

Chapter 11: Likely Significant Effects

INTRODUCTION

- 11.1 This ES chapter presents a summary of the likely significant environmental and socio-economic effects pertaining to the Proposed Development, during the enabling and construction works, and once the Proposed Development is complete and operational.
- 11.2 The purpose of this ES chapter is not to re-present all of the residual effects associated with each of the technical topic assessments. All residual effects, including their associated nature and scale, are presented and summarised as relevant within each technical chapter of the ES, and reference should be made to **ES Volume 1, Chapters 6 to 9**. Instead, this ES chapter focuses on summarising the likely significant effects that are expected to arise as a result of the Proposed Development, in line with the Environmental Impact Assessment (EIA) Regulations¹.
- 11.3 For the majority of technical topics, residual effects that are identified as ‘Moderate’ or ‘Major’ in scale are considered to be ‘Significant’, with effects that are ‘Negligible’ or ‘Minor’ in scale being ‘not significant’.
- 11.4 Departures from the above approach include the following, with further details provided within the respective ES chapters:
- **ES Volume 1, Chapter 8: Wind Microclimate**, where any Adverse effects (Minor, Moderate or Major) are considered to be ‘Significant’;
 - As set out in **ES Volume 2, Townscape and Visual Impact**, it is generally considered that moderate to major effects (comprising ‘Moderate’, ‘Moderate / Major’, and ‘Major’) are significant. The remaining scales of effect, including ‘Minor / Moderate’, ‘Minor’, ‘Negligible / Minor’, and ‘None’ effects are considered to be not significant.
- 11.5 Table 11.1 and Table 11.2 of this ES chapter respectively outline the likely significant residual effects resulting from the enabling and construction works associated with the Proposed Development, and once the Proposed Development is complete and operational. Significant adverse effects are shaded in ‘orange’ and significant beneficial effects are shaded in ‘green’ for ease of identification. Following which, the likely significant cumulative effects and effect interactions are summarised.

LIKELY SIGNIFICANT EFFECTS

Enabling Works and Construction

- 11.6 Table 11.1 summarises the likely significant residual effects arising as a result of the Proposed Development during the enabling works and construction.
- 11.7 No significant residual enabling and construction effects are likely to arise as a result of the Proposed Development in respect to the following environmental topic areas which have been the subject of this EIA:
- Socio Economics;
 - Wind Microclimate;
 - Daylight, Sunlight, Overshadowing and Solar Glare;
 - Townscape and Visual Impact.
- 11.8 Significant enabling and construction effects have been identified as being likely in respect of noise and vibration and are therefore presented within Table 11.1 and discussed further below.

¹ His Majesty’s Stationery Office (HMSO) 2017. *The Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 (as amended in 2018 and 2020)*.

Table 11.1 Likely Significant Effects – Enabling Works and Construction

EIA Topic Area	Receptor(s)	Description of Residual Effect	Classification of Residual Effect			
			Scale and Nature (Geographic Extent)	D I	P T	St Mt Lt
Noise and Vibration	Rosa Luxemburg Apartments, West Apartments and 1-9 and 19-21 Hale Road (odds)	Construction Noise across the assessed timeslices (substructure and superstructure)	Moderate Adverse (Local)	D	T	Mt
	Rosa Luxemburg Apartments, West Apartments and 1-9 and 19-21 Hale Road (odds)	Construction Vibration	Moderate Adverse (Local)			
Notes: Nature = Beneficial / Adverse / Neutral Scale = Negligible / Minor / Moderate / Major Geographic Extent = Site or Local / District or Borough / Regional / National / International D = Direct / I = Indirect P = Permanent / T = Temporary St = Short Term / Mt = Medium Term / Lt = Long Term						

