38 Representatives from the following interest groups were present at the consultation events held in June 2014:

- Spitalfields Society;
- Spitalfields Community Group;
- Spitalfields Trust;
- The East End Preservation Society;
- Burhan Uddin Tenants and Residents' Association;
- Newlon Housing Group;
- St George's Tenants and Residents' Association; and
- Tune Hotel.

Public Consultation – July 2014

- 2.39 Following on from the June 2014 consultation exercise which was aimed at immediate residential neighbours and groups interested in design and planning matters, a public exhibition also was held on the

5th, 7th and 8th July 2014, which provided the first opportunity for the wider community to see the initial proposals for the Site.

- 2.40 Over the course of the three days, over 200 people visited the exhibition, representing local residents, Tower Hamlets and Hackney residents, and business owners and employees in the local area.

Public Consultation – August to November 2014

- 2.41 Alongside these more formal events, there had been on-going contact and involvement with local groups who have an interest in the area, to further consult on the design of the scheme and discuss how the scheme is changing. This has helped the scheme evolve through the iterations described in **Chapter 3: Alternatives and Design Evolution** of this ES.

- 2.42 A series of meetings, presentations and workshops were held, from mid-August up to the time of writing, with individuals or groups who expressed an interest in holding a meeting in relation to the Proposed Development. Attendees at these meetings had an opportunity to comment on designs, and input into the ongoing design evolution. The following meetings were held:

- Meeting with Huguenots Society (8th August);
- Workshop with the Spitalfields Trust on the Elder Street elevations (13th August);
- Workshop with the Spitalfields Trust on Building S1a designs (19th August);
- Presentation and Q&A with the Spitalfields Society Executive Committee (1st September);
- Presentation and Q&A with the Spitalfields Community Group and the Spitalfields Trust trustees (3rd September);
- Workshop with the Spitalfields Trust on the Blossom Street warehouses (9th September);
- Presentation and Q&A with the Elder Street residents (23rd September);
- Meeting with the Spitalfields Trust on-site (8th October);
- Follow-up workshop with the Spitalfields Trust following the site visit (29th October); and
- Meeting with the Spitalfields Trust and Elder Street residents (27th November).

Consultation Update Letter – September 2014

- 2.43 On the 1st September 2014, a consultation update letter was prepared and distributed to all stakeholders within the local area (i.e. residents, local businesses, etc). The letter summarised the progress to date and next steps, and invited the opportunity for feedback on the Proposed Development.

Public Consultation – November-December 2014

- 2.44 A Public Exhibition was held on 29th November and 1st – 2nd December to showcase the designs to the local community.

Consultation – Update 2015

March 2015 ES Addendum

- 2.45 In response to concerns raised by LBTH Highways with regards to the impact on the highway, specifically access during maintenance. It was proposed to amend the Proposed Development to remove the bridge links between S1 and S1c buildings, resulting in S1 and S1c to be independent buildings. Separating S1 and S1c created smaller floor plates for proposed office space in S1c.

November 2015 Amendments

- 2.46 Since the preparation of the March 2015 ES Addendum, a minor amendment was made to the proposed accommodation schedule within S3 in June 2015, as part of the submission to LBTH. This comprised of changing one residential unit from a 2-bed private to 3-bed 5 person affordable unit on corner of Elder Street/ Fleur De Lis Street, to improve the affordable housing provision. No changes to the massing or floor space were made.

- 2.47 In November 2015, after consultation with the GLA, further changes have been proposed. These changes incorporate the retention of 12-13 Blossom Street as a separate building.

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EIA Scoping

- 2.48** Scoping forms one of the first stages of the EIA process and it is through this that the Local Planning Authority (LPA) and key statutory and non-statutory consultees are consulted on those environmental aspects that may be significantly affected by the Proposed Development and as such, should be included in the scope of the EIA. Through the scoping process a number of matters and issues are addressed, including:
- Identify baseline data and appropriate surveys to be undertaken;
 - Outline the scope and assessment methodology for environmental topics;
 - Consideration of the potential impacts and cumulative impacts; and
 - Identify topics to be scoped out, with justification.
- 2.49** Regulation 13 of the EIA Regulations provides that the Applicant may ask the LPA to state in writing its opinion as to the scope of the EIA. An EIA Scoping Report (Ref. 2-12) was formally submitted to the LBTH on the 17th July 2014. The LBTH's formal Scoping Opinion was received on the 21st August 2014. A copy of the EIA Scoping Report and the LBTH Scoping Opinion are provided in **ES Volume III: Appendix A**, along with other consultation responses to the request for the EIA Scoping Opinion.
- 2.50** Table 2.1 provides a summary of the key points raised by the Scoping Opinion and outlines where these issues have been addressed within the ES. This summary table is not intended to be all encompassing and contains only the main points considered to be of particular relevance to the context of the technical studies. Where it has been necessary for further discussion on the comments raised, explanatory text has been provided within the relevant ES Chapter or planning application document.

Table 2.1 Summary of Key Points Raised in the Scoping Opinion from LBTH

Topic	Summary of Comment	Response provided in the ES / Planning Application
London Borough of Tower Hamlets		
Consultation	It is recommended that Network Rail and Greater London Archaeology Advisory Service (GLAAS) are also consulted by the applicant.	Chapter 2: EIA Methodology Chapter 8: Traffic and Transport Chapter 14: Archaeology
Introduction	It would be helpful for the ES to set out what the differences between the previous permission and the proposed development are, for information purposes. It would also be helpful if the ES included a section in each chapter to explain how the effects of the proposed development relate to those identified for the extant permission. This should be an additional part of the ES, not a fundamental part of the assessment.	Chapter 1: Introduction Chapter 6: Waste and Recycling Chapter 8: Traffic and Transport Chapter 9: Air Quality Chapter 10: Noise and Vibration Chapter 11: Daylight, Sunlight, overshadowing, solar Glare and Light Pollution Chapter 12: Wind Microclimate Chapter 14: Archaeology ES Volume II: Townscape and Visual Impact Assessment
Methodology	Requested that all correspondence with consultees (including LBTH) is appended to the ES, for completeness EIA must appropriately consider both the potential significant effects on both external and internal receptors (introduced as a result of the proposed	Chapter 2: EIA Methodology ES Vol III: Appendix A Chapter 2: EIA Methodology

Topic	Summary of Comment	Response provided in the ES / Planning Application
Cumulative Effects	development) where significant effects are anticipated	Chapters 6 - 17
	ES should differentiate between measures that have been incorporated into the design of the development, and those additional measures required to mitigate adverse effects	Chapter 2: EIA Methodology Chapters 6 - 15
	ES should clearly set out how the significance has been determined for each discipline in the ES	Chapter 2: EIA Methodology Chapters 6 - 15
Demolition and Construction	There are a number of missing planning permissions from this list that will need to be included: <ul style="list-style-type: none"> - an application for Bishopsgate Goods Yard (PA/14/2011) has now been submitted and should be included in the cumulative assessment; - Goodman's Fields site (PA/11/3587); - 60 Commercial Road (PA/10/1481); - 15 to 17 Leman Street (PA/14/286); and - 27 Commercial Road (PA/13/2338). 	Chapter 2: EIA Methodology
Waste and Recycling	The ES should clearly set out the timescales (as assessment years) to ensure a consistent approach throughout the various discipline chapters.	Chapter 2: EIA Methodology Chapters 6 - 15
Socio-Economics	The Council will require the implementation of a Site Waste Management Plan (SWMP), even though it is no longer a formal requirement. The principle of Waste Hierarchy should be practiced through waste minimization, reuse and recycling.	Chapter 6: Waste and Recycling
Socio-Economics	The ES should include an assessment of the loss of the existing site users, and this should be taken into account when calculating the operational effects	Chapter 7: Socio-Economics
	When calculating child yield the Council's Planning Obligations Supplementary Planning Document (SPD) should be utilised	Chapter 7: Socio-Economics
	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.	Chapter 7: Socio-Economics
	Employment should be calculated using the Council's Planning Obligations Supplementary Planning Document and HCA's Employment Densities Guide. Where there are a range of 'area per FTEs', information should be provided on why a specific figure has been used	Chapter 7: Socio-Economics
	For open space, reference should be made to LBTH's Planning Obligations SPD, which requires 12m ² per resident	Chapter 7: Socio-Economics
	Reference is made to the assessment of school places in the EIA. The EIA will need to use more up to date data than referred to in the EIA Scoping Report i.e. data from 2012 is not appropriate.	Chapter 7: Socio-Economics
Traffic and Transport	A capacity analysis can then be undertaken for the locality using a GP to patient ratio of a maximum of 1:1800.	Chapter 7: Socio-Economics
Traffic and Transport	Consultation with the Council's Highways Officers and Transport for London (TfL) will need to be undertaken to agree the scope of the TA e.g. such as the peak hours to be assessed.	Chapter 8: Traffic and Transport
	The construction traffic assessment should consider both vehicles bringing material/ equipment to/ from the site, as well as construction staff i.e. the ES needs to consider how the workers will get to site	Chapter 5: Demolition and Construction Chapter 8: Traffic and Transport
	The effect of the development should be assessed with regard to severance, delay, fear and intimidation, amenity, and accidents and safety, in accordance with IEMA guidance	Chapter 8: Traffic and Transport

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Topic	Summary of Comment	Response provided in the ES / Planning Application	Topic	Summary of Comment	Response provided in the ES / Planning Application
Air Quality	The applicant will need to discuss the methodology in more detail with the Air Quality Officer.	Chapter 9: Air Quality	Archaeology	Mitigation should also consider best practice guidance to reduce pollution incidents, for example the Environment Agency (EA) Pollution Prevention Guidelines	Chapter 13: Water Resources, Drainage and FRA
	With respect to the proposed monitoring locations, LBTH requests an additional location mid-way between receptor 3 and 4. <i>Applicant: It is considered that the data collected at receptor locations 3 and 4 will be sufficient to appropriately represent the area suggested for an additional monitoring location, and if there is particular concern, can be considered as part of the dispersion modelling exercise.</i>	Chapter 9: Air Quality		When documenting the general historical background to the site, reference should be made to the London Archaeological Archive and Resource Centre (LAARC), the London and Metropolitan Archives and the Royal Institute of British Architects Library which contain extensive collections on archaeology	Chapter 14: Archaeology ES Vol III: Appendix I
	<i>LBTH Response (October 2014): LBTH don't always require air quality monitoring to be undertaken, and therefore would assume that we can make do with the locations that have been used</i>			The proposed development should protect as much of the SAM as possible	Chapter 14: Archaeology
	The ES should provide a transparent account of the modelling undertaken, all assumptions made and all input data (for example, traffic flows) used.	Chapter 9: Air Quality		The scope of schemes to be considered cumulatively is too narrow and should include schemes that have been subject to a planning application, or for which the submission of a planning application is reasonably foreseeable	Chapter 2: EIA Methodology ES Vol II: Townscape and Visual Impact Assessment
Noise and Vibration	A detailed methodology for Construction Environmental Management Plan (CEMP) taking into account of LBTH's Code of Construction Practice (CoCP) and the Control of Dust/ Emissions will be required	Chapter 5: Demolition and Construction Chapter 10: Noise and Vibration	Townscape and Visual Impact Assessment	The assessment of impacts on townscape, built heritage and visual effects should be carried out separately, with the relevant effects identified for each separately (although the assessments may inform each other)	Chapter 15: Built Heritage ES Vol II: Townscape and Visual Impact Assessment
	LBTH will require further long-term vibration monitoring at Elder Street and Folgate Street and also another long-term noise monitor at Folgate St. This is to take into account the listed Huguenot Buildings in Elder Street and Folgate Street, also the Dennis Severs House Museum in Folgate Street	Chapter 10: Noise and Vibration		Specific details of why the scheme is considered why the scheme is high quality and why it is considered to be beneficial will be required	ES Vol II: Townscape and Visual Impact Assessment
	The EIA will need to assess the effects of the adjacent rail lines, and how the development can be designed to ensure appropriate mitigation for residents and the school, including outside space	Chapter 10: Noise and Vibration		The following additional viewpoints are suggested: <ul style="list-style-type: none">- Norton Folgate (west side of the street) from the junction with Folgate Street – looking east/northeast to gain an understanding of how the southern elevation of the new building on plot S1a will sit within the existing streetscene; and- Blossom Street (east side of the street) from the junction of Fleur de Lis Street – looking south/southwest to gain an understanding of how the retained warehouse façade relates to the new building on plot S1b and the retained public house <i>Applicant: The two new viewpoints suggested within the EIA Scoping Opinion above are located close to the Site and we would not normally include this type of view in a TVIA assessment as they focus on the Proposed Development and do not show it within its context. It is considered that other material submitted with the planning application (such as plans and elevations and graphic material in the DAS) would assist in illustrating.</i>	ES Vol II: Townscape and Visual Impact Assessment
Wind Microclimate	The ES should provide a qualitative assessment of wind effects during demolition/ construction.	Chapter 12: Wind Microclimate	Built Heritage	<i>LBTH Response (October 2014): On reflection, agreed that other material submitted in support of the application would enable the impact of the scheme to be adequately determined. Agree that the suggested additional viewpoints do not need to be included in the TVIA.</i>	
	The operational assessment will require wind tunnel modelling	Chapter 12: Wind Microclimate		An assessment of townscape character should be provided, with information regarding the location and sensitivity of the townscape character area in which the proposal lies, and of any other affected character areas	ES Vol II: Townscape and Visual Impact Assessment
	A full statistical breakdown of the wind microclimate should be provided. All data should be submitted in a form which can be independently verified and should include digital copies of any drawings, 3D models, calculation sheets, etc.	Chapter 12: Wind Microclimate ES Vol III: Appendix G		The Applicant should refer to any current guidance on assessment of heritage assets (e.g. the PPS 5 Practice Guide which remains valid pending the final outcome of the review of guidance supporting the NPPF and English Heritage's guidance	Chapter 15: Built Heritage
Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare	Both internal and external receptors will need to be assessed in the EIA. The internal daylight and sunlight assessment can be appended to the main ES, but the conclusions of the internal daylight and sunlight assessment will need to be incorporated in to the main chapter	Chapter 11: Daylight, Sunlight, Overshadow, Solar Glare and Light Pollution	Built Heritage	English Heritage has previously advised that there should also be no distinction drawn between Grade I and II* buildings and Grade II buildings.	Chapter 15: Built Heritage
	Data should be provided in the chapter as a table, showing the existing, proposed and cumulative situations. All data should be submitted in a form which can be independently verified and should include digital copies of any drawings, 3D models, calculation sheets, etc.	Chapter 11: Daylight, Sunlight, Overshadow, Solar Glare and Light Pollution ES Vol III: Appendix F		A clear analysis of the heritage significance of each affected heritage asset, including the contribution of its setting to heritage significance, should be provided. All judgments on the significance and direction of effects on heritage assets need to be fully explained and justified	Chapter 15: Built Heritage
Water Resources, Drainage and Flood Risk	Reference needs to be made to the Surface Water Management Plan as the Site is on the boundary of a Critical Drainage Area	Chapter 13: Water Resources, Drainage and FRA ES Vol III: Appendix H			
	The site is in Flood Zone 1, so no sequential/ exemption test will be required	Chapter 13: Water Resources, Drainage and FRA			
	The proposed development proposes to keep all surfaces impermeable, with no reference to SUDs. The ES will need to include an explanation as to why the use of SUDs has been discounted	Chapter 13: Water Resources, Drainage and FRA			

