



Planning Service

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Our ref: HGY/2022/4055
Contact: Philip Elliott

Date: 06/12/2022

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017**

Location: **Berol Quarter, Ashley Road, Tottenham Hale, N17**

Proposal: Pursuant to Regulation 6 of the EIA Regulations please find attached a formal request for the Council's EIA Screening Opinion for the proposed development at Berol Quarter.

Thank you for the screening opinion request in relation to the development above, which was received on 2nd November 2022 by the Council.

Officers consider there is sufficient information provided for the Local Planning Authority to adopt an opinion and a Screening Opinion in relation to the proposed development is attached below. Pursuant to Regulation 5(5) and having regard to the information submitted, the Local Planning Authority has adopted the Screening Opinion that the proposal is not EIA development as described in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Yours sincerely

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

**SCHEDULE 2 DEVELOPMENT SCREENING OPINION
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2017**

Location of Development

Berol Quarter, Ashley Road, Tottenham Hale, N17 9LJ

Description of Development

The Proposed Development would comprise a mixed-use commercial and residential scheme across 2 Berol Yard and Berol House. It would add to the recent and emerging neighbouring developments in Tottenham Hale and would complete the Ashley Road South Masterplan (ARSM).

Proposals for Berol House comprise the refurbishment of the building's existing 3,800sqm of commercial floorspace at its ground to upper floors, and an additional 2,200sqm of Class E accommodation and landscaped amenity at roof level instead of the 18 maisonettes previously permitted. The roof level extension would comprise three new storeys (the consented scheme included two new storeys).

Proposals for 2 Berol Yard comprises 210 new Build-to-Rent homes with a mix of Class E and Class F accommodation of up to 840sqm across the ground and first floors up to approximately 30 storeys. Up to 35% of residential units are to be of Discounted Market Rent by Habitable Room distributed throughout the development and up to 10% are to be accessible or adaptable units, with up to 3% accessible parking plus up to 12 spaces for use by existing tenants of Berol House.

Cycle Parking is to be provided to the GLA's London Plan standards, including allowances for oversized bikes in both buildings. All servicing would utilise the existing access via Ashely Road or the A1055 as per the original planning approval. Public realm improvements linking the completed schemes to the north of Berol Yard and through to Ashley Road are planned to allow for east-west movement.

The Council's Formal Screening Opinion

This screening opinion has been considered in the context of the Environmental Impact Assessment Regulations 2017 as a whole. The Local Planning Authority has considered the potential environmental impact of the above development in accordance with the above Regulations, having regard to the selection criteria for screening specified in Schedule 3 of the Regulations and the guidance to these Regulations set out in the National Planning Practice Guidance (NPPG).

The Council hereby determines that **the proposed development is not likely** to have a significant effect on the environment and that an Environmental Impact Assessment is therefore **not required**. However, it must be noted that this response is specific to this development proposal. Any material alterations to this proposal would require a further EIA screening.

Screening of the Proposed Development

The proposed development can be described as:

Berol House

Refurbishment of Berol House (c. 3,300sqm) for a mix of flexible commercial & retail floorspace with 3-storey extension (c. 2,200sqm) at roof level.

2 Berol Yard

2 Berol Yard would comprise a part 6, part, part 18, part 25, part 29, part 30 storey building with lift overrun core incorporating c. 210 Build to Rent (BTR) homes with a mix of flexible retail & commercial floorspace at ground floor level with community floorspace and enabling works for a bridge connection over Watermead Way & the railway line to the east.

The BTR accommodation would include 35% affordable housing by habitable room including homes let at London Living Rent (LLR) and Discount Market Rent (DMR).

The proposal would include associated public realm works and landscaping within the quarter which would include a public square.

This development would fall within Sub-Heading 10(b) 'Urban Development Projects' of the first column of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The development includes more than the indicated threshold of 150 dwellings as described in Schedule 2, Categories 10(b)(ii) of the Regulations.

The site is not within a "sensitive area" as defined by Regulation 2(1) and the Council considers that the site is not within an environmentally sensitive location, but it does exceed the criterion referred to in (b) in that the development falls within Part 13(b) of the Schedule as a change to or extension of development of a description listed in paragraphs 1 to 12 of column 1 of Schedule 2 of the Regulations, where that development is already authorised, executed or in the process of being executed and the development as changed or extended may have significant adverse effects on the environment.