Noise and Vibration

Noise

- 11.9 The Proposed Development will result in temporary, medium-term **significant adverse** (Moderate) effects to the sensitive residential receptors located in the proximity of the site due to the noise generated during enabling and construction works. As detailed in **ES Volume 1, Chapter 7: Noise and Vibration**, the construction of different blocks within the Proposed Development overlap and to ensure the proper identification of periods of peak noisy activities, three ‘timeslices’ across the indicative works programmed have been identified and assessed. The timeslices during which the sensitive receptors identified in Table 11.1 will experience the significant adverse effects are described below:
- Rosa Luxemburg Apartments, – Moderate Adverse (**significant**) effects during timeslice 2 (substructure), timeslice 3 (superstructure).
 - West Apartments – Moderate Adverse (**significant**) effects during timeslice 2 (substructure), timeslice 3 (superstructure).
 - 1-9 and 19-21 Hale Road (odds) – Moderate Adverse (**significant**) effects during timeslice 2 (substructure), timeslice 3 (superstructure).
- 11.10 It should be noted that the assessment considered a worst-case scenario whereby numerous activities are operating concurrently, across each of the timeslices, which would not be likely to occur in practice. Construction noise reaching the assessed levels will only likely occur for a relatively short duration of time. These effects will be temporary and managed as far as reasonably practicable through the implementation of Best Practicable Means (BPM) and measures set out within the CEMP.

Vibration

- 11.11 The Proposed Development will result in a **significant adverse** (Moderate) effect to the sensitive residential receptors identified in Table 11.1 due to the piling activities undertaken as part of the substructure works. These effects will be temporary for the duration of the enabling and construction works. However, as detailed in **ES Volume 1, Chapter 7: Noise and Vibration**, it is considered that these sensitive receptors will only experience

significant adverse effects in the worst-case scenario and with the appropriate and successful implementation of the mitigation proposed in **ES Volume 1, Chapter: 7: Noise and Vibration**, the likely adverse effects predicted would reduce; however, significant effects remain until the final piling strategy and detailed construction planning is completed.

Hale Road Properties – 11, 13, 15 & 17 Hale Road

11.12 A separate noise and vibration assessment has been provided within **ES Volume 3, Appendix: Noise and Vibration – Annex 5** to a discrete number of properties (11, 13, 15 and 17 Hale Road) which are currently vacant and unoccupied in the existing baseline condition along Hale Road (to the south of the site). Whilst these properties are not currently occupied by sensitive receptors, it is noted that there is no certainty that these properties won't become occupied in the future if aspirational development plans do not come forward, and as a result these properties have been assessed (where relevant).

11.13 In this scenario, during the enabling and construction works the following significant noise and vibration effects would be experienced at 11, 13, 15 and/or 17 Hale Road:

- Substructure (timeslice 2) construction noise – **significant adverse** (Moderate) effects to 11, 13, 15 and 17 (11-17 (odds)) Hale Road;
- Superstructure (timeslice 3) construction noise - **significant adverse** (Moderate) effects to 11-17 (odds) Hale Road; and
- Construction vibration - **significant adverse** (Moderate) effects to 11-17 (odds) Hale Road.

11.14 All of the effects set out above are considered to be local, direct, temporary and medium-term, and direct.

Completed and Operational Proposed Development

11.15 Table 11.2 summarises the likely significant effects arising as a result of the Proposed Development, once complete and operational.

11.16 No significant effects have been identified as being likely as a result of the complete and operational Proposed Development in respect of the following environmental topic areas which have been the subject of this EIA:

- Wind Microclimate; and
- Townscape.

11.17 Significant completed and operational Proposed Development effects have been identified as being likely in respect of the following topic areas:

- Socio-Economics;
- Daylight, Sunlight and Overshadowing; and
- Visual Impact.

11.18 Significant completed and operational effects have been identified as being likely in respect of socio-economics, daylight, sunlight and overshadowing, and visual impact, and are therefore presented within Table 11.2 and discussed further below.

Table 11.2 Likely Significant Effects – Completed and Operational Proposed Development

EIA Topic Area	Receptor(s)	Description of Residual Effect	Classification of Residual Effect			
			Scale and Nature (Geographic Extent)	D I	P T	St Mt Lt
Socio-Economics	Capacity of GP Surgeries	Introduction of 783 new residents - Increase in GP overcapacity	Moderate Adverse (Local)	D	P	Lt
Daylight	West Apartments		Moderate Adverse	D	P	Lt