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Table 2.2 Summary of Key Points Raised in the Scoping Opinion –Statutory and Non-Statutory Consultees

Topic	Summary of Comment	Response provided in the ES / Planning Application
City of London		
Cumulative Effects	The sites identified in the list of cumulative developments do not represent a comprehensive list of relevant development sites in the City. The list should be updated	Chapter 2: EIA Methodology
Water Resources	The EIA should include full assessment of the potential impact of the development on surface water, sewer and ground water flood risk in the surrounding area.	Chapter 13: Water Resources, Flood Risk and FRA ES Vol III: Appendix H
Townscape and Visual Impact Assessment	<p>The Townscape and Visual Impact Assessment should assess the following LVMF viewing locations and assessment points:</p> <ul style="list-style-type: none"> - River Prospect view 15B.1 Waterloo Bridge: downstream – close to the Westminster bank (Crossing bank); - River Prospect view 15B.2 Waterloo Bridge: downstream – at the centre of the bridge; - River Prospect view 16B.1 The South Bank: Gabriel's Wharf viewing platform –centre of north rail; and - River Prospect view 16B.11 The South Bank: Gabriel's Wharf viewing platform –centre of north-east rail. <p><i>Applicant: The LVMF River Prospect views listed above will be tested using the visualiser's computer model (as was done for the LVMF City Hall views). The tallest building proposed on Site is c.13 storeys and is similar in height to the 14 storey 208 Bishopsgate, the lower block adjacent to Broadgate Tower which is not visible from the Southbank for Waterloo bridge</i></p> <p>The proposed scheme should also be assessed against the background of the City's St Paul's Heights policy area.</p> <p><i>Applicant: The Site itself is located outside the St Paul's Height policy area and it is considered that the effect of the Proposed Development can be adequately assessed from the modelled LVMF views.</i></p>	ES Vol II: Townscape and Visual Impact Assessment
Ecology	Consideration should still be given to how the site can contribute to the creation of future ecological habitats through the use of landscaping, green roofs etc. which contribute to the linking up of urban habitats beyond the site.	Chapter 4: The Proposed Development
Transport for London		
Traffic and Transport	Proposed level of car and cycle parking, servicing facilities must be detailed in the Transport Assessment	Chapter 8: Traffic and Transport ES Vol III: Appendix C
	Details of pedestrian and cycle access needs to be included	Chapter 8: Traffic and Transport

Topic	Summary of Comment	Response provided in the ES / Planning Application
	A commitment to produce a construction management plan (CMP) and construction logistics plan (CLP) to minimise highway impact should be clearly set out.	Chapter 5: Demolition and Construction Chapter 8: Traffic and Transport ES Vol III: Appendix C
	The applicant shall also commit to minimise highway and traffic impact from servicing vehicle by committee to implement a Delivery & Servicing Plan (DSP)	Chapter 8: Traffic and Transport
Crossrail		
Traffic and Transport	Crossrail Limited does not wish to make any comments on this application as submitted	N/A
Network Rail		
Traffic and Transport	The applicant will need to ensure that the operational railway will not be adversely affected by the proposed development both during construction and after it is completed	Chapter 5: Demolition and Construction Chapter 15: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution
Port of London Authority		
Traffic and Transport	The Port of London Authority (PLA) has no comments on the EIA Scoping Request, and can confirm that the PLA does not need to be consulted on any subsequent planning application	N/A
London City Airport		
Aviation	With a maximum height of 65.68m AOD, London City Airport would have no safeguarding objection to this development at Blossom Street, E1	N/A
Environment Agency		
Water Resources, Drainage and Flood Risk	The Environment Agency cannot identify any environmental constraints on this site, as the site is not in a Flood Zone or a Source Protection Zone or near to a watercourse	Chapter 13: Water Resources, Drainage and FRA
Canal and River Trust		
Water Resources, Drainage and Flood Risk	This application falls outside the notified area for its application scale. The Canal and River Trust therefore returned the EIA Scoping Report as there is no requirement to consult the Canal and River Trust in their capacity as a Statutory Consultee	N/A
Marine Management Organisation		
Water Resources, Drainage and Flood Risk	As there appears to be no proposed works within the marine area associated with scoping request, the Marine Management Organisation has no comments to make regarding this application	N/A
Thames Water		
Water Resources, Drainage and Flood Risk	<p>It is unclear as to how the buildings will be constructed. Thames Water would therefore recommend that any EIA report should be expanded to consider the following.</p> <ul style="list-style-type: none"> - the developments demand for water supply and network infrastructure; - the developments demand for Sewage Treatment and network infrastructure; 	Chapter 5: Demolition and Construction Chapter 13: Water Resources, Drainage and FRA ES Vol III: Appendix H

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Topic	Summary of Comment	Response provided in the ES / Planning Application
	<ul style="list-style-type: none"> - the surface water drainage requirements and flood risk; - any piling methodology and will it adversely affect neighbouring utility services; and - there are sewers and water mains located within the development site area. The proposed EIA should include information on how these assets will be protected during construction, and also as a result of any vehicle movement within and accessing the site. 	
Fire Authority		
Water Resources, Drainage and Flood Risk	The Brigade has requested that information on access and water supplies of the proposed development is provided so that observations can be made	Chapter 13: Water Resources, Drainage and FRA
Greater London Archaeology Advisory Service		
Archaeology	<p>In view of the size of the site and the potential for the remains, the necessary archaeological assessment should include the following information in addition to that already proposed:</p> <ul style="list-style-type: none"> - a building by building historical and archaeological assessment of each of the standing structures to inform on their relative significances; - modelling of the buried deposits using existing archaeological and geotechnical data to inform on the extent of intact archaeological horizons and proposed impact on them; and - assessment of the historic street pattern and consideration of its reintroduction 	Chapter 14: Archaeology
English Heritage		
Built Heritage	On the basis of English Heritage's understanding of the present scope of work English Heritage does not feel that it is essential for us to participate in pre-application discussions. English Heritage therefore has no comment to make on these proposals	N/A
Historic Royal Palaces		
Built Heritage	As none of the buildings concerned is likely to be taller than 15 storeys, the development will not have any effect on views northwards from the Tower of London or on the setting of the Tower World Heritage Site. We therefore have no comments to offer	N/A
Natural England		
Ecology	<p>The EIA Scoping Report is for a proposal that does not appear, from the information provided, to affect any nationally designated geological or ecological sites (Ramsar, SPA, SAC, SSSI, NNR) or landscapes (National Parks, AONB's, Heritage Coasts, National Trails), or have significant impacts on the protection of soils (particularly of sites over 20 ha of best or most versatile land), nor is the development for a mineral or waste site of over 5 ha.</p> <p>At present therefore it is not a priority for Natural England to advise on the detail of this EIA</p>	N/A

2.51 Where the description of development that has been assessed within this ES has changed from the indicative description of development that was outlined within the EIA Scoping Report, the EIA team have reviewed their scope and methodologies. The contributors to the EIA have reviewed their scope and methodology to ensure that they remain suitable for the technical assessments and confirm that there are no required changes to the approach taken within their assessments.

Topics Scoped out of the EIA

- 2.52** The EIA Scoping process has also identified a number of technical 'topics' that can be scoped out of the EIA as it is considered that the likely effects to arise from the Proposed Development are not significant. The topics include:
- Health and Well-Being;
 - Ecology;
 - Electronic Interference;
 - Ground Conditions; and
 - Aviation.
- 2.53** The topics that have been scoped out of the EIA are presented below, together with a summary of the justification presented within the Scoping Report and supporting appendices (presented within **ES Volume III: Appendix A**), the LBTH Scoping Opinion, and the Applicant's response to the opinion (the Scoping Opinion and all relating correspondence is presented within **ES Volume III: Appendix A**).

Health and Well Being

- 2.54** The health and wellbeing of the local community is an important consideration for the Proposed Development, and it has the potential to result in a number of diverse effects. During the construction phase, impacts from dust, noise, traffic, and exposure to potentially contaminated land will be mitigated through measures stated in the relevant technical ES chapters (i.e. **Chapter 9: Air Quality; Chapter 10: Noise and Vibration**). An assessment of construction employment and associated local spending will also be undertaken and described in the socio-economics chapter (**Chapter 7: Socio-Economics**).
- 2.55** When the Proposed Development is complete it is also recognised that changes to amenity, such as open space, children's play space, daylight, sunlight and overshadowing and wind conditions can result in impacts to the health and wellbeing of local residents in particular. These will be considered within the relevant ES chapters (**Chapter 7: Socio-Economics; Chapter 11: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution; Chapter 12: Wind Microclimate**). The ES will also describe where improvements have been made to the public realm, through landscaping and improved pedestrian access. Additional local spending and the proposed employment created by the Proposed Development (refer to **Chapter 7: Socio-Economics**) will also have benefits to health.

- 2.56** With respect to the future residents of the Proposed Development, the scheme will be fully accessible and comprise the appropriate level of facilities for people with disabilities and reduced mobility. Potential impacts on primary healthcare facilities will be assessed as part of **Chapter 7: Socio-Economics**. An internal daylighting assessment will also be carried out, in addition to specific CfSH credits for "Health and Wellbeing" including hea1 "daylighting", hea2 "sound insulation", he3 "private space" and he4 "lifetime homes", which will be targeted in order to achieve Code Level 4.

- 2.57** As such it is not proposed that the ES will include a separate chapter specifically addressing health and wellbeing.

LBTH Scoping Opinion

- 2.58** LBTH stated that they were satisfied with this approach, providing all health and well-being related issues are incorporated into the relevant ES chapters, e.g. socio-economics, wind micro-climate, daylight / sunlight, noise and air quality.

Ecology

EIA Scoping Report

- 2.59** An extended Phase 1 habitat survey was undertaken in 6th September 2013 by experienced ecologists to identify, characterise and map the habitats within the Site according to the Phase 1 habitat survey methodology. The survey was 'extended' to also assess the potential of the Site to support rare and protected species such as bats and black redstarts. This survey was undertaken in accordance with the

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- Joint Nature Conservation Committee (JNCC) Phase 1 Survey Guidelines. Furthermore, a desktop study was undertaken to collate data on notable flora and fauna and designated sites within 1km.
- 2.60** The results of the extended Phase 1 survey indicated that the ecological value of the habitats present within the Site was low, due to a lack of vegetation and the presence of well used buildings and hard standing such as road and pavements. Furthermore, it was confirmed that the Site did not have the potential to support notable or protected species groups. It was concluded that the habitats present on Site were considered to be of negligible ecological value.
- 2.61** In addition to the Phase 1 Habitat Survey, bat emergence and activity surveys were undertaken on-site in accordance with guidance in the Bat Conservation Trust: Bat Survey Good Practice Guidelines (Ref. 2-13). It was found that the potential for roosting bats was low and no bat roosts were identified during the survey. In addition, the potential for foraging was also considered to be low and surveys observed no bat foraging or commuting activity.
- 2.62** The results of the surveys concluded that no further ecological surveys or assessments would be required. Overall it was concluded that the majority of the on-site habitat is considered highly unlikely to support protected and/or notable species and is therefore of negligible value to wildlife and limited to the site-level only. As such, an ecological impact assessment will not be required and will be scoped out of the ES.

LBTH Scoping Opinion

- 2.63** LBTH agree that ecology can be scoped out as the extended Phase 1 and bat surveys show nothing of value.
- 2.64** It will be expected that biodiversity enhancements be provided, including biodiverse green roofs to cater for Black Redstarts, which are known to be in the general area.
- 2.65** Opportunity exists to create some urban greening on the highways.

Applicant Response

- 2.66** The Proposed Development will provide biodiversity enhancements, including green roof (refer Site S2), and urban greening (refer landscape plan).

