

Chapter 13 Likely Significant Effects and Conclusions

INTRODUCTION

- 13.1 This chapter of the ES presents a summary of the likely significant effects of the Proposed Development during the demolition and construction works, and once completed and occupied, as well as the conclusions of the EIA. Residual Effects are those remaining following the adoption and inclusion of mitigation measures detailed within each technical chapter within this ES.
- 13.2 For a detailed description of residual and likely significant environmental effects, reference should be made to individual technical chapters (Chapters 6 – 12) of this volume of the ES.

SUMMARY OF LIKELY SIGNIFICANT EFFECTS

- 13.3 For details of the methodology used to define the geographic scale, nature, scale, duration and overall significance of effects, refer to **ES Volume 1, Chapter 2: EIA Methodology**. Table 13.1 and 13.2 of this ES chapter respectively outlines the likely significant effects resulting from the demolition and construction works associated with the Proposed Development, and the Proposed Development once it is complete and occupied.

Demolition and Construction

- 13.4 Table 13.1 below provides a summary of the likely significant effects (those deemed as significant in the context of the EIA Regulations¹ i.e. moderate and major effects) likely to arise as a result of the demolition and construction of the Proposed Development.

Table 13.1 Likely Significant Effects - Demolition and Construction

Topic Area	Description of Likely Significant Effect	Scale and Nature of Effect	Duration of Effect
Noise and Vibration	Noise to existing sensitive receptors	Moderate Adverse	Temporary

Completed Development

- 13.5 Table 13.2 below provides a summary of the likely significant effects (those deemed as significant in the context of the EIA Regulations i.e. moderate and major effects) likely to arise as a result of the completed and occupied Proposed Development.

Table 13.2 Likely Significant Effects - Completed Development

Topic Area	Description of Likely Significant Effect	Scale and Nature of Effect	Duration of Effect
Socio-Economics	Provision of 505 additional residential units	Moderate Beneficial	Permanent
Socio-Economics	Local Spending - The additional residents of the Proposed Development would result in additional expenditure in the local area per annum	Moderate Beneficial	Permanent
Daylight / Sunlight	Reduced daylight and sunlight to existing residential receptors	Moderate to Major Adverse	Permanent
Wind Microclimate	Wind conditions for some thoroughfares throughout the Proposed Development	Moderate Beneficial	Permanent
Townscape	Townscape - Post-War Industrial (Character Area 1)	Moderate Beneficial	Permanent
Views	Coleman Road, Wells Way (Local Residents)	Moderate Beneficial	Permanent
	Southampton Way, Cottage Green (Local Residents)	(Minor to) Moderate Beneficial	Permanent
	Burgess Park (West) (Pedestrian)	Moderate Beneficial	Permanent

¹ HM Government. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. London: HMSO, 2017

CONCLUSIONS

- 13.6 The Proposed Development provides for 505 residential units and 4,062m² GIA of employment floorspace (comprising a range of accommodation including maker spaces, creative studios, co-working office and supporting retail uses).
- 13.7 The vision for the site is the creation of a new employment quarter with flexible commercial accommodation which is suitable for a range of occupiers from the creative industries, which mutually coexist with private and affordable residential accommodation within a high quality mixed-use development.
- 13.8 The Proposed Development accords with the LBS's aspirations for both increasing jobs within the Borough and enhancing housing supply to meet the Council's housing target of 27,362 new homes by 2025.
- 13.9 The regeneration benefits of the scheme are significant and can offer a wider catalyst to regeneration in the area. The Proposed Development regeneration benefits are as follows:
 - Provision of a range of high quality employment floorspace suitable for a variety of occupiers (from co-working and creative office through to standard office accommodation) which has been designed to response to officers' recommendations regarding servicing and specification;
 - Creation of employment opportunities, with approximately 100 gross direct jobs when complete and fully operational;
 - Employment opportunities during the construction period, with the creation of an estimated 435 jobs;
 - Residential accommodation with the delivery of 505 units of various sizes and tenures;
 - Provision of on-site affordable housing;
 - Placemaking which will enhance both the site and the wider area;
 - Improvements to visual amenity from publicly accessible vantage points, including Burgess Park;
 - The Proposed Development reinforces streets blocks, creates active frontages and provides natural surveillance. The existing chimney, which is of townscape value, is to be retained. It will have a demonstrable improvement to the appearance, character and function of the townscape.
 - Provision of an innovative and high quality public realm; and
 - Retention and refurbishment of the existing heritage chimney.
- 13.10 The EIA process has demonstrated that, during the demolition and construction works, likely significant adverse effects are limited to demolition and construction related noise effects.
- 13.11 The EIA process has demonstrated that, once the Proposed Development is fully complete and occupied, likely significant adverse effects are limited to daylight and sunlight effects to existing neighbouring residential properties.
- 13.12 The EIA process has demonstrated that once the Proposed Development is fully complete and occupied, likely significant beneficial effects relate to the provision of new homes, increased local spending, creation of a calm wind microclimate and townscape setting and visual effects.