To ensure a thorough and robust screening process, the Council has given full consideration of the proposed development's characteristics and anticipated environmental effects against the selection criteria in Schedule 3 of the Regulations.

Site and Surrounding Area

The 1.2ha 'L' shape of the Site encompasses both Berol House and 2 Berol Yard. Berol House comprises a three-storey brick building of several serviced offices. It is Locally Listed and was formerly the Eagle Pencil Works, dating to the 19th century. Berol House lies along Ashley Road which provides access at the western boundary of the Site, and a delivery and servicing access route to the 'Cannon Factory' (industrial and leisure uses, non-designated heritage asset) forms the northmost boundary of the Site at the top of Berol House.

2 Berol Yard was previously occupied by low, single storey industrial warehouse units. These have now been demolished and the site is being used for storage of construction materials and car parking. The site is bound by construction hoardings.

The residential component at 1 Berol Yard (now known as The Gessner) has been occupied since 2021 and forms the northeast boundary of the Site at 14 storeys. The Site is bound to the south by development at 1 Ashley Road, of a maximum of approximately 20 storeys, which itself is bound by the southeast to north curvature of Watermead Way (A1055) and the new Millstream Tower at 21 storeys. The A1055's north to south orientation forms the eastern boundary of the Site and beyond this Hale Village providing new residential and student accommodation, commercial and retail uses with a maximum height of 32 storeys. Down Lane Park, a local playing field, is located to the northeast.

Other heritage assets in proximity to the Site include terraced houses on Hale Road, approximately 150m southwest; 62 High Cross Road and Tottenham High Cross approximately 600m southwest of the Site; the Pumping Station at Markfield approximately 900m south from the Site, and The Ferry Boat Inn approximately 700m east of the Site, (all Grade II listed). Conservation areas surrounding the A10 from Tottenham High Road to Page Green are a minimum of 650m east.

The Site is currently accessed from the south end of Ashley Road between Burdock Road and the A1055. The A1055 connects to Waltham Cross and the M25 motorway, and with the A10 providing direct access to Whitechapel in East London. Transportation links in this location are of a PTAL rating 5-6a (most accessible), with Tottenham Hale Rail and Underground Station and Bus Station less than 200m from the southeast of the Site.

The application site forms the south-eastern part of Site Allocation TH6 of the Tottenham Area Action Plan 2017 (TAAP) which has been identified for the creation of an employment-led mixed-use quarter north of the new Tottenham Hale District Centre, the creation of a new east-west route linking Down Lane Park and Hale Village, and enhanced Ashley Road public realm. The allocation notes that residential uses would be permitted to cross subsidise improvements to employment stock.

The site is located within a Growth Area, the Upper Lee Valley Opportunity Area and the Tottenham Hale Housing Zone. The maximum PTAL of the site is 6a.

The site is within two kilometres of the Lee Valley Special Protection Area (SPA), the Lee Valley Ramsar site and the Walthamstow Wetlands Site of Special Scientific Interest (SSSI). The site is also within 4.2 kilometres of the Epping Forest Special Area of Conservation (SAC).

An Air Quality Management Area ('AQMA') applies across the borough. The Site lies within Flood Zone 2 (medium probability of flooding) on the Environment Agency ('EA') Flood Map for Planning, with identified long term risk of flooding from the Walthamstow Reservoirs.

Planning History

The most relevant history relating to the application site is the former planning permission and subsequent approval of reserved matters for Berol House. Planning permission reference HGY/2017/2044 realised part of the site allocation (TH6) with a hybrid permission being granted which included the following:

- Retention of Berol House;
- Erection of two buildings between 8 and 14 storeys providing 166 build to rent (BTR) residential units, 891 sqm (GEA) of commercial floorspace (Class A1/A3/B1/D1), 7,275 sqm (GEA) of education floorspace (Class D1); and
- Outline proposals (all matters reserved) for the alteration/conversion of ground, first and second floors of Berol House with up to 3,685 sqm (GEA) of commercial floorspace (A1/A3/B1/D1) and the introduction of a two storey roof level extension introducing up to 18 residential units.