Electronic Interference

- 2.67** Terrestrial TV signals are transmitted in digital format (Freeview). The Crystal Palace transmitter provides this service in London. It is located about 10.8km to the south of the Proposed Development. Satellite TV signals are provided by both Sky and Freesat. Cable television (CATV) is available as well.
- 2.68** The Proposed Development has the potential to block terrestrial TV signals to dwellings to the north (i.e. TV shadow running north of the Site).
- 2.69** The location of the Proposed Development is immediately to the north of the established tall buildings along the A10 (Bishopsgate / Shoreditch High Street). Accordingly, many of the dwellings in the predicted terrestrial TV shadow will already have been exposed to reduced terrestrial signals and sought other signal sources, such as satellite or cable TV. A site visit was undertaken (June 2014) to survey the potential receptors and identified the bulk of the buildings within the predicted terrestrial TV shadow to be shops and offices, with only six dwellings having terrestrial TV aerials, three of which also had satellite dishes.
- 2.70** A small satellite shadow would be cast from the Site in a north-west direction of up to 70 metres. It was observed from the site visit that there are no satellite dishes within this area, so there is no potential for interference to satellite TV reception.
- 2.71** There is considered to be no significant risk to radio reception (either analogue or digital) as they use signals at lower frequencies that can bend to a greater extent around obstructions. Combined with an ability to make constructive use of reflected signals, radios are able to operate successfully in urban environments.
- 2.72** Based on the information available and site visit undertaken, some impact may occur. However, taking into account the size and extent of the potential impacts, the likely effects on surrounding receptors are not considered to be significant and therefore can be scoped out the EIA.

LBTH Scoping Opinion

- 2.73** Agree that based on the scale and massing of the Proposed Development, it is considered appropriate to scope out electronic interference from the EIA.

Ground Conditions

- 2.74** A Preliminary Contamination Assessment (Phase 1) (PCA – Phase 1) was undertaken in January 2014 to provide a desk based assessment of the environmental conditions and the potential contamination issues in connection with the Site. The PCA is presented as part of the EIA Scoping Report, within **ES Volume III: Appendix A**.
- 2.75** The Site is made up of low rise buildings of different heights, ages and styles. The land use of the Site and surrounding area is comprised of mainly commercial, light industrial and residential development.
- 2.76** In terms of geology, London belongs to the Thames Basin which is a broad syncline of chalk occupied in its centre by sands and clays. Fluvial deposits associated with the River Thames lie on top of the bedrock. Boreholes within the surrounding area indicate that the strata on site is comprised of Made Ground over superficial Terrace Gravel which in turn overlays London Clay, Lambeth Group, Thanet Sands and finally Chalk. The Made Ground layer, within the older urban areas, has been partially or wholly disturbed by human activity. The layer is of variable thickness (up to approx. 3m), and is predominantly comprised of construction waste underlain by reworked clay and silty sand.
- 2.77** The Site is underlain by a Secondary A Superficial Aquifer (i.e. permeable layer within unconsolidated (loose) deposits, capable of supporting water supplies at a local rather than strategic scale; formerly classified as minor aquifers) which is likely to be associated with the underlying terrace gravel. Groundwater levels, obtained from information from surrounding boreholes, has been recorded at approx. 8.8m below ground level. The Site and surrounding area generally comprise of impermeable surfaces, with surface water discharging to the combined public sewers.
- 2.78** The Site and surrounding area has been associated with the textile industry for many years, while industries such as furriers, printers and clothing manufacturers have also been located in close proximity of the Site.
- 2.79** Potential contaminants from the textile industry include: biodegradable organic matters and toxic organic compounds such as phenols and heavy metals. There is therefore the potential for the Site to be locally impacted by these contaminants, along with others such as petroleum hydrocarbons. These contaminants are likely to be in a state of natural degradation.
- 2.80** The available information has been used to produce a summary table of the potential risks and mitigation for this Site (refer to the PCA - Phase 1), within **ES Volume III: Appendix A**, in accordance with guidance/standards Construction Industry Research and Information Association (CIRIA) C552 (2001) (Ref. 2-14) and BS 10175 (2011) (Ref. 2-15).
- 2.81** Subject to the adoption of appropriate mitigation measures, it is anticipated that the Site is not constrained by issues relating to contaminated land.
- 2.82** Appropriate mitigation being proposed, which could be attached to any permission, would include:
- a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas;
 - following agreement on the written programme, an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures (if necessary) shall be submitted to and approved by the local planning authority.
- 2.83** The ground investigations would confirm whether or not there is any risk to the workforce carrying out the works, from buried contaminants and for future site users / visitors to the Site. In the event that contaminated material is to be excavated and removed from Site, the implementation of appropriate mitigation measures (i.e. protocols, procedures, standards – identified within documents relating to the remediation measures, and the Construction Management Plan – refer **Chapter 5: Demolition and Construction**) will ensure the correct safe handling and disposal of the waste material on sensitive receptors (i.e. ground works contractors).

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- 2.84 Based on the information available, some impacts may be likely. However, taking into account the size and extent of the potential impacts, and in conjunction with the adoption/implementation of mitigation measures during the demolition and construction phase of works, the likely effects on receptors are not considered to be significant and therefore can be scoped out the EIA.

LBTH Scoping Opinion

- 2.85 This section of the EIA Scoping Report was reviewed by the Contaminated Land Officer and considered that ground contamination should be scoped into the EIA. The opinion acknowledged the PCA presented with the Scoping Report and the proposed mitigation, including a ground investigation (Phase 2).

- 2.86 The opinion outlines the guidance and methodology required for the purpose of undertaking a Phase 2 site investigation, including a risk assessment of the contamination of the Site, and where remediation is required, a report or series of reports setting out the remedial objectives, remedial options, selected remedial strategy and implementation plan should be submitted for approval.

Applicant Response

- 2.87 It is considered that sufficient information has been provided, in the form of the PCA - Phase 1, to identify the potential risk of ground contamination and appropriate mitigation measures have been proposed to either avoid, reduce or remedy the potential for adverse impacts in order to result in likely effects not being significant. One of the measures proposed, being a detailed site investigation and contamination assessment, would be undertaken in accordance with the methodology outlined in the industry guidance and best practice, as referred within the EIA Scoping Opinion. The approach is consistent with the LBTH Scoping Guidance (Ref. 2-16) which identifies that a PCA - Phase 1 be provided to support the ES, and that where contamination risks have been indicated and the opportunity for undertaking a Phase 2 has not been available, a requirement for the investigation and remediation process will be made in the form of planning conditions (para 4.73 to 4.75).

- 2.88 The mitigation measures, particularly for works during the demolition and construction phase, will be discussed further within the relevant chapters involving ground related activity, including **Chapter 5: Demolition and Construction, Chapter 9: Air Quality, Chapter 13: Water Resources, Drainage and FRA**, and **Chapter 14: Archaeology**. The Applicant will also develop and implement an Environmental Management Plan (EMP) through which mitigation and compliance (with regard to ground conditions) during the demolition and construction phase will be achieved (refer further detailed within **Chapter 5: Demolition and Construction**).

- 2.89 It is considered that the level of information provided (i.e. PCA – Phase 1) and mitigation measures proposed (i.e. site investigation and remediation process; measures for works during the demolition and construction phase for the relevant technical ES Chapters) are proportionate and appropriate to the potential ground contamination risk given the scale and extent of the proposed ground works, and therefore will not result in likely significant effects arising from the Proposed Development and require inclusion within the EIA.

Final Comments

- 2.90 The LBTH acknowledged the Applicant's response (email, dated 8th October 2014) and queried the level of assessment presented and that being proposed, and suggested that it would be inferred that the topic has been scoped in, as "*to scope it out, it would have had to be trivial which it is not.*"

- 2.91 To address the issue, the matter was verbally discussed with the LBTH EIA Officer (phone, 31st October 2014) in order to further clarify the approach to the consideration of the topic of ground contamination within the ES and the mitigation measures being proposed as part of the Application being submitted.

- 2.92 It was agreed that the LBTH Contamination Officer would likely recommend the planning condition in the form of requiring a Phase 2 Site Investigation and Remediation process, which is consistent with the LBTH Scoping Guidance (Ref. 2-16). It was also highlighted that the risk of further information being requested (i.e. Regulation 22 of the EIA Regulations 2011) would be subject to the level of information presented in the

ES and it may be likely that further information is not sought for this scheme if sufficient information is presented and mitigation proposed.

- 2.93 The above matters were reiterated by email (dated 10th November 2014), and no further response has been received by the LBTH EIA Officer at the time of writing.

- 2.94 As has been outlined previously, the topic of ground contamination risks and issues has been considered and assessed within several technical chapters within this ES, and it is considered that sufficient information has been presented and standard mitigation proposed with the Planning Application that when implemented, would not result in likely significant effects arising from the Proposed Development.

Aviation

- 2.95 The Site is located within close proximity to arrival and departure flight paths from the major airports of London Heathrow and London City Airport (LCY). The Civil Aviation Authority (CAA) in their CAP 738 document (CDR45) (Ref. 2-17) requires that new development needs to maintain safe and efficient use of airspace over London. Internal aviation require 1000 foot (304.8m) obstacle clearance to allow for clear flight paths.

- 2.96 The maximum height of the Proposed Development will be significantly below the 1000 ft zone threshold within which the CAA would support an objection to a planning application. On this basis, it is considered that an aviation impact assessment is scoped out of the EIA as it is not likely that the Proposed Development will result in significant effects in terms of aviation.

LBTH Scoping Opinion

- 2.97 Based on the proposed height of the development it is considered unlikely that there will be significant effects on aviation.

- 2.98 It is recommended that consultation is undertaken with LCY and the CAA. If upon consulting LCY it can be confirmed that significant effects are not likely, LBTH would be satisfied to scope this assessment out of the ES.

Applicant Response

- 2.99 The LCY were consulted on the 22nd October 2014 (by email), where details of the Proposed Development were outlined, including the proposed height of the tower cranes during construction (up to 100m in height) and the heights of the proposed buildings, when completed.

- 2.100 The LCY responded (by email, 23rd October 2014), confirming that at a maximum height of 65.68m AOD, the LCY would have no safeguarding objection to the Proposed Development.

Sensitive Receptors

- 2.101 The EIA process has included the identification and assessment of all likely significant effects to potentially sensitive receptors resulting from the demolition and construction and operational phases of the Proposed Development. These potentially sensitive receptors considered by the EIA are identified in Table 2.3 below.

Table 2.3 Potentially Sensitive Resource / Receptors Considered by the EIA

Category	Description of Resource / Receptor
Neighbouring Residential Property	Neighbouring residential properties within the immediate vicinity of the Proposed Development.
Neighbouring and Local Commercial Properties and Businesses	Existing commercial properties and businesses within the immediate vicinity of the Proposed Development.
Future On-Site Users	Future occupiers (i.e. residents, employees) of the Proposed Development who occupy the Site when the development is operational; also maintenance workers and general public who may access the Site. Includes entrances, thoroughfares and amenity space which will be used by future occupiers.

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Category	Description of Resource / Receptor
Demolition and Construction Workers	Workers employed to work on the demolition and construction phases of the Proposed Development.
Local Population and Resources	Primary Schools Secondary Schools Amenity / Open Space Provision Play Space Provision Housing Primary Health Care
Employment and Local Economy	Construction Employment Operational Employment Annual Spending
Air Quality	Local air quality and human health (Air Quality Management Area)
Surface Water / Water Resources	River Thames: Water Quality, Fisheries, Supply / Abstractions Fluvial and Tidal Flood Risk
Ground Water / Water Resources	Secondary Undifferentiated Aquifer Principal Aquifer
Subsurface and Surface Utilities and Infrastructure	TWUL Water Infrastructure / Resources
Pedestrian and Cycle Network	Pedestrians and cyclists on Site and in the surrounding area
Local Highway Network	Road users on the Site and surrounding areas (i.e. Shoreditch High Street, Commercial Street)
Public Transport Network	Users of local public transport network (i.e. buses, rail, underground)
Archaeological Assets	Potential archaeological assets that may be on site and/or the surrounding area, including designated Area of Archaeological Importance; Scheduled Ancient Monument
Heritage Assets	Heritage Assets including Conservation Areas, Listed Buildings and Locally Listed Buildings
Townscape Character	Geographical areas which have readily identifiable characteristics
Local and Long Distance Views	Key short, medium and long distance views to the Site (i.e. LVMF 9A.1 - King Henry VIII's Mound)

EIA Assessment Methodology

EIA Overview

2.102 The EIA has been prepared taking into account the following:

- Consultation with statutory and non-statutory consultees to understand the environmental and socio-economic issues concerning the redevelopment of the site, in particular development constraints and opportunities;
- EIA scoping;
- National, regional and local planning policies, guidelines and legislation relevant to the EIA;
- Definition of the baseline conditions;
- Effect significance criteria;
- Identification of sensitive receptors;
- Design review and assessment of alternatives;
- Review of previous environmental studies, and publicly-available information and databases;
- Expert opinion;
- Physical surveys and monitoring;
- Desk-top studies;

- Monitoring and modelling (for example of the noise, air quality and wind environments); and
- Reference to current best practice and guidance in relation to the sustainability of the Proposed Development.

- 2.103** This ES has considered the likely significant effects of the Proposed Development on its neighbours, local environment, local and regional economy and the wider area. Beneficial and adverse, short and long-term (temporary and permanent), direct, indirect and cumulative effects have been considered. Throughout the design process for the Proposed Development, the environmental specialists and the project design team have worked together through an iterative design process to reduce or eliminate where possible, adverse environmental effects through the evolution of the scheme design.
- 2.104** Where mitigation measures have been identified to either eliminate, mitigate or reduce adverse effects, these have been incorporated into the design of the Proposed Development (where possible). Following the incorporation of mitigation measures, the significance of any remaining residual effects are defined by applying a standard set of significance criteria.