EIA Topic Area	Receptor(s)	Description of Residual Effect	Classification of Residual Effect			
			Scale and Nature (Geographic Extent)	D I	P T	St Mt Lt
	165-195 High Cross Road	Reduction in daylight within neighbouring properties	(Local)			
	Rosa Luxemburg Apartments		Major Adverse (Local)			
	3-9 Hale Road (odds)					
	19-21 Hale Road (odds)					
Sunlight	Rosa Luxemburg Apartments	Reduction in sunlight within neighbouring properties	Moderate Adverse (Local)	D	P	Lt
Overshadowing	Shared amenity area at Rosa Luxemburg Apartments	Reduction in sunlight on ground to neighbouring shared amenity spaces	Major Adverse (Local)	D	P	LT
Visual Impact	View 16: Down Lane Park	Effects on the visual amenity of Down Lane Park	Moderate Beneficial (Local)	D	P	Lt
Notes: Nature = Beneficial / Adverse Scale = Negligible / Minor / Moderate / Major Geographic Extent = Site or Local / Borough / Regional D = Direct / I = Indirect P = Permanent / T = Temporary St = Short Term / Mt = Medium Term / Lt = Long Term						

Socio-Economics

11.19 Once completed and operational, the Proposed Development will likely result in **significant adverse** (Moderate) effects in relation to additional strain on primary healthcare infrastructure at the local area level. The Proposed Development would introduce an additional 783 residents to the local area and thus would increase the local GP to patient ratio from 2,003 patients per GP FTE (overcapacity in the existing baseline context by 203 patients) to 2,027 patients per GP FTE (overcapacity by 227). This effect would be direct, long term and permanent. Further details are provided in **ES Volume 1, Chapter 6: Socio-Economics**.

11.20 Mitigation may include financial contributions through the statutory planning mechanisms, such as Community Infrastructure Levy (CIL) and/or Section 106 (S106) obligations where appropriate, to help address increased demand on local services. However, given the nature and potential scope for such agreements, it is not possible at this time to determine how S106 payments or CIL contributions may alter residual effects on these receptors and therefore the residual effects remain as stated above as a worst-case scenario.

Daylight

11.21 The Proposed Development once complete will result in **significant adverse** (Moderate) effects in relation to the loss of daylight to the West Apartments and 185-195 High Road Cross. Further, once complete the Proposed Development will result in **significant adverse** (Major) effects in relation to the loss of daylight to the adjacent Rosa Luxemburg Apartments, 3-9 Hale Road (odds) and 19-21 (odds) Hale Road.

11.22 The effects on daylight within the above-mentioned neighbouring properties are considered to be long-term, direct and local in nature. Although significant effects are likely, the intention to develop the currently vacant site alongside many of these neighbouring properties means that a level of impact is to be expected, regardless of the massing or orientation of the Proposed Development.

Sunlight

- 11.23** The Proposed Development will also produce **significant adverse** (Moderate) effects in relation to a reduction in sunlight within the adjacent Rosa Luxemburg Apartments. These effects are considered to be local, direct and long-term in nature, and are also expected given the proximity of the site to the apartments.

Overshadowing

- 11.24** Further to daylight and sunlight effects, the Proposed Development will also result in **significant adverse** (Major) on the shared amenity space within the Rosa Luxemburg Apartments due to a reduction in ground-level sunlight within the space. This effect is considered to be local, direct and long-term.

Hale Road Properties – 11, 13, 15 & 17 Hale Road

- 11.25** Similarly to noise and vibration, a separate daylight and sunlight assessment has been provided within **ES Volume 3, Appendix: Daylight, Sunlight, Overshadowing and Solar Glare – Annex 11** to a discrete number of properties (11, 13, 15 and 17 Hale Road) which are currently vacant and unoccupied in the existing baseline condition along Hale Road (to the south of the site).
- 11.26** The Proposed Development once complete will result in **significant adverse** (Major) effects in relation to the loss of daylight to the adjacent 11-17 (odds) Hale Road properties. The effects to these properties are considered to be local, long-term, and direct.

Visual

- 11.27** The Proposed Development once complete will result in **significant beneficial** (Moderate) effects for the users of Down Lane Park. This effect would be long-term, direct and local in nature.
- 11.28** The Proposed Development would result in an intensification of the urban environment in this area; however, the visual impact of the development has been reduced through the careful distribution of massing and façade detailing. Given the number of high-rise buildings within the vicinity of the Proposed Development, the presence of the new development would not appear incongruent. Further, it would represent an improvement over the existing hoarded vacant brownfield site.

LIKELY SIGNIFICANT CUMULATIVE EFFECTS

- 11.29** This section identifies the likely significant effects of the Proposed Development in combination with the effects of other cumulative schemes as listed within **ES Volume 1, Chapter 2: EIA Methodology**, where effects are new or different to those identified above.