The scheme has been part implemented with the BTR building 'The Gessner' having been constructed and occupied.

Assessment – Screening Schedule 2 Projects

The National Planning Practice Guidance (NPPG) states: "... it should not be presumed that developments above the indicative thresholds should always be subject to assessment, or those falling below these thresholds could never give rise to significant effects, especially where the development is in an environmentally sensitive location. Each development will need to be considered on its merits."

When screening Schedule 2 projects, the Local Planning Authority must take account of the selection criteria in Schedule 3 of the 2017 Regulations. Not all of the criteria will be relevant in every case. Each case should be considered on its own merits in a balanced way. Indicative criteria and thresholds are also contained within the NPPG.

An assessment of the development proposal against the criteria described within Schedule 3 is provided below:

1. The Characteristics of development

The characteristics of development must be considered with particular regard to (assessment in italics below):

- (a) the size and design of the whole development

The size, scale and design of the development is not considered to be of an unusual or excessive scale for an existing urbanised environment which includes constructed and planned tall buildings.

- (b) cumulation with other existing development and/or approved development

The Tottenham Hale area is subject to a number of redevelopment projects at this time of a similar scale and land use to that proposed at Berol Yard. Services and other improvements are being brought forward

by each development to ensure that cumulative effects are therefore unlikely to generate significant adverse effects.

As with each of the developments in the ARSM and the wider Tottenham Hale District Centre, the proposed development provides services and improvements including space for private and public amenity, play, and for independent local businesses. These would cater to new residents and commercial users of Berol House and 2 Berol Yard, in addition to existing and future residents of the wider area. No significant adverse cumulative effects are therefore expected on the availability or provision of services from the Proposed Development that could give rise to the need for EIA.

The impact of 2 Berol Yard's height has been considered in relation to the surrounding townscape and views. The site is located within an area identified as being suitable for tall buildings. 2 Berol Yard is likely to be visible from the A1055, from the wider ARSM, the District Centre, and Hale Village, as well as the surrounding residential area. However, it would be viewed in the context of the existing high rise residential uses at the Gessner and 1 Ashley Road. The addition of this development is unlikely to give rise to significant cumulative effects from long, medium or short range views in this context.

(c) the use of natural resources, in particular land, soil, water and biodiversity

The proposed development would not involve any significant or unusual use of natural resources and would not result in the use of natural resources that are currently understood to be in particularly short supply. Biodiversity is expected to be improved through the proposed development which would achieve a biodiversity net gain.

(d) the production of waste

The nature of the proposed development is not expected to give rise to a significant amount of waste. A circular economy statement would be provided with the planning application. In this regard, the production of waste is not sufficient or of a particular significance for the purpose of an EIA.

(e) pollution and nuisances

The proposed development would not generate any unusually significant level of environmental pollution or nuisance. During the construction phase of the proposed development, dust from construction works and emissions from construction vehicles are likely to be generated. These impacts are proposed to be managed in accordance with standard best practice measures, which would be set out within a draft Construction Logistics Plan (CLP) submitted with the planning application. The levels of dust and emissions likely to be generated from this development during the operational phase would not require a full EIA to be undertaken.

(f) the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge

The proposed development is not likely to lead to an increase in major accidents due to the nature of the proposals. Highway impact would be assessed as a standard part of any future planning application on this site.

(g) the risks to human health (for example, due to water contamination or air pollution)

Best practice techniques would be employed to prevent the risk of accidental contamination or spillages during the construction stage. Pollution of groundwater is not a particular risk at this site. Details of the controls and/or mitigation measures required would be secured through any land contamination studies and construction/demolition methodologies submitted with the application.

2. Location of Development

The environmental sensitivity of geographical areas likely to be affected by development must be considered, with particular regard to:

(a) the existing and approved land use

The application site is brownfield land that is suitable for new development of the size and scale proposed. There is little prospect of the National College of Digital Skills, or an alternative higher educational facility being delivered at the site. Consequently, the proposed development includes an additional 3,040sqm of Class E accommodation across Berol House and 2 Berol Yard, made viable by up to 210 Build-to-Rent homes.