Criteria for Evaluating Effect Significance

2.105 The evaluation of the significance of an effect is important; it is the significance that determines the resources that should be deployed in avoiding or mitigating an adverse effect, or conversely the actual value of a positive effect.

2.106 The significance of effects has been determined by reference to criteria for each assessment topic, including definitive standards, accepted criteria, and legislation where available. Where it has not been possible to quantify effects, qualitative assessments have been carried out, based on expert knowledge and professional judgment. Where uncertainty exists, this has been noted in the relevant assessment chapter.

- 2.107** Specific effect significance criteria for each technical discipline have been developed, giving due regard to the following:
- Extent and magnitude of the effect;
 - Effect duration (whether short, medium or long-term);
 - Effect nature (whether direct or indirect, reversible or irreversible, beneficial or adverse);
 - Whether the effect occurs in isolation, is cumulative or interactive;
 - Performance against any relevant environmental quality standards;
 - Sensitivity of the receptor; and
 - Compatibility with environmental policies.

2.108 For issues where definitive quality standards do not exist, significance can be based on the following:

- Local, district, regional or national scale or value of the resource affected;
- Number of receptors affected;
- Sensitivity of these receptors; and
- Duration of the effect.

Effect Significance

Reference to 'Impact' and 'Effect'

- 2.109** It is noted that the terms 'impact' and 'effect' are distinctly different. The EIA Regulations, by their name, suggest that an assessment of the Proposed Development's environmental impacts is required. Having gained an understanding of the likely impact it is then important to know whether the change in environmental or socio-economic conditions matters (i.e. whether it is to be considered to be a significant environmental effect). The impacts of the Proposed Development may or may not result in significant effects on the environment, depending on the sensitivity of the resource or receptor and potentially other factors (such as duration). The assessment of effects is a requirement identified by Schedule 4 of the EIA Regulations.

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Approach to Assessment

- 2.110** To achieve a consistent approach across the different technical disciplines addressed within the ES, the following terminology and definitions described have been used throughout the ES to define the significance of the residual effects.
- 2.111** Assessments will broadly consider the sensitivity of the resource / receptors that could be affected and the magnitude of impacts in order to derive the classification of effects. The methodology for determining effect significance considers a number of factors, as discussed within the above section 'Criteria for Evaluating Effect Significance'.
- 2.112** Terminology to describe the sensitivity of resources / receptors and magnitude of impacts is as follows:
- High;
 - Medium;
 - Low; and
 - Very Low.
- 2.113** For each of the technical disciplines, the approach to assessment, descriptions and explanations relevant to that topic will be developed to accompany each of the terms described above.
- 2.114** Each of the technical disciplines provides the criteria, including sources and justifications, for quantifying the different levels of potential and residual effect. Where possible, this has been based upon quantitative and accepted criteria (for example, national standards for air quality and noise), together with the use of value judgement and expert interpretation to establish to what extent an effect is environmentally significant.

Effect Significance Matrix

- 2.115** The terminology to be used to describe the classification of effects is presented in Table 2.4 and Table 2.5 below. This takes into account the magnitude of the impact and the sensitivity of the receptor. The nature of the effect is also identified, determining whether the effect assessed will be of benefit to the Proposed Development, or have negative effects, requiring mitigation measures to either avoid or reduce the potential adverse effect.

Table 2.4 Categories of Effects Being Considered

Type of Effect	Description
Major	These effects may represent key factors in the decision making process. Potentially associated with sites and features of national importance or likely to be important considerations at a regional or district scale. Major effects may relate to resources or features which are unique and which, if lost, cannot be replaced or relocated.
Moderate	These effects, if adverse, are likely to be important at a local scale and on their own could have a material influence on decision-making.
Minor	These effects may be raised as local issues and may be of relevance in the detailed design of the project, but are unlikely to be critical in the decision-making process.
Negligible	Effects which are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error, these effects are unlikely to influence decision-making, irrespective of other effects.

Table 2.5 Nature of Effect

Type of Effect	Description
Adverse	Detrimental or negative effects to an environmental / socio-economic resource or receptor
Beneficial	Advantageous or positive effect to an environmental / socio-economic resource or receptor

- 2.116** A generic classification of effects matrix is provided within Table 2.6 below as an example of the criteria to be used to assess the significance of effects. The basis for determining effect significance will take into account the sensitivity of resource / receptor and magnitude of impact.

Table 2.6 Classification of Effects Significance Framework

Receptor Sensitivity	Magnitude of Change			
	High	Medium	Low	Very Low
High	Major	Major	Moderate	Minor
Medium	Major	Moderate	Minor	Negligible
Low	Moderate	Minor	Negligible	Negligible
Very Low	Minor	Negligible	Negligible	Negligible

- 2.117** Following the classification of an effect using this methodology, a clear statement is then made as to whether the effect is significant or not significant. As a general rule, the following criteria is applied:
- 'Moderate' or 'major' are deemed to be '**significant**'.
 - 'Minor' are considered to be '**not significant**', although they may be a matter of local concern; and
 - 'Negligible' effects are considered to be '**not significant**' and not a matter of local concern.
- 2.118** Professional judgement can also be applied, including consideration of whether an effect is direct and indirect, cumulative, the duration and frequency, and the likelihood of the effect occurring.
- 2.119** At a spatial level, local effects are those affecting the Site and neighbouring receptors, while effects upon receptors in LBTH beyond the vicinity of the Site are considered to be at a district / borough level. Effects affecting Greater London are considered to be at a regional level, whilst those which affect different parts of the country, or England as a whole, are considered to be at a national level.
- 2.120** Where mitigation measures have been identified to either eliminate or reduce adverse effects, these have been incorporated into the Proposed Development, for example either through the design, or translated into demolition and construction commitments; or operational or managerial standards / procedures. The ES will then highlight the 'residual' effects (those effects which remain following the implementation of suitable mitigation measures), and classifies these in accordance with the standardised significance framework.
- 2.121** The residual effects for each technical discipline will be summarised within a table as part of the concluding sections of the chapter.

Replacement Environmental Statement – Update 2015

- 2.122** This Replacement ES consolidates the December 2014 ES and March 2015 Addendum into a single ES, and details the likely significant environmental effects resulting from the changes that have been made to the December 2014 ES, as amended by the March 2015 amendments. Together with the commentary addressing the proposed design changes of the November 2015 Amendments, this Replacement ES sets out the assessment of the likely significant environmental effects of the Amended Proposed Development.
- 2.123** The purpose of this Replacement ES is to focus on the likely significant effects outlined in the December 2014 ES that are materially affected by the March 2015 ES Addendum and November 2015 amendments and account for whether any new significant effects are likely as a result of the design changes. In cases where the assessments remain valid, justification is provided, and where minor adjustments and updates to the technical assessments are required, these are addressed.
- 2.124** The December 2014 ES provided details of baseline conditions, impact assessments and mitigation measures in relation to the Proposed Development. The March 2015 Addendum details how (if at all) the design changes comprising the March 2015 amendments had affected the significance of the effects presented in the December 2014 ES or introduced new likely significant effects.
- 2.125** For this Replacement ES, the preceding assessments have been reviewed in light of the design changes comprising the November 2015 amendments and provides an assessment of the environmental impacts arising from the Amended Proposed Development, detailing how (if at all) the scheme changes have affected the significance of these resultant effects or introduced new likely significant effects. This Replacement ES also reviews and takes into consideration any changes to planning policy, guidance and legislation; assessment methodology and baseline conditions; and any updates to cumulative schemes.

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2.126 The approach to assessing the Amended Proposed Development has been as follows:

- AECOM's EIA specialists and other technical contributors (i.e. Quod, Arup, GIA, RWDI, AKT - II, MOLA, KM Heritage and Peter Stewart Consultancy) have been asked to consider whether the scheme changes could materially affect the previously identified effects or introduce new significant effects, and therefore whether further consideration or detailed technical assessment is required;
- Where no material changes are considered likely to occur to the previously identified effects, no further technical assessment has been considered necessary; and
- Where the scheme changes are considered likely to materially change the previously identified significant effects or introduce new significant effects, an updated assessment for the relevant environmental topic has been undertaken.

Structure of the Environmental Statement

2.127 As discussed within ***Chapter 1: Introduction to the Environmental Statement***, the ES consists of three volumes and a Non-Technical Summary.

2.128 ES Volume I: Main Chapters - this document forms the main body of the ES detailing the results of environmental investigations, potential effects arising and the proposed mitigation measures. The ES also identifies opportunities for social and economic benefit and environmental enhancement. The ES is divided into a number of background and technical chapters supported with figures and tabular information. ES Volume I considers the environmental effects associated with a number of topics. Each topic has been assigned a separate technical chapter in the ES, as identified within Table 2.7.

Table 2.7 Topics Included within the EIA – ES Volume I

Chapter Number	Topic	Refer to ES Volume
Chapter 1	Introduction	Volume I
Chapter 2	EIA Methodology	Volume I and Volume III
Chapter 3	Alternatives and Design Evolution'	Volume I
Chapter 4	The Proposed Development	Volume I
Chapter 5	Demolition and Construction	Volume I
Chapter 6	Waste and Recycling	Volume I and Volume III
Chapter 7	Socio-Economics	Volume I and Volume III
Chapter 8	Traffic and Transport	Volume I and Volume III
Chapter 9	Air Quality	Volume I and Volume III
Chapter 10	Noise and Vibration	Volume I and Volume III
Chapter 11	Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare	Volume I and Volume III
Chapter 12	Wind Microclimate	Volume I and Volume III
Chapter 13	Water Resources, Drainage and Flood Risk	Volume I and Volume III
Chapter 14	Archaeology	Volume I and Volume III
Chapter 15	Built Heritage	Volume I
Chapter 16	Effect Interactions	Volume I
Chapter 17	Residual Effects and Conclusions	Volume I
Chapter 18	Glossary of Terms	Volume I
	Townscape and Visual Assessment + Appendix	Volume II

2.129 ES Volume II: Townscape and Visual Assessment - a separate townscape and visual assessment document has also been produced and submitted as part of this ES. This volume is accompanied by a full set of views as agreed with LBTH as part of the EIA Scoping Phase. The ES Volume II is accompanied by

an appendix that describes the methodology used to create accurate visual representations (AVRs), providing supporting evidence for the views and presents the final verified photomontages.

2.130 ES Volume III: Technical Appendices - a complete set of appendices is provided for reference. These comprise background data, technical reports, tables, figures and surveys, which support the assessments in ES Volume I. The appendices provided are as follows:

Table 2.8 Appendices Included within the EIA – ES Volume III

Appendix Reference	Topic
Appendix A	Scoping Report, LBTH Scoping Opinion
Appendix B	Waste and Recycling
Appendix C	Traffic and Transport
Appendix D	Air Quality
Appendix E	Noise and Vibration
Appendix F	Daylight and Sunlight
Appendix G	Wind Microclimate
Appendix H	Water Resources – Drainage, FRA
Appendix I	Archaeology
Appendix J	Built Heritage

2.131 ES Non-Technical Summary (NTS) - this is presented as a separate document, providing a concise description of the Proposed Development, alternatives considered, potential environmental effects, and mitigation measures. The NTS is designed to give information on the Proposed Development to a wide and non-technical audience and to assist interested parties with their familiarisation of the project.

Structure of the Environmental Statement

November 2015 Amendments

2.132 This Replacement ES takes into account the design changes to the scheme (refer ***Chapter 4: Proposed Development***) that have occurred since the initial submission of the application in December 2014 ES and concludes if any changes to the likely significant effects occurs as a result changes.

2.133 This Replacement ES consolidates the environmental assessment of the design changes into the December 2014 ES, presenting the commentary (under the heading 'Update 2015') prepared for the design changes in the March 2015 ES Addendum (the 'March 2015 ES Addendum') by blue text, and additional design changes that are being proposed as part of the current design changes presented by red text.

2.134 This November 2015 Replacement ES comprises the following structure:

- **Replacement ES Volume I: Main ES** – describes the scheme changes and the details the likely significant environmental effects resulting from the changes that have been made to the December 2014 Scheme, as amended by the design changes comprising the March 2015 ES Addendum, for each topic as presented within the December 2014 ES;
- **Replacement ES Volume II –Townscape and Visual Impact Assessment** – An Addendum to the submitted Townscape and Visual Impact Assessment (TVIA), consolidating the assessments presented for both the December 2014 ES and March 2015 ES Addendum; and
- **Replacement ES Volume III: Technical Appendices** - a complete set of appendices is provided for reference. These comprise background data, technical reports, tables, figures and surveys, which support the assessments in ES Volume I.

Structure of ES Technical Chapters

2.135 Technical chapters are provided for each environmental and socio-economic topic detailing the planning policy context, study methodology and significance criteria; baseline conditions; likely significant effects and

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proposed mitigation. In addition, an assessment of potential cumulative effects of the Proposed Development in combination with other developments is provided.

2.136 For consistency and ease of reading, a standard approach has been taken to the structure of each technical chapter as outlined below.

- Introduction;
- Legislative and Planning policy Context;
- Assessment Methodology and Effect Significance Criteria;
- Baseline Conditions;
- Environmental Design and Management;
- Potential Effects and Mitigation Measures;
- Residual Effects and Conclusions;
- Cumulative Effect Assessment – With Other Development Schemes; and
- Summary of the 2011 Scheme.

Introduction

2.137 The introduction details the authorship of the technical study, provides a brief summary of what is considered in the chapter and provides any relevant background information..