Enabling Works and Construction

- 11.30** Additional or different likely significant effects as a result of the cumulative impact assessment have been identified during enabling and construction in relation to noise and vibration only, as set out below:
- **Noise and Vibration** – The scale of construction noise related effects to Rosa Luxemburg Apartments, Gessner Apartments and East Apartments would likely increase due the cumulative effect with the construction of Berol Quarter. Detailed construction information is not provided within the planning application for Berol Quarter, however, it is likely that the effects to these receptors would be **significant adverse** (Major) for large extents of the shared construction programme, should these overlap. It is likely effects would be influenced by activities at Berol Quarter, rather than the Proposed Development.

Completed and Operational Proposed Development

- 11.31** Additional or different likely significant effects as a result of the cumulative impact assessment have been identified once the Proposed Development is completed and operational in relation to the following topic areas, as set out below:
- **Socio-economics** – The Proposed Development and cumulative schemes' combined provision of 1,806 residential dwellings will meet approximately 11.3% of the LBH's ten-year housing target. This is expected to result in a **significant beneficial** (Moderate) effect. This effect will result in a direct and permanent significant effect at the Borough level.
 - **Reduction in daylight levels** – There is a potential for **significant adverse** (Moderate) cumulative effects resulting in reduction of daylight levels at East Apartments. There is also the potential for **significant adverse** (Major) resulting in a reduction in daylight levels at the 2 Ashley Road (Ferry Island Building 3), 165-195 High Cross Road and The Gessner during the cumulative scenario. Given the additional noticeable reductions that occur as a result of the cumulative schemes, the cumulative effect on daylight within these properties is considered to be local, direct, permanent, long term, however it is clear this is not primarily as a result of the Proposed Development.
 - **Overshadowing** – The Proposed Development and cumulative schemes have the potential to result in **significant adverse** (Major) in relation to overshadowing at The Gessner (Amenity Area 18), and Sessile Apartments (Amenity Area 19) receptors. These additional effects to The Gessner and the Sessile Apartments are the direct result of the cumulative Berol Quarter Scheme. The cumulative effect on overshadowing is considered to be local, direct, permanent, long term and **significant adverse** (Major) effects.

Tottenham Hale Retail Park

- 11.32 Socio-economics** - The Tottenham Hale Retail Park would bring forward a total of 1,500 residential units, which together with the Proposed Development would equate to 1,877 residential units. This would contribute 11.7% of the required housing delivery towards the LBH's 10-year target. This is therefore considered to be a borough level, direct, permanent, long-term, **significant beneficial** (Moderate) cumulative effect. It is estimated that the Tottenham Hale Retail Park could accommodate 3,570 residents in addition to those associated with the Proposed Development. Cumulatively, this would result in an uplift of approximately 4,533 residents and would be considered in line with the above discussion on cumulative effects regarding the increase in strain on primary healthcare services. Therefore, this cumulative effect is considered as local to borough level, direct, long-term, permanent and **significant adverse** (Moderate).

Cannon Factory

- 11.33 Socio-Economics** - The Cannon Factory scheme would add a total of 460 PBSA students to the anticipated 783 residents associated with the Proposed Development. PBSA residents would be expected to generate increased demand for GP surgeries and open space, though the latter is not considered significant. Therefore, the cumulative effect on primary healthcare provision at the local level is considered direct, long-term, permanent and **significant adverse** (Moderate).

LIKELY SIGNIFICANT EFFECT INTERACTIONS

- 11.34** This section identifies the likely significant effect interactions arising from interaction between individual residual effects presented throughout the ES (in **ES Volume 1, Chapter: 6 to 9**) and detailed in **ES Volume 1, Chapter 10: Effect Interactions**.
- 11.35** During the enabling and construction works for the Proposed Development, there is the potential for **significant** effect interactions to Rosa Luxemburg Apartments, the West Apartments and 1-21 Hale Road (odds) (including 11, 13, 15 and 17 Hale Road) in relation to construction noise and construction vibration.

11.36 One ‘**significant**’ effect interaction has been determined once the Proposed Development is complete and operational for Rosa Luxemburg Apartments relation to reduction in daylight and sunlight levels.