The Proposed Development would provide mixed commercial uses and public space, alongside with affordable residential homes which would make a key contribution to the ARSM. Existing serviced offices in Berol House would also be refurbished. These beneficial effects are meaningful, and complete the ARSM masterplan, however they are not considered to be of such significance as to give rise to the need for EIA.

(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground

Flood Risk and Water Impact

The site is located within Flood Zone 2 which is recognised as an area of medium probability of flooding. The Environment Agency website recommends that development within Flood Zone 2 should be supported by a Flood Risk Assessment.

The site also has a medium risk of both surface water flooding and flooding from reservoirs.

It is not unusual for development to come forward in areas with a medium risk of flooding. The Flood Risk Assessment to be submitted with any planning application would need to address the suitability of the site for new development with respect to its flood risk. It is considered that the risk is not sufficiently high to necessitate an Environmental Impact Assessment being submitted with the application on this ground.

The site is not within a Critical Drainage Area or a Source Protection Zone for groundwater.

Biodiversity

The site is near to a Local SINC (Down Lane Park to the west) and is approximately 70 metres from a Grade II SINC associated with the nearby railway line.

The planning application for the proposed development can assess the impact on an adjacent/nearby SINC through the submission of an appropriate ecological survey and manage any negative impacts through appropriate mitigation measures. It is considered that the potential impacts of the development on the nearby SINC's would not be sufficiently high to necessitate an Environmental Impact Assessment being submitted with the application on this ground.

(c) the absorption capacity of the natural environment, paying particular attention to the following areas—

(i) wetlands, riparian areas, river mouths

The site is approximately 470 metres from the Walthamstow Wetlands Site of Special Scientific Interest (SSSI). The River Lea and Pymmes Brook are located slightly closer to the site. These local wetlands and riparian areas are far enough away from the application site for them not to be impacted by the proposal.

(ii) coastal zones and the marine environment

Not applicable to this development proposal.

- (iii) mountain and forest areas

Not applicable to this development proposal.

- (iv) nature reserves and parks

The site is near to a park which is a designated local SIN, and the potential impact of the development has been considered in section (b) above. The Lee Valley Regional Park is more than 200 metres away from the site and thus would not be impacted by the development proposal.

The site is approximately 4.25 kilometres from the Epping Forest Special Area of Conservation (SAC).

The Interim Mitigation Strategy for Epping Forest SAC (October 2018) sets out mitigation and monitoring strategies against likely significant effects. LB Haringey is not listed in that document as a “Competent Local Authority”, nor a Local Authority where great pressure in terms of biodiversity from which rising visitor numbers would originate. It is stated that visitors arising from non-listed boroughs “are significantly less and, for the main part, visit on a less frequent basis” and in fact “93% of all visitors within the entire zone of influence actually live within 3km” of the SAC.

There is therefore unlikely to be a significant effect from the proposed development that could give rise to a need for EIA. In addition, it is considered that proposed connections between the proposed development and the Green Grid between Down Lane Park and the Lea Valley would provide closer opportunities for recreation should users of the proposed development seek facilities of this nature.

In the unlikely event the impacts from the development were considered to be significant, they could be adequately mitigated through a financial contribution or otherwise to mitigate against recreational impacts on the SAC.

As such, any impact on the nature reserves and parks is expected to be adequately mitigated through appropriate measures included as part of any planning application.

- (v) European sites and other areas classified or protected under national legislation

The site is 470 metres from the Lee Valley Special Protection Area (SPA). This protected area is far enough away from the application site for there not to be a negative impact on it. The SSSI and SAC referenced above are also unlikely to be adversely affected by this application.

- (vi) areas in which there has already been a failure to meet the environmental Quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure.

Not applicable to this development proposal.

- (vii) densely populated areas

The land uses surrounding the site comprises residential dwellings, district centre uses, and open spaces, which are fairly typical of an urbanised area and as such are not of any particular sensitivity. The impact of the proposed development on these nearby receptors would be fully considered as part of any planning application and appropriate mitigation measures put in place if necessary.