Legislative and Planning Policy Context

2.138 This section includes a short summary of applicable legislation and policy plans (whether formalised or draft) at the local, regional and national level.

Assessment Methodology and Effect Significance Criteria

2.139 This section describes the approach taken to the assessment. The section includes:

- The basis for the scope of the assessment, including details of consultation which has provided data and informed the scope and method of assessment;
- Topic specific guidance or standards which have been utilised;
- Details of research and surveys undertaken to inform the assessment;
- The method of assessment including the approach to determining whether or not effects are significant; and
- An indication of any difficulties or limitations in undertaking the assessment and compiling the required information.

Baseline Conditions

2.140 In order to assess the potential effects of the Proposed Development, it is necessary to determine the environmental conditions, resources and receptors that currently exist on the Site and the surrounding areas. These are known as ‘baseline conditions’ and should be considered in the context of each assessment.

2.141 In some cases a ‘future baseline’ should also be considered (i.e. the anticipated state of environmental conditions, resources and receptors) at a point in the future without the Proposed Development. Where this has been necessary, this has been explained within the relevant technical ES chapter.

2.142 Baseline conditions have been determined using the results of on-site surveys and investigations or desk based data searches, or a combination of these, as appropriate.

Environmental Design and Management

2.143 The way that potential environmental impacts have been or will be avoided, prevented, reduced or offset through design and / or management should be described in this section. Equally, if proposed environmental enhancements are applicable, they will also be described.

2.144 Examples include:

- Consideration of appropriate massing and design;
- Incorporation of landscape features within the design;

- Incorporation of sustainable drainage features within the design; and
- Application of standard construction management controls through a Construction Environmental Management Plan or similar.

Potential Effects and Mitigation Measures

2.145 This section identifies the potential effects resulting from the Proposed Development and considers potential effects during demolition and construction and once the Proposed Development is completed and operational. The effects of the Proposed Development are defined against the existing baseline. Each identified potential impact on the sensitive receptors is discussed in terms of the significance criteria discussed earlier.

2.146 Where potential adverse impacts are identified (despite the environmental design and management measures adopted), proposed mitigation measures may be identified to avoid or reduce the negative impact. This section describes the mitigation measures that the Applicant will implement to avoid or reduce adverse impacts and enhance the beneficial impacts relevant to the Proposed Development. These measures can relate to any of the key phases of the project: design, demolition and construction, and completion / operation.

Residual Effects and Conclusions

2.147 Effects arising as a result of the Proposed Development which remain following the implementation of available mitigation measures are known as ‘residual effects’. These are discussed for each of the potential effects, and their significance level identified.

Cumulative Effect Assessment – With Other Development Schemes

2.148 The EIA has considered the potential cumulative effects of the Proposed Development in relation to other development schemes within approximately 1 kilometre (km) of the Site. Each individual technical ES Chapter will present the assessment of combined effects of the Proposed Development and other development schemes (i.e. cumulative schemes).

2.149 The approach to assessing the cumulative effects in association with the Proposed Development is discussed further below.

Summary of the 2011 Scheme

2.150 At the request of the LBTH (refer Scoping Opinion, para 4.2 – refer **ES Volume III: Appendix A**), a section at the end of each relevant ES Chapter (where applicable) has been provided which presents a summary of the conclusions identified within the applicable environmental technical assessment, which was presented with the planning application as part of the Extant Planning Permission PA/10/02764.

Cumulative Effect Assessment

Assessment of Cumulative Effect of the Proposed Development with Other Development Schemes

2.151 Each individual technical ES Chapter will present the assessment of combined effects of the Proposed Development and other development schemes (i.e. cumulative schemes).

2.152 The EIA will consider other development schemes within approximately 1 kilometre (km) of the Site. Based upon professional judgement and experience of EIA’s undertaken in an urban context, this distance is considered an appropriate radius in which to identify other development schemes in order to establish the significance of cumulative environmental and socio-economic effects. Other development schemes that are considered within the assessment of cumulative effects comprise those:

- Proposed by way of the submission of a planning application, permitted/with a resolution to grant permission or under construction;
- Located within close proximity (approximately 1km) of the Site; and

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- Which are 10,000m² or greater GEA in floor area.
- 2.153** A schedule of developments that have been considered for assessment¹ (presented in below) have been identified in consultation with LBTH and CoL. The location of each scheme considered in the assessment of cumulative effects is shown in 0. Professional judgement has also been applied to identify those development schemes with the potential to lead to cumulative effects with the Proposed Development (i.e. there may also be schemes below the '10,000m² or greater GEA in floor area threshold' that may have the potential to contribute to cumulative effects).
- 2.154** The cumulative effect assessment within the Townscape and Visual Impact Assessment (**ES Volume II**) includes a number of the schemes listed within this ES Chapter, in addition to more distant schemes, as visual impacts are far reaching.

Scoping Opinion - Consultation

- 2.155** The list of development schemes identified in 0 presents the final set of schemes adopted for assessment as a result of scoping process. The table accounts for the schemes included within the EIA Scoping Report submitted to LBTH, and subsequently updated following receipt of the LBTH Scoping Opinion (refer Scoping Opinion Summary – Table 2.1 and Table 2.2 above, following comments from LBTH and CoL – dated 21st August 2014), and subsequent further correspondence with the LBTH (response to LBTH Scoping Opinion, dated 26th September 2014, to account for removal of schemes following internal review, accounting for the updated status of the schemes (i.e. completed and part of the existing environment)). Table 2.9 below presents the schemes added or removed as a result of scoping process. Please refer **ES Volume III: Appendix A** for further details.

Table 2.9 Summary of Other Development Schemes Added or Removed During the Scoping Process

Additional Cumulative Schemes (Refer Scoping Opinion – 21 st August 2014)	Schemes Removed Following Internal Review (with reason) (Refer Response to Scoping Opinion – 26 th September 2014)
LBTH <ul style="list-style-type: none"> - Bishopsgate Goods Yard (PA/14/2011); - Goodman's Fields site (PA/10/03587); - 60 Commercial Road (PA/10/01481); - 15 to 17 Leman Street (PA/14/00286); and - 27 Commercial Road (PA/13/02338) 	<ul style="list-style-type: none"> - 32-42 Bethnal Green Road (PA/07/02193): This development is now complete and part of the existing environment; - 87-95 Curtain Road (2008/0511): This development is now complete and part of the existing environment; - Land bound by Hackney Road and Austin Street including Mildmay Mission Hospital, Hackney Road (PA/09/02323): This development is now complete and part of the existing environment; - 30, 32 and 36 Brushfield Street (PA/12/01853): The application relates to a change of use of the units and is now complete and part of the existing environment. It is also considered that the size and scale of the units comprising the application do not exceed the criteria identified for the cumulative assessment (i.e. provide over 10,000m² of floorspace); - 3-10 Finsbury Square (P102295): This development is now complete and part of the existing environment.
CoL <ul style="list-style-type: none"> - 60-70 St Mary Axe (08/00739/FULEIA); - 117, 119 & 121 Bishopsgate, Aldermans House, 34-37 Liverpool Street, 1 Aldermans Walk & part of White Hart Court (09/00192/FULMAJ); - 101 Moorgate (11/00773/FULEIA); - 15 Bishopsgate (12/00309/FULL); - 3 Broadgate Circle (12/00431/FULL); - 1 Angel Court & 33 Throgmorton Street (10/00889/FULMAJ); - 22-24 Bishopsgate, 38 Bishopsgate (Crosby Court) & 4 Crosby Square (06/01123/FULEIA); - 61 St Mary Axe, 80-86 Bishopsgate, 88-90 Bishopsgate, 12-20 Camomile Street, 15-16 St Helens Place & 33-35 St Mary Axe (11/00332/FULEIA); - 52-54 Lime Street & 21-26 Leadenhall, 27 & 27A 	

¹ To enable the assessment of cumulative effect, only schemes that were submitted for planning before the end of September 2014 have been included.

Additional Cumulative Schemes (Refer Scoping Opinion – 21 st August 2014)	Schemes Removed Following Internal Review (with reason) (Refer Response to Scoping Opinion – 26 th September 2014)
Leadenhall Street & 4-5 Billiter Street (12/00870/FULEIA); and - 120 Moorgate (11/00231/FULMAJ)	

Assessment of Cumulative Effect of the Proposed Development with Other Development Schemes – Update 2015

March 2015 ES Addendum

- 2.156** The status of the cumulative schemes identified in the December 2014 ES had been reviewed and it was confirmed that the list of cumulative schemes assessed for the December 2014 ES remain valid for consideration for the March 2015 ES Addendum.

November 2015 Amendments

- 2.157** Since the submission of the March 2015 ES Addendum, there have been several new applications come forward for development, including applications for revisions of the proposed development schemes considered within the list of other development schemes (i.e. cumulative schemes) presented in the December 2014 ES (presented in Table 2.10).
- 2.158** An updated schedule of developments has been considered for assessment and presented in Table 2.10A. The location of each scheme considered in the assessment of cumulative effects is shown in Figure 2.1A, which replaces the corresponding figure (Figure 2.1) presented in the December 2014 ES.
- 2.159** Each individual technical ES Chapter will present the assessment of combined effects of the Amended Proposed Development and cumulative schemes.

Table 2.10A List of Cumulative Schemes Considered For Assessment With the Proposed Development – Update 2015

Ref	Name / Address	Approx. Distance from Site (m)	Description of Development	Status as of September 2014
1	Principal Place (LBH) 2011/0698	25	<p>Full planning permission for the demolition of the rear of 233 Shoreditch High Street, perimeter walls, viaduct structure across Plough Yard and all other structures on the site and the erection of a decking structure and buildings comprising:</p> <ul style="list-style-type: none"> • Building 1: a part 10, part 16 storey building to provide 76,465m² (GEA) of office floorspace (Use Class B1) together with 1,471m² (GEA) of retail floorspace (Use Class A1-A4) at ground floor level. • Building 2: a 50-storey block comprising 243 private residential units (111x one bed, 121 x two beds and 8 x three beds) together with 242m² (GEA) of retail floor space (Use Class A1-A4) at ground floor level. • Building 3: a 14-storey block providing 39 intermediate housing units (12 x one bed, 21 x two beds and 6 x three beds) and 116m² (GEA) of retail floorspace (Use Class A1-A4) at ground floor. • Building 4: a 6-storey block providing 17 affordable rent units (3 x one bed, 6 x two beds, 6 x three beds and 2 x four beds). • Building 5: a single storey block linked to buildings 3 and 4 comprising of 263m² (GEA) of flexible floorspace (Use Class A1-A4/D1/D2/B1). • A single storey kiosk comprising 100m² (GEA) of retail floorspace (Use Class A1-A4). <p>Together with two separately accessed basements, 51 residential</p>	Full planning permission

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Ref	Name / Address	Approx. Distance from Site (m)	Description of Development	Status as of September 2014	Ref	Name / Address	Approx. Distance from Site (m)	Description of Development	Status as of September 2014
			parking spaces (2 blue badge) and 22 other (commercial) car parking spaces (2 blue badge), open space with hard and soft landscaping; retention and creation of new vehicular and pedestrian access, servicing areas and roof top plant and all other associated works.			(LBTH) PA/12/00090			
2	86 Brick Lane, E1 6RL (LBTH) PA/13/00494	420	Demolition of existing building and erection of a part 4 and part 5-storey (plus lower ground floor) building to provide a hotel (5,077 m ²) and a ground floor level unit (24 m ²) for use as A1 (Shops), A2 (Financial & professional services); application to vary planning permission PA/11/031435	(Current) Planning Application	8	London Fruit & Wool Exchange, Brushfield St, 99–101 Commercial Street, 54 Brushfield St & Whites Row Car Park (LBTH) PA/11/02220	295	Demolition of White's Row Multi-Storey Car Park, 99–101 Commercial Street (The Bank), 54 Brushfield Street (The Gun Public House), and partial demolition of the London Fruit and Wool Exchange behind the retained Brushfield Street Façade and the erection of a 6 storey building with a basement, as offices and retail accommodation, with landscaping and associated works, together with a new pavilion building for retail accommodation.	Permitted March 2013
3	10 – 50 Willow Street, EC2A 4BH (LBH) 2010/1067	495	Demolition of existing building and erection of a new part-three, part-five and part six storey building (plus basement) for use as a 195-bedroom hotel (use class C1), including bar, restaurant and business centre.	Opening in 2013	9	Site At 3-11 Goulston Street And 4-6 And 16-22 Middlesex Street (LBTH) PA/12/02045	605	Demolition of the existing buildings and erection of a nine storey building to provide a 395 room hotel (Use Class C1), together with the creation of a new pedestrian route and other works incidental to the development.	Permitted subject to s106 April 2013
4	The Stage Shoreditch (LBH) 2012/3871	130	The demolition of buildings and structures, the excavation, preservation, and exhibition of the remains of the Curtain Theatre (D1 Use). The excavation of a basement structure containing A1-A4/B1/C3 uses. The provision of four buildings comprising a 40-storey residential tower with shared A1-A4/B1/C3 back of house uses and retail in A1-A4 use at ground floor; a 9-storey B1 office building with shared A1-A4/B1 back of house** uses and flexible A1-A4/B1 uses at ground floor and first floors, and retail in A1-A4 use at ground floor, and associated servicing facilities; a 13-storey B1 office building with shared A1-A4/B1 back of house** uses and retail in A1-A4 uses at ground floor, and flexible A1-A4/B1 uses at ground floor; a 2-storey pavilion containing D1/D2 uses. Works of demolition, alteration, extension and change of use to the railway viaduct to create a range of A1-A4 retail uses at ground and railway bed level along with the laying out of an open space. The laying out of an open space on land currently occupied by a service yard and shed adjacent to the railway viaduct that will connect Great Eastern Street and Hewett Street to Plough Yard. The temporary removal and reinstatement of three grade II listed bollards on Curtain Road.	Resolution to Grant	10	River Plate House 7 - 11 Finsbury Circus (north), EC2M 7EA (COL) 12/00812/CAC 12/00811/FUL MAJ	635	Demolition of the existing building with partial retention of the facade to South Place in connection with construction of a 9 storey development. Redevelopment of the site behind partially retained facade to South Place and erection of a new 9 storey office building (ground floor plus 8 storeys) (Class B1(a)) with alternative use of part ground and part lower ground for either retail (Class A1/A2/A3/A4) or Class D2 (gymnasium) or Class B1(a) (offices), roof top and basement M & E plant, together with servicing facilities, one disabled car parking space and cycle parking and other associated ancillary works. (Total floorspace: 23,928 m ²).	Permitted May 2013
5	187 - 193 Shoreditch High Street and land bounded by Shoreditch High Street; Holywell Lane and King John Court, E1 6HU (LBH) 2012/3792	235	Redevelopment comprising: demolition of 186 Shoreditch High Street; refurbishment of 187 Shoreditch High Street (including demolition of rear additions and erection of a 4 storey rear extension); and erection of 5 new buildings around an area of landscaped open space (to be used for market activities including 10 x kiosks plus table top markets) with associated provision for outdoor terraces, refuse provision, landscaping, roof plant and cycle parking. The new buildings include: a part 3 part 5 storey plus basement and mezzanine building; a 4 storey building; a single storey building of double storey height for potential mezzanine; a part 4 part 9 storey plus basement building; and a 2 storey plus basement building. The redevelopment comprises approximately 5909 m ² (GEA) of Class B1/A1/A3 (office / retail / cafe / restaurant) accommodation; 5907 m ² (GEA) of Class C1 (185 room hotel); 8 x residential (Class C3) units (4 x 2 bed and 4 x 3 bed).	(Current) Planning Application	11	1-13 Long Street, Hackney, E2 8HJ (LBH) 2012/2013	740	Erection of a new part 4, part 5, part 8-storey building to provide for 237 rooms of student accommodation and associated communal areas; erection of a new 10-storey building and two-storey extensions to the existing buildings at 1-3 Long Street and 5-9 Long Street to create 6-storey buildings along with associated refurbishment works to provide for 73 residential units (40 x 1-bed, 23 x 2-bed, 8 x 3-bed & 2 x 4-bed); conversion of ground floor of 5-9 Long Street to provide for 816 m ² (GEA) of Class B1 use floorspace; construction of a landscaped podium above car parking area at ground floor level (40 car spaces); the provision of 255 cycle spaces and access and landscape works in association with Conservation Area Consent Ref: 2012/2014 for the demolition of 11-13 Long Street and associated structures.	Permitted subject to s106 January 2013
6	Silwex House, Quaker Street (LBTH) PA/07/02310	160	Construction of a two storey roof extension in connection with a change of use from workshop/warehouse (Class B8) to apartment hotel accommodation (Class C1) with ancillary commercial floor space (661 m ²), service areas as well as provision of basement pa	Permitted	12	49-51 Paul Street, London EC2A 4NG (LBH) 2012/0816	485	Erection of a part five to part eight storey building to provide Class C1 Use (hotel) together with associated facilities.	Permitted subject to s106 August 2012
7	Land within former Truman's Brewery Site, on corner of Spital Street and Buxton Street	350	Demolition of the existing store building, substation, workshops and boundary wall to Buxton Street and Spital Street up to Cooperage Building and erection of a 3 storey high data centre with basement accommodation (Use Class B8) and new substation, including provision of Use Class B1 enterprise / D1 training floor space, provision of rooftop satellite dishes, roof mounted mechanical plant, security fencing, cycle parking and provision of car parking spaces and associated works.	Permitted October 2012	13	115 Curtain Road, Hackney, EC2A 3BS (LBH) 2012/0789	210	Erection of six storey building to accommodate office floorspace (B1 Use Class) at basement, ground and part first floor levels and six residential units at first to fifth floor levels together with formation of roof terraces and balconies.	Permitted December 2012
					14	Electricity Sub-	150	Demolition of the sub-station and the construction of a 13-storey B1	(Current)

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Ref	Name / Address	Approx. Distance from Site (m)	Description of Development	Status as of September 2014	Ref	Name / Address	Approx. Distance from Site (m)	Description of Development	Status as of September 2014
	Station Hearn Street Hackney EC2A 3LS (LBH) 2012/3873		office building with shared back of house uses and flexible retail/restaurant/bar use at ground floor to be serviced from other land in the ownership and control of the applicant, including basement and also including associated works. The appearance of the proposed building is reserved. The building provides 15,313 m ² of B1 office floorspace; 614 m ² of flexible retail/restaurant/bar floorspace (A1 - A4); and 614 m ² of share back of house (sui generis).	Planning Application December 2012		Hackney N1 6DP 2011/3007		landscaping.	
15	12-20 Paul Street & 83-105 Clifton Street, EC2 2011/1922	405	Extension of time of planning application reference APP/U5360/A/08/2062445 for mixed use redevelopment to provide 419 student rooms, 135 m ² of flexible B1/A3 space and 5400 m ² of B1 floor space, associated parking and landscaping.	Permitted March 2012	20	Former Beagle House Now Known As Maersk House, Braham Street, London, E1 PA/14/00255 PA/15/01209 (new application)	820	Demolition of existing building (Beagle House) and construction of a 24 storey mixed use development comprising 1,287 m ² of retail / commercial space (Use Class A1 – A5 and B1) at ground floor and first floor level with residential accommodation to provide 320 flats (Use Class C3) between the 1st and 24th floors and two basement levels, plus associated car parking, landscaping, plant accommodation, access arrangements and any other incidental works. Demolition of all existing structures and erection of a mixed use development comprising retail/commercial floorspace (2,010sq.m) at ground level (Use Classes A1-A3), with office (Use class B1) floorspace above (34,880sq.m)	(Current) Planning Application Current application (submitted May 2015)
16	5-29 Sun Street, 1-17 Crown Place 8-16 Earl Street and 54 Wilson Street London EC2M 2PS 2009/2464	450	Demolition of existing buildings on site (excluding 5-11 Sun Street (bar rear elements) and construction within eastern part of the site of a two basement plus part 11, part 12, part17, part 20, part 21, part 24 storey (105 metres AGL) office building providing 53,279 m ² of use Class B1 and 1,568m ² of flexible retail/office (Use Class A1, A2, A3, A4 and B1) floor space, plus the refurbishment of 5- 11 Sun Street within the western part of the site and construction of ground plus three storey terrace for a 34 room hotel (2,591 m ² C1 Use Class) and 194 m ² of flexible retail (Use class A1,A2 and A3); together with the provision of vehicular access, and 220 cycle spaces off Earl Street, works of hard and soft landscaping and enabling works associated with the development.	Permitted January 2012	21	Aldgate Place Land Bounded By Whitechapel High Street, Leman Street, Buckle Street & Commercial Rd, E1 PA/13/218	805	Demolition of existing buildings and creation of a mixed use development, comprising three towers of 22, 25 and 26 storeys and a series of lower buildings ranging from 6 to 9 storeys. Provision of 463 private and affordable residential dwellings	(Current) Planning Application
17	145 City Road London EC1 - 37 East Road N1 6AZ 2012/3259	965	Demolition of existing buildings and erection of a 39 storey residential building with retail or café / restaurant units at ground floor, a 10 storey office building with retail or café / restaurant units at ground floor and a single storey retail or café / restaurant kiosk. The development consists of a total of 302 residential units (26 x studios, 121 x 1 bed, 126 x 2 bed and 29 x 3 bed), 10625 m ² of Use Class B1 (Office) floorspace and 943 m ² of Use Class A1 (Retail) or A3 (Restaurant or Cafes) floorspace plus basement, associated landscaping, car parking (29 spaces including 4 disabled spaces), vehicular access and cycle parking (459 spaces).	(Current) Planning Application	22	Aldgate Tower - Former Sedgwick Centre At 27 28 And 29 Whitechapel High Street And 2 To 4 Colchester Street, Whitechapel High Street PA/04/01190 (PA/01/01424)	800	Refurbishment and extension of existing Marsh Centre Building, demolition of other remaining buildings and redevelopment to provide new office accommodation (for variation / removal of condition from permission PA/01/01424). <i>(Refurbishment and extension of existing Marsh Centre building, demolition of remaining buildings and redevelopment to provide new office and retail accommodation. – Permitted January 2004)</i>	Permitted Dec 2004 – Completion 2014
18	84-86 Great Eastern Street and 1-3 Rivington Street EC2A 3JL 2009/2405 2015/1834 (new application)	550	Demolition of existing buildings on the site and construction of a part 18 storey (Block A: ground plus 17floors) and part six storey (Blocks B and C: ground plus five floors) building for use as a 350 room Hotel (23,135 m ² GIA Use Class C1 including health and fitness facilities) plus retail, bar and restaurant, art gallery and art cinema (1500 m ² GIA Use Class A1/A3/A4/D1 and D2); Offices (1,085 m ² GIA Use Class B1); and roof top bar and restaurant (716 m ² GIA Use Class A3/A4); together with ancillary hard and soft landscaping, revised vehicular access/egress, 48 cycle spaces and refuse/service arrangements. Demolition of existing buildings on the site and construction of a part twenty two storey (Block A: Ground plus twenty one floors) and part five/ part six storey (Block B: Ground plus four/ five floors) building for use as a 346 room hotel (22,174sqm GIA use Class C1 including health and leisure facilities); flexible uses including retail, bar and restaurant, art gallery and art cinema (3,324sqm GIA Use Class A1/ A3/ A4/ D1 and D2); private members club/ hotel use (781 sqm GIA sui generis/ Class C1); Offices (6,734 sqm GIA use Class B1); and public bar and restaurant (662 sqm GIA Use Class A3/ A4); together with ancillary hard and soft landscaping, revised vehicular access/ egress, 130 cycle spaces, 6 disabled vehicular spaces, refuse/ service arrangements, and all other works associated with the development	Permitted January 2011 Current application (submitted June 2015)	23	Site At 61-75 Alie Street And 16-17 Plough Street And 20 Buckle Street, Alie Street PA/07/1201 and PA/10/1096	900	Demolition of existing buildings and erection of two buildings of 7 and 28 storeys to provide 235 residential units, A1/A3 (retail/restaurant/cafe) floor space and B1(business), formation of associated car and cycle parking and highway access, hard and soft landscaping.	Permitted March 2008
19	Site bound by Corsham Street, Brunswick Place and Baches Street	845	Demolition of existing buildings and erection of part 2 to part 11 storey building to provide new education facility comprising 5,528 m ² teaching accommodation and associated facilities (D1 Class use); 541 student rooms; 376 m ² of flexible retail/restaurant use (Class A1/A3 use); together with cycle parking, refuse and recycling and external	Permitted March 2012	24	Former Site At 1 Commercial Street And 111 To 120 Whitechapel High Street, Commercial Street PA/05/229	715	Erection of a building comprising basement plus 23 storey building (with roof terrace) providing (i) parking, plant and 755m ² of Class A1, A2 or A3 (retail, office and food and drink) uses at basement level; (ii) 1,367m ² of either Class A1, A2, A3, D2.	Permitted August 2006