- (viii) landscapes and sites of historical, cultural or archaeological significance.

No significant impacts are anticipated given the nature of the proposed works. It is anticipated that any archaeological concerns can be adequately dealt with by condition on submission of a planning application. It is noted that the previous permission included archaeological conditions which were subsequently discharged.

The NPPG notes that in certain cases, local designations which are not included in the definition of “sensitive areas”, but which are nonetheless environmentally sensitive, may also be relevant in determining whether an assessment is required.

In this case it is considered that there are no other sensitive local designations which could be affected by this proposal.

3. Types and characteristics of the potential impact

The proposed development has also been assessed with regard to Schedule 3(3)(a-h) of the EIA Regulations, which references the following factors must be considered, when assessing the criteria set out in paragraphs (1) and (2) above.

- (a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)
- (b) the nature of the impact
- (c) the transboundary nature of the impact
- (d) the intensity and complexity of the impact
- (e) the probability of the impact
- (f) the expected onset, duration, frequency and reversibility of the impact
- (g) the cumulation of the impact with the impact of other existing and/or approved development
- (h) the possibility of effectively reducing the impact

These factors have been taken into account in assessing the topics referenced above and it has been found that the environmental impacts of the development would not be significant as described in paragraphs (1) and (2) above, given the nature, scale, and design of the development and its location on a previously developed site.

4. Conclusion

The characteristics of the proposed development and its potential environmental impacts have been fully assessed as described in the sections above. It is considered that, as a mixed commercial/residential development proposal located on previously developed land within an urbanised area that is not within or adjacent to particularly sensitive receptors, there are unlikely to be significant environmental effects from the development that would require an Environmental Impact Assessment (EIA) to be undertaken.

All potential risks and concerns associated with the development proposal are expected to be addressed as part of any planning application and in accordance with statutory legislation, planning policies and best practice.

Based on the assessment of the criteria in Schedule 3 and pursuant to Regulation 5(5) and having regard to the information submitted, the Local Planning Authority has adopted the Screening Opinion that **the proposal is not EIA development** as described in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and thus **an Environmental Statement is not required** with any subsequent planning application.

Appendix 1 – EIA Screening Checklist

(A) Screening Checklist Question	(B) Response to the Screening Criteria in (A) (Yes/No or N/A)	(C) Is a Significant Effect Likely? Explain Reasons if 'Yes' Response in Column (B) (Yes/No or N/A)
<i>Natural Resources</i>		
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	No	No. Not applicable
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	Yes - While the development will not make use of on-site natural resources above or below ground, as the site consists of Berol House and brownfield land, in a worst case-scenario some limited materials and resources used during the construction and operation of the development may be from non-renewable or recyclable sources.	No. The materials used during construction of the development are to be of a high quality and be durable in reflection of the architecture of Berol House. Energy will be provided via Air Source Heat Pumps rated BREEAM Very Good and the development is expected to exceed BREEAM 'Very Good' ratings. An Energy Statement is to be submitted alongside the application. It is not expected that the Proposed Development will cause any materially unacceptable effects regarding daylight and sunlight or overshadowing on neighbouring properties or Down Lane Park, and Daylight, Sunlight and Overshadowing Assessment and Internal Daylight Assessment will be submitted alongside the planning application. Mitigation measures including a waste strategy as part of a CMP, covering circular economy principles, in addition to an energy strategy are to be covered within the planning application to ensure that, as expected, significant effects on non-renewable resources or those in short supply are not anticipated.
1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/	No – The Site is a brownfield site consisting in its majority of buildings, including Berol House, and hardstanding. The surrounds of the Site are of the same quality and the local green space at Down Lane Park to the northeast of the Site is not expected to	No.