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Ref	Name / Address	Approx. Distance from Site (m)	Description of Development	Status as of September 2014	Ref	Name / Address	Approx. Distance from Site (m)	Description of Development	Status as of September 2014
25	65-75 Scrutton Street and 45 Curtain Road, EC2A 4PJ 2011/3593	275	Demolition of existing building(s) and redevelopment of the site to provide part 4, part 5, part 6-storey building (plus roof terrace) for mixed use development, comprising 6707 m ² of boutique hotel (Use Class C1), with ancillary conference centre, restaurant and cafe/bar; design studios (Use Class B1), parking (6 spaces), plant and associated works.	Permitted March 2012		LEC2A 3HS 2012/0506		along with associated works. (Application in conjunction with Listed Building Application reference 2012/0509 and Conservation Area Consent Application reference 2012/0508).	
26	Mitre Square, International House, Duke's Place, 11 Mitre Street & 1 Mitre Square EC3 (CoL) 10/00371/FUL MAJ	795	Demolition of existing building on the site and construction of two basements and a ground plus 18 storey office (Use Class B1) building, with retail (Use Classes A1/A3) at ground floor level, alterations to vehicular and pedestrian accesses into the site, the provision of a vehicular servicing access off Creechurh Lane and works of hard and soft landscaping and other incidental and enabling works associated with the development (39,340 m ²).	Permitted	32	60-60 St Mary Axe 08/00739/FUL	635	Demolition of all existing buildings and replacement with an office building (90m high) with one retail unit at ground floor level with associated landscaping and public realm enhancement works at street level. Provision of servicing from Goring Street [39,166 m ² GEA]	Under construction – projected completion 2018/19
27	Tenter House 45 Moorfields EC2Y 9AE (CoL) 11/00297/OUTL	760	Replacement of an extant outline planning permission (ref 06/00687/FULL dated 24 October 2008) in order to extend the time limit for implementation of the redevelopment to provide office space and retail uses with car parking and servicing (22,400 m ² 13 storeys)	Permitted	33	117, 119 & 121 Bishopsgate, Aldermans House, 34-37 Liverpool Street, 1 Aldermans Walk & part of White Hart Court, EC2M 3TH 09/00192/FUL MAJ	510	Redevelopment behind partial retained facades on Bishopsgate and Liverpool Street to provide retail (A1) use at ground and basement and office (B1) at (part) ground and 1st to 8th floors.	Under construction – projected completion 2018/19
28	Land bounded by Stone House & Staple Hall (CoL) 10/00152/FUL EIA	620	Alterations to 142- 150 Bishopsgate and 1-17 Devonshire Row (odd numbers), relocation of 1 Stone House Court and redevelopment of Stone House (128-140 Bishopsgate and 77-84 Houndsditch), Staple Hall (87-90 Houndsditch) and 1, 3 and 5 Stone House Court, to provide mixed use development comprising a luxury hotel, residential accommodation, retail uses (A1 - A3), hard and soft landscaping works including provision of a new public plaza, alterations to vehicular and pedestrian access and highways layout together with ancillary plant, servicing and associated works. 55,286 m ² . (GEA); 150.92m AOD (height)	Permitted 2010	34	101 Moorgate 11/00773/FUL EIA	780	Erection of a new building for office (Class B1) [7, 709 m ² GEA] and retail (Class A1) [308 m ² GEA] uses comprising part basement, ground mezzanine and six upper floors plus rooftop plant enclosure. Creation of a new public thoroughfare.	Under construction – projected completion 2017/18
29	5 Broadgate, EC2M 2QS 10/00904/FUL EIA	395	Demolition of 4 and 6 Broadgate and redevelopment to provide a building of two basements, ground, mezzanine and 12 storeys plus roof top plant (maximum height 83.5m AOD) for B1 commercial office purposes (108,213 m ²); the creation of a new pedestrian route from Broadgate Circle to Sun Street Passage; works of hard and soft landscaping to Finsbury Avenue Square, Broadgate Circle, Sun Street and Sun Street Passage; the provision of a revised access on Broad Lane; the provision of car, cycle and motorcycle parking in the basement; works to the exposed flank wall of 8-10 Broadgate; the creation of a new pedestrian route through the base of 3 Broadgate and the provision of plant and other works ancillary to the main building.	Permitted 2011 – Construction almost complete	35	15 Bishopsgate 12/00309/FULL Revised application (14/01251/FUL MAJ)	790	Replacement of the extant planning permission dated 10.09.2009 (08/00794/FULMAJ) in order to extend the time limit for implementation of the construction of a building comprised of five floors B1 offices with A1/A2/A3/A4 retail at ground and basement levels. Construction of pavilion for D1 medi-centre and/or A1/A2/A3/A4 retail use. Demolition of upper level city walkway. (Total floorspace 7784 m ²). Demolition of existing building and construction of a new building comprising a lower ground, basement, ground and six upper storeys for office use (Class B1) (7579sqm) with retail (Use Class A1/A2/A3/A4) at part lower ground, basement and ground floor levels (1463sqm), five retail units (Use Class A1/A2/A3/A4) (860sqm), landscaping and associated works.	Under construction – projected completion 2019/20 Revised application submitted Dec 2014 – current application
30	210 - 218 Old Street, 70-100 City Road, 32-37 Featherstone Street and 13-15 Mallow Street, Islington, EC1V 9UN P101833	775	Development of the site involving demolition of the existing structures except for 70-74 City Road (Building C) and 36-37 Featherstone Street; the change of use of the first to third floors of 36-37 Featherstone Street (Building E) from Class B1 office to Class C3 residential (3 units); the construction of four new buildings, Building A up to 90.09m high, Building B up to 40.39m high, Building D, up to 40.37m high and Building F up to 31.5m high to provide 32,625 m ² of Class B1 floor space, 728 m ² of mixed uses for Class A1/A2/A3/A4, creation of 6 residential units, alterations to an existing service access on Mallow Street, provision of new publicly accessible hard landscaped space and ancillary plant and equipment.	Permitted October 2010	36	3 Broadgate Circle 12/00431/FULL	440	Alterations to and partial demolition of Broadgate Circle including: lowering the central performance space; works and change of use to the basement and lower ground floor retail units; provision of new steps and alterations to the threshold from the Octagon; removal of existing kiosks and provision of new kiosks at ground level and within Broadgate Square; re-configuration and extension of the first floor restaurant/bar; works of hard and soft landscaping including the replacement of trees; the provision of plant within and external alterations to 3 Broadgate; and other ancillary works.	Under construction – projected completion 2016/17
31	61-67 Great Eastern Street, 5 Ravey Street and 93 Leonard Street Hackney	440	Demolition of 5 Ravey Street and rear parts of 61-63 Great Eastern Street in conjunction with the development of a three to six storey Hotel (Class C1 use) with ancillary restaurant, bar, spa and meeting room facilities together with change of use from A4 to C3 to the upper storeys plus refurbishment of 93 Leonard Street ('The Griffin Public House')	Permitted January 2013	37	1 Angel Court & 33 Throgmorton Street 10/00889/FUL MAJ	845	Redevelopment of 33 Throgmorton Street and 1a-1d Angel Court and extensive refurbishment of the 1 Angel Court for office (B1) and retail (A1, A2, A3) and minor alterations to 41 Lothbury (43,823 m ²)	Under construction – projected completion 2016/17
38	22-24 Bishopsgate, 38 Bishopsgate (Crosby Court) & 4 Crosby	895	Demolition and redevelopment to provide a building arranged on three basement floors, ground and 62 upper floors comprising floorspace for use within Classes B1 (office) and A (retail) of the Use Classes Order; the creation of new public realm and pedestrian routes; the provision of ancillary servicing and other works incidental to the development	Under construction – projected completion					

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Ref	Name / Address	Approx. Distance from Site (m)	Description of Development	Status as of September 2014	Ref	Name / Address	Approx. Distance from Site (m)	Description of Development	Status as of September 2014
	Square 06/01123/FUL EIA 15/00764/FULE IA (New Application)		(149,834 m ²). Construction of a building arranged on three basement floors, ground and 61 upper floors plus mezzanines and plant comprising floorspace for use within Classes A and B1 of the Use Classes Order and a publicly accessible viewing gallery and facilities (Sui Generis); hard and soft landscaping works; the provision of ancillary servicing and other works incidental to the development. (199,224sq.m GEA)	2018/19 New application - set to go to committee October – November 2015				- Formation of new pedestrian and vehicular access and means of access and circulation within the site; and - Provision of 22,088 m ² of new public open space and landscaping. The application proposes a total of 12 buildings that range in height, with the highest being between 180.4m AOD and the lowest being 23.6m AOD. 2) FULL DETAILS 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 30-34 storeys, plus plant); - Plot F (ground level, plus 46 storeys, plus plant); - Plot G (ground level, plus 42 storeys, plus plant); - Comprising up to 1,038 of the total residential units; - Retail and food and drink uses (A1, A2, A3, A5); - 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). (1) 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 sqm (GIA) can be used as Class A5; • Non-residential Institutions (Class D1); • 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.	
39	61 St Mary Axe, 80-86 Bishopsgate, 88-90 Bishopsgate, 12-20 Camomile Street, 15-16 St Helens Place & 33-35 St Mary Axe 11/00332/FUL EIA (06/00796/FUL EIA)	655	Amendments to planning permission 06/00796/FULEIA dated 28 May 2008 for the erection of three building to comprise office (B1), retail (A1-A4), Library (D1) and Livery Hall (Sui Generis) uses with associated public space and landscaping, disabled car parking, cycle parking, servicing and plant. (Erection of three buildings to comprise office (B1), retail (A1-A4), library (D1) and Livery Hall (Sui Generis) uses with associated public space and landscaping, disabled car parking, cycle parking, servicing and plant.)	Under construction – projected completion 2016/17		PA/14/02011 (LBTH) 2014/2425 (LBH)			Amendments to the scheme made June 2015
40	52-54 Lime Street & 21-26 Leadenhall, 27 & 27A Leadenhall Street & 4-5 Billiter Street 12/00870/FUL EIA	890	Demolition of the existing buildings and erection of 2 basement levels and ground plus 38 storey tower comprising office (Class B1) use [58,196 m ² GEA] and retail (Class A1/A3) uses [1,072 m ² GEA] with ancillary access, servicing and landscaping. [Total 59,268 m ² GEA]	Under construction – projected completion 2017/18					Mayoral Referra
41	120 Moorgate 11/00231/FUL MAJ	660	Partial demolition of existing building and erection of a building to comprise office (Use Class B1 use) and retail (Classes A1 - A3 use) floorspace with associated parking, servicing and plant (total GEA 18,994 m ² , height 56.28m AOD), retained bank (Class A2) at basement, ground floor and first floor (total of 1,481.5 m ²).	Under construction – projected completion 2017/18					
42	Bishopsgate Goodsyard PA/14/2011	150	1) OUTLINE application for the comprehensive mixed use redevelopment of the site comprising: - Residential (Class C3) comprising 1,464 residential units; - Business use (Class B1) – up to 52,991 m ² (GIA); - Retail, financial and professional services, restaurants and cafes and hot food takeways (Clas A1, A2, A3 & A5) – up to 18,229 m ² (GIA); - Non-residential insitutions (Class D1) – up to 108 m ² (GIA); - Assembly and leisure (Class D2) – up to 661 m ² (GIA); - Public convenience (sui generis) – up to 36 m ² (GIA); - Ancillary and plant space – up to 11,295 m ² (GIA); - Basement – up to 8,404 m ² (GIA);	(Current) Planning Application					
43	Goodman's Fields Site	1005	Hybrid planning application for residential led mixed use redevelopment of the site comprising:						Permitted March 2012

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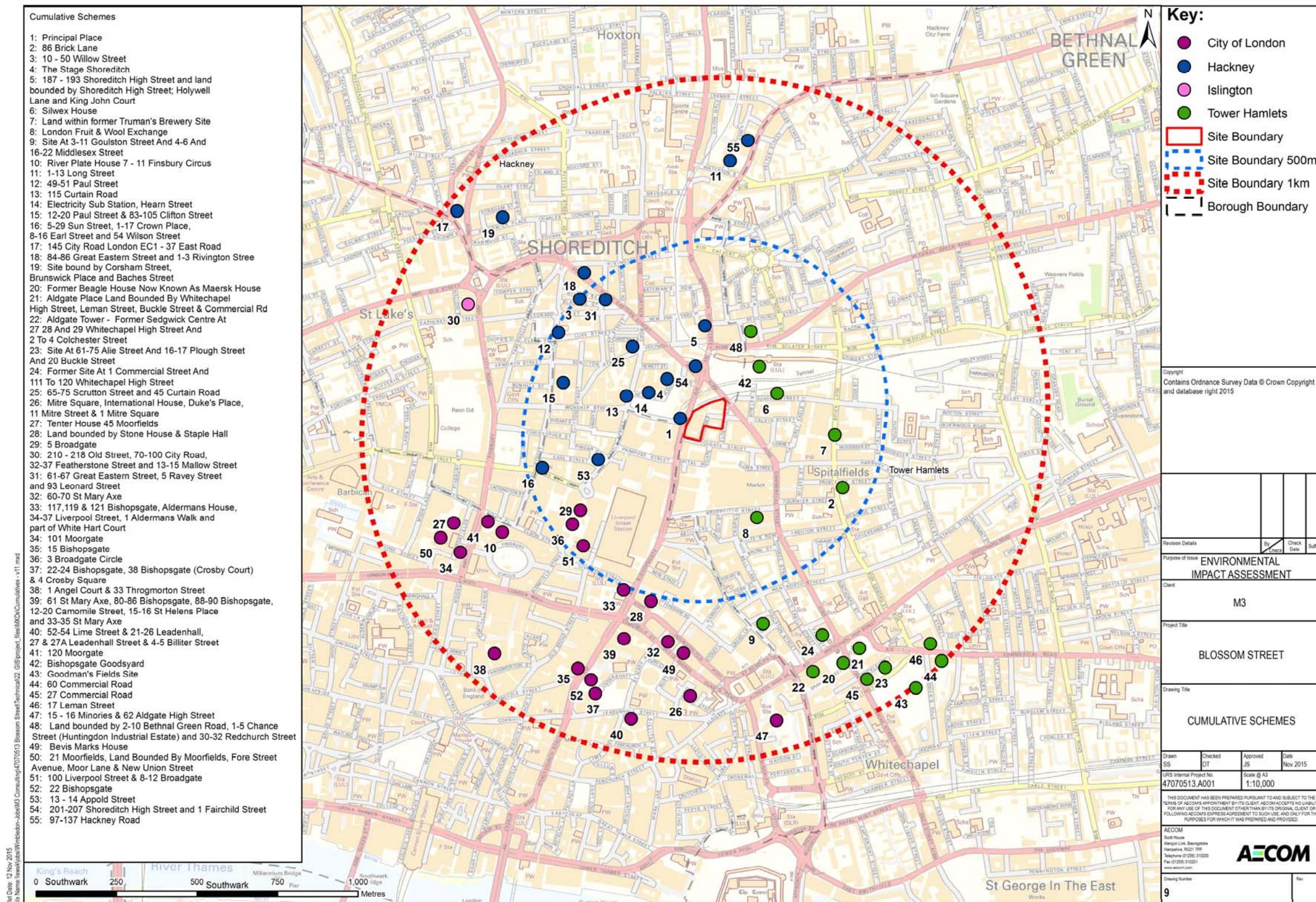
Ref	Name / Address	Approx. Distance from Site (m)	Description of Development	Status as of September 2014	Ref	Name / Address	Approx. Distance from Site (m)	Description of Development	Status as of September 2014
	PA/11/03587		<p>1) Outline application: All matters reserved (except access). Development of North East (NE) and South East (SE) quadrants of the site to provide:</p> <ul style="list-style-type: none"> - Podium blocks of between 7-10 storeys (max. 46.075m AOD) with two towers on each podium block of between 19-23 storeys (max 85.425m AOD) and dwellings fronting Gower's Walk; - Up to 700 residential units (Use Class C3); - Up to 5,265 m² (GEA) of flexible commercial and leisure floorspace (Use Classes A1 to A5, B1a, D1 and D2) at ground floor level including a health centre (up to 1,626 m² GEA); - Associated vehicular, pedestrian and cycle access; - At least 8,230 m² of public open space; and - Related infrastructure and engineering works. <p>2) Full details Development of the North West (NW) quadrant of the site to provide:</p> <ul style="list-style-type: none"> - Podium block between 6-10 storeys (max 46.075m AOD) and two towers up to 19 storeys (max 76.17m AOD) and 21 storeys (max 85.4m AOD); - 250 bedroom hotel (Use Class C11) including a restaurant (Use Class C3) at ground to sixth floor level; - 164 residential units (Use Class C3); - 857 m² (GEA) ancillary gym and swimming pool at ground and first floor level for residents use; - 1,758 m² (GEA) flexible commercial / leisure floorspace (Use Class A1 to A5, B1a and D2) at ground floor level; - 8,447 m² (GEA) basement level across the site to provide 253 car parking spaces, 35 motorcycle spaces, 50 electric car charge points, 1,388 cycle parking spaces and ancillary facilities for storage, management facilities and plant; - Public Open Space to form part of wider outline public open space strategy; and <p>Associated access, landscaping, surface car parking and cycle parking and related infrastructure and engineering works.</p> <p>Development of the South East block comprising a podium block between 6-12 storeys and three towers of 21 storeys, 22 storeys and 23storeys to provide 416 residential units (use class C3), 3,398sqm (GEA) of flexible commercial space including a health centre (use class A1, A2, A3, B1a and D1), public open space and associated landscaping, surface car parking and related infrastructure and associated works.</p>	Permitted March 2015		(PA/11/03693)		(Redevelopment of site comprising the construction of 23 storey, 251 bedroom hotel (GEA 10,836 m ² , Use Class C1) including ancillary café, bar and restaurant (Class A3/A4) with associated servicing and access).	June 2012)
46	27 Commercial Road PA/13/2338	900	Demolition of existing buildings and creation of a development of a 19/21 storey hotel, comprising 269 bedrooms and associated bar and restaurant facilities, with one disabled parking space, 24 cycle parking spaces at basement and ground level.	Permitted August 2014					
47	15 - 16 Minories & 62 Aldgate High Street London EC3N 1AX 13/01055/FULM AJ (CoL)	920	Demolition of 15 Minories and 62 Aldgate High Street and redevelopment to provide a Class B1 office building with Class A1 retail (18,625sq.m). Extension and recladding of 16 Minories and change of use from offices (Class B1) to a hotel (Class C1) with Class A3 restaurant or Class D1 healthcare use (17,533sq.m.). Erection of new residential building (Class C3) providing 87 units (7136sq.m.). Relandscaping of open space and public realm improvements	Permitted June 2014					
48	Land bounded by 2-10 Bethnal Green Road, 1-5 Chance Street (Huntingdon Industrial Estate) and 30-32 Redchurch Street PA/13/01638	200	Demolition and redevelopment to provide a mixed use development comprising two basement floors and between 2 - 14 storeys. The proposal provides 78 residential units (Use Class C3), 456 sqm Class A1, 359 sqm Class A1/B1/D2 and 1,131 sqm A1/A3/A4/D2 at basement and ground floor; parking, plant and ancillary accommodation; a central courtyard and accessible amenity roof terraces. *This application is linked to PA/13/01637 (Land at Fleet Street Hill) a concurrent planning application and an Environmental Assessment is submitted for both applications.	Refused Mar 2014 – Granted at appeal on 5th August 2015					
49	Bevis Marks House 24 Bevis Marks London EC3A 7JB 14/00433/FULM AJ (CoL)	710	The demolition of the existing buildings and construction of 2 basement levels and ground plus 16 storey building (89m AOD) comprising office (Class B1) use [35,658sq.m GEA] and retail (Class A1/A3) uses [758sq.m GEA] with associated servicing and plant facilities. [Total 36,416sq.m GEA].	Current application (submitted May 2014)					
50	21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street, London, EC2P 2HT 14/01179/FULE IA (CoL)	820	Demolition of existing building and structures to existing ground slab level and construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [64,683sqm GEA], retail (Class A1/A3/A4) space [1,156sqm GEA], a replacement City walkway, a new public square, cycle parking, serving, storage, plant, landscaping and associated works. [Total 65,839sqm GEA]	Current application (granted at committee Mar 2015)					
51	100 Liverpool Street & 8-12 Broadgate London EC2M 2RH 14/01285/FULE IA	450	Refurbishment and extension of the existing building including retention of building's structural frame and construction of new facade and the provision of three additional floors and rooftop plant to provide commercial office (B1) accommodation and flexible commercial floorspace comprising additional office (B1), retail (A1/A2/A3), and leisure (D2) uses at lower ground, ground and first floor levels and flexible office (B1)/restaurant (A3) use at 9th floor level; provision of car and cycle parking; hard and soft landscaping; alterations to facilities associated with the bus station; and the provision of other works ancillary to the main building. (Total 68,303sq.m GEA)	Current application (granted at committee May 2015)					
44	60 Commercial Road PA/10/1481	995	Demolition of existing building and erection of 19 storey building plus basement to provide for plant room, 200 m ² retail/commercial/community unit (Class A1/A2/A3/B1/D1) at ground floor and student accommodation on upper floors (comprising 417 rooms) and ancillary uses, associated servicing and landscaping.	Permitted December 2010					
45	15-17 Leman Street PA/14/00286	930	Application under s.96 of the Town and Country Planning Act for non-material amendment to the description and variation of conditions 2, 16, 19, 21, 27, 29, 30 and 31 following grant of planning permission (PA/11/03693)	Permitted March 2014 (Permitted)					

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Ref	Name / Address	Approx. Distance from Site (m)	Description of Development	Status as of September 2014
52	22 Bishopsgate, London, EC2N 15/00764/FULE IA	860	Construction of a building arranged on three basement floors, ground and 61 upper floors plus mezzanines and plant comprising floorspace for use within Classes A and B1 of the Use Classes Order and a publicly accessible viewing gallery and facilities (Sui Generis); hard and soft landscaping works; the provision of ancillary servicing and other works incidental to the development	Current application (submitted July 2015)
53	13 - 14 Appold Street Hackney London EC2A 2NB 2015/1685	320	Demolition of existing building and erection of a 45 storey mixed use office (Use Class B1) and business hotel (Use Class C1) with ancillary retail / restaurant use (A1/A3) at ground and lower ground and ancillary servicing and plant.	Current application (submitted May 2015)
54	201-207 Shoreditch High Street and 1 Fairchild Street Hackney London E1 6LG 2015/2403 (LBH)	255	Demolition of existing buildings and structures and erection of a part 7, part 10 and part 30 storey building (plus 2 levels of basement) comprising office (Class B1) and hotel (Class C1) accommodation with ancillary retail, restaurant, event space, lounge and amenity areas; roof terraces; refuse and recycling facilities; cycle parking; servicing and plant; and landscaping.	Current application (submitted July 2015)
55	97-137 Hackney Road London E2 8ET 2015/3455 (LBH)	880	Demolition of all existing buildings and the construction of three replacement buildings ranging in height from ground plus four storeys to ground plus eight storeys, above shared basement. Proposed mix of uses to include a maximum of 183 residential units (Use Class C3), 15,178sqm (GIA) of employment floorspace (Use Class B1), and 4,570 sqm (GIA) of flexible commercial / retail space at basement and ground floor levels (falling within Use Classes A1 - A4 and B1) which can comprise of no more than 1,500sqm (GIA) of A1 floorspace, no more than 500sqm (GIA) of A2 floorspace, no more than 1,500 sqm (GIA) of A3 floorspace, no more than 1,000sqm (GIA) of A4 floorspace, and no more than 2,000sqm (GIA) of B1 floorspace, along with associated landscaping and public realm improvements, parking provision, plant and storage, and other works incidental to the proposed development.	Current application (submitted October 2015)

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Figure 2.1A Location of Schemes Considered within the Assessment of Cumulative Effects



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Assumptions and Limitations

2.160 A number of general assumptions have been made during the EIA, which are set out below:

- The principal land uses adjacent to the Site remain as they are at the time of the ES submission, except in cases where planning permission has already been granted for development, planning applications have been submitted and the Council consider that these schemes are likely to obtain permission, or neighbouring development already under construction. Where relevant and appropriate, it is assumed that these developments will take place and so (where relevant) have been considered in the Cumulative Effects Assessment;
- Information provided by third parties, including publicly available information and databases is correct at the time of publication;
- The Site or adjacent properties will not be the subject of any unforeseen events of a severe nature; and
- The demolition and construction programme associated with the Proposed Development is indicative at this stage and will take approximately 29 months from on-site start to completion and occupation (refer **Chapter 5: Demolition and Construction** of this ES); and
- The indicative year of operation of the Proposed Development for the purpose of the assessments undertaken is 2017.

2.161 Assumptions specific to certain environmental aspects are discussed in the relevant ES chapters.

2.162 The EIA has been subject to the following limitations:

- Baseline conditions are accurate at the time of the physical surveys but, and due to the dynamic nature of the environment, conditions may change during the demolition and construction phase and on completion and occupation of the Proposed Development;
- Further intrusive on site work will be required in respect of ground conditions, geotechnics and subsurface archaeological remains so as to fully evaluate and assess matters including localised contamination and archaeological potential, and to enable the substructure construction methods to be finalised in more detail; and
- The assessment of cumulative effects has been reliant on the availability of information relating to all of the identified cumulative schemes (whether submitted for planning, consented or under construction). Only schemes that were submitted for planning before the end of September 2014 have been included in the Cumulative Effect Assessment.

Assumptions and Limitations – Update 2015

2.163 The following sets out the change to the assumptions considered for December 2014 ES and March 2015 ES Addendum for the purpose of assessing the November 2015 Amendments:

- The indicative year of operation of the Proposed Development for the purpose of the assessments undertaken is 2019; and
- The assessment of cumulative effects has been reliant on the availability of information relating to all of the identified cumulative schemes (whether submitted for planning, consented or under construction). Only schemes that were submitted for planning before the end of October 2015 have been included in the Cumulative Effect Assessment.

IEMA Quality Mark

2.164 **URS AECOM** is an IEMA Registered Impact Assessor and also holds the IEMA EIA Quality Mark (Ref. 2-18) as recognition of the quality of our EIA product and continuous training of our environmental consultants.

2.165 The IEMA Quality Mark 'checklists' for undertaking EIA and preparation of ES has been referred to throughout preparation of this ES so as to ensure that this ES meets the stringent IEMA Quality Mark standards. The 'checklists' cover the following aspects: EIA Regulatory Compliance, EIA Context and Influence, EIA Content and EIA Presentation.



References

- Ref. 2-1 Her Majesty's Stationery Office (HMSO), (2011); The Town and Country Planning (Environmental Impact Assessment) Regulations.
- Ref. 2-2 Department for Communities and Local Government (DCLG), (2014); Planning Practice Guidance, Available at: <http://planningguidance.planningportal.gov.uk/>.
- Ref. 2-3 Institute of Environmental Management and Assessment (IEMA), (2006); Guidelines for EIA, 2004 (amended 2006).
- Ref. 2-4 DCLG, (2012); National Planning Policy Framework.
- Ref. 2-5 DCLG, (2011); Planning Policy Statement 10: Planning for Sustainable Waste Management.
- Ref. 2-6 Office of the Deputy Prime Minister (ODPM), (2004); The Planning and Compulsory Purchase Act.
- Ref. 2-7 Greater London Authority (GLA), (2011); The London Plan – Spatial Development Strategy for Greater London.
- Ref. 2-8 GLA, (2012); Revised Early Minor Alterations to the London Plan.
- Ref. 2-9 GLA, (2014); Draft Further Alterations to the London Plan.
- Ref. 2-10 London Borough of Tower Hamlets (LBTH), (2010); Tower Hamlets Local Plan – Core Strategy.
- Ref. 2-11 LBTH, (2013); Tower Hamlets Local Plan – Managing Development Document.
- Ref. 2-12 URS, (2014); Blossom Street, EIA Scoping Report.
- Ref. 2-13 Hundt L, (2012); Bat Surveys: Good Practice Guidelines, 2nd Edition. Bat Conservation Trust.
- Ref. 2-14 CIRIA, (2001); CIRIA C552 – Contaminated Land Risk Assessment: A Guide to Good Practice.
- Ref. 2-15 British Standards Institute (BSI), (2011); British Standard 10175:2011 – Investigation of Potentially Contaminated Sites: Code of Practice.
- Ref. 2-16 Land Use Consultants and Cascade Consulting, (2012); Tower Hamlets Council – EIA Scoping Guidance.
- Ref. 2-17 Civil Aviation Authority (CAA), (2006); CDR45 – CAP 738: Safeguarding of Aerodromes.
- Ref. 2-18 Institute of Environmental Management and Assessment, <http://www.iema.net/eia-quality-mark>.
- Ref. 2-19 HMSO, (2015); The Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations.
- Ref. 2-20 Greater London Authority, (2015); The London Plan: Spatial Proposed Development Strategy for Greater London (Consolidated with Alterations since 2011).
- Ref. 2-21 Greater London Authority, (2015); Minor Alterations to The London Plan: Spatial Proposed Development Strategy for Greater London (Consolidated with Alterations since 2011).