coastal, fisheries, minerals?	experience any significant adverse effects which would give rise to the need for EIA.	
Waste		
2.1 Will the project produce solid wastes during construction, operation or decommissioning?	Yes	No. Production of a Waste Management Plan in conjunction with or as part of a CMP will provide protocols for working with supplies for the reduction of waste in packaging and in selection of materials. During operation, suitable waste recycling facilities will be made available in accordance with policy with collections twice weekly and a Sustainable Waste Management Plan and Waste and Water Utilities Assessment are to be submitted alongside the application. Significant effects are therefore not anticipated.
Pollution and Nuisances		
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	No. The conclusions of the ES submitted alongside the consented scheme (ref: HGY/2017/2044) held that there is no significant risk for contaminants or pollutants which could cause an effect of significance which would give rise to the need for EIA, as they will be managed through standard best practice construction measures. An Air Quality Assessment is to be submitted alongside the application that will confirm that these principles will be retained as embedded mitigation with the Proposed Development.	No. There may be some dust exposure or limited local reductions in air quality but construction and operational impacts would be controlled and mitigated by a Construction Management/Logistics Plan secured by condition.
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes – The construction phase of the Proposed Development will include periods of time, particularly during the foundation works phases, for noise and vibration effects which could impact local residential receptors.	No. Potential for significant noise and vibration for surrounding residential receptors from construction will be mitigated and managed via a CMP, following best practicable means of noise control, and significant effects are therefore considered unlikely. This will be described in a Noise Impact Assessment submitted with the application.

3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes - Risk of leaching of ground contaminants to controlled waters surrounding the Site has been identified during the construction and operational phases of the Proposed Development.	No - Mitigation measures in order to address this risk will ensure that construction will follow best practice measures, including the removal of contaminated soil and barriers at sources of contaminants; appropriate risk assessments will establish the most effective approach to ensuring that the Site is in a suitable condition for the Proposed Development. No significant effects are considered likely.
3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No - No areas in close proximity to the Site are known to exceed legal environmental standards which would be affected by the project.	N/A
<i>Population and Human Health</i>		
4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No - anticipated risks of major accidents are anticipated. Flood risk on the Site is expected to be mitigated through measures embedded into the Proposed Development.	N/A
4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation, decommissioning? (for example due to water contamination or air pollution)	No – There are no likely risks to current neighbours, future site users, or on underground services infrastructure as a result of the Proposed Development’s construction or operational phases. Appropriate construction management will be ensured so that impacts on the local population’s health are not significant.	N/A
<i>Water Resources</i>		
5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes – several water resources within the wider local area.	No. Risk of flooding is to be managed through SuDS and an Outline Drainage Strategy embedded into the design of the Proposed Development at the operational phase. These will be detailed within a full Flood Risk Assessment. During construction, a CMP is expected to include local flood prevention measures which comply with relevant policy

		and guidance and informed by surveys and investigations of the Site. Thus no significant effects on flood risk on- or off-site are likely.
<i>Biodiversity (Species and Habitats)</i>		
6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local)).	Yes – The site is approximately 470 metres from the Lee Valley Special Protection Area (SPA), the Lee Valley Ramsar site and the Walthamstow Wetlands Site of Special Scientific Interest (SSSI). The site is also approximately 4.25 kilometres from the Epping Forest Special Area of Conservation (SAC). The site is near to a SINC and close to the Lee Valley Regional Park (LVRP).	No. The SPA, SSSI, Ramsar and SAC sites are all too far away from the development to be significantly affected by the proposal. Improvements are expected to connections towards the LVRP and these are not expected to cause harm to the park. Any impact on the nearby SINC would be mitigated through conditions attached to any planning permission.
6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Yes. Epping Forest SAC. Site could be part of the area which is identified in the ES as suitable for use by nesting birds in the ARSM, including habitat for up to one breeding pair of black redstart.	No. Any increase in demand for recreational use of the Forest is unlikely to be significant. In addition, it is considered that proposed connections between the proposed development and the Green Grid between Down Lane Park and the Lea Valley would provide closer opportunities for recreation should users of the proposed development seek facilities of this nature. As such, any impact on the nature reserves and parks is expected to be adequately mitigated through appropriate measures included as part of any planning application and/or adequately mitigated through a financial contribution or otherwise should this be required.
<i>Cultural heritage/Archaeology</i>		
7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value,	Yes - Berol House is a Locally Listed Building: formerly the Eagle Pencil Works dating to the 19th century. Heritage assets in	No - During construction, measures including a photographic record of the Cannon Factory adjacent to the

and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? Where designated indicate level of designation (international, national, regional or local).	proximity to the Site include: The Cannon Factory (non-designated heritage asset); terraced houses on Hale Road; 62 High Cross Road and Tottenham High Cross; the Pumping Station at Markfield; and The Ferry Boat Inn (all Grade II listed). There are also five Conservation Areas within the zone around the A10 from Tottenham High Road to Page Green.	Site will be undertaken to ensure the preservation of its limited architectural and historical significance and after completion made publicly available. For the protection of other heritage assets, hoarding and measures to control for traffic, dust and noise will ensure that impacts are maintained at non-significant levels. Berol House is to be retained and the design of new additions to the building are to remain subservient to its existing design, materials, and massing. A Heritage Statement and Townscape and Visual Impact Assessment and Tall Building Statement will be submitted alongside the application which will set out this information. It is not expected that effects would arise which would give rise to likely significant effects.
7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	Yes - The A1055 and the wider ARSM and Hale Village developments bound the Site. Further afield the surrounding area is largely low-rise residential with some mixed light industrial use.	No. The development is the completing part of the ARSM and the previously consented scheme (ref. HGY/2017/2044), as a high quality landmark building of a comparable scale to other tall buildings within the Growth Area. Therefore, it is not expected that the Proposed Development will give rise to likely significant effects when considered in context with the general development activity in the area.
<i>Transport and Access</i>		
9.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes. The Site is bound by the following routes used by the public: The A1055 (Watermead Way); Ashley Road with Down Lane Park to the northwest of the Site. The Proposed Development will create greater west to east permeability between these two roads by opening up Berol Yard.	No. Protocols for minimising traffic disruption during the construction of the Proposed Development will be included in a CMP. During operation, access by HGVs and other good vehicles will be appropriately managed with a Transport Assessment informed Travel Plan also in place to encourage sustainable travel modes. Down Lane Park is expected to be unaffected. No significant effects are considered likely.

9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes – The A1055 may be susceptible to congestion. It is not expected that the Proposed Development would cause congestion on rail and underground services at surrounding stations.	No. Key aspects of the CMP which will mitigate the effects of construction traffic to minimise the likelihood of congestion with strict monitoring and control of all vehicles entering and existing the site will include the setting of specific working hours and delivery times and a system of authorisation when visiting the site in vehicles, while safely maintaining pedestrian access around the Site perimeter during the construction phase. During operation a Travel Plan will be implemented to encourage sustainable travel patterns. Therefore, no significant effects are considered likely.
Land Use		
10.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	Yes. Berol House contains a number of serviced offices. The Site is situated within the ARSM and adjacent to the Hale Village mixed use developments with a large proportion of residential development.	No. The Proposed Development is expected to generate employment through the construction phase and commercial uses at the operational phase through improved provision of employment space. It has been agreed with the Council that the previously planned academic use of 2 Berol House is no longer possible, and therefore now focuses on delivering a mix of new workspace and retail accommodation at Berol House, alongside a new mixed use building accommodating Build to Rent homes and up to 35% affordable housing, alongside commercial/retail space. These effects will give rise to beneficial effects but not at a level giving rise to a need for EIA.

10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No. While the Site's development would result in significant change at the immediate urban scale around the District Centre of Tottenham Hale, the proposed land use is included as part of the ARSM strategic plans for land use in this location.	No. N/A
<i>Land Stability and Climate</i>		
11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No	N/A
<i>Cumulative effects</i>		
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No. Cumulative effects are not expected to give rise to any likely significant adverse effects during both the construction and operational phases of the development. No significant adverse cumulative effects are expected on the availability or provision of services from the Proposed Development that could give rise to the need for EIA. The height has been considered in relation to the surrounding townscape and views. The site is located within an area identified as being suitable for tall buildings. 2 Berol Yard is likely to be visible, however, it would be viewed in the context of the existing high rise residential uses in the area. As such, the addition of this development is unlikely to give rise to significant cumulative effects from long, medium or short range views.	N/A

<i>Transboundary Effects</i>		
13.1 Is the project likely to lead to transboundary effects?	No. For clarity it is important to note that here the word 'transboundary' refers to another nation or state.	N/A