

19. Summary of Residual Effects

19.1 Introduction

19.1.1 Each specialist Chapter of the Environmental Statement has identified the residual effects of the Proposed Development following an assessment of the Proposed Development as set out within Development Specification and on the Parameter Plans having regard to the identification of further mitigation in Chapter 18.

19.1.2 A summary of the residual effects for each respective assessment chapter is set out below:

19.2 Townscape, Visual and Heritage

Residual Effects on the Character of the Surrounding Area

19.2.1 The scale and mass of the Proposed Development has been carefully considered in relation to the character of the existing context. The Proposed Development will not harm the setting of any local heritage assets. The visibility of the Proposed Development will establish attractive visual links with the hinterland, helping to improve the legibility of South Bermondsey Station and establishing visual markers for the Millwall FC Stadium and the new Surrey Canal Overground Station, from the surrounding area.

19.2.2 The positive character of built up and open spaces in the wider context of the Site will not be harmed by the Proposed Development, which will, where visible, contribute to the existing urban setting of conservation areas and parks in the surrounding area and will improve the setting of areas in the locality which are of less sensitivity.

19.2.3 The Proposed Development has been carefully designed to enhance the streetscape of Surrey Canal and to connect positively with the surrounding hinterland. The improved visibility, connectivity and permeability of the Site will effectively integrate the currently isolated Site with its surroundings.

Residual Effects on Local Views, and Effects on Views from Sensitive Receptors in the Surrounding Area

19.2.4 The selected views permit the Proposed Development to be assessed in the round and in relation to relevant assessment criteria. Taken together they illustrate the effect of the Proposed Development on existing views, and its relation to its urban context.

- 19.2.5 The Views Assessment has demonstrated that the Proposed Development will relate well to local conservation areas and will not be harmful to the setting of listed buildings in the vicinity. No heritage assets will be harmed by the Proposed Development at Surrey Canal. Where visible, the Proposed Development will improve the setting of, or leave unharmed, key views from local conservation areas and will enhance considerably those views close to the Site, where the townscape is currently poor quality and lacking a coherent urban character. It will not have any harmful effect on the view of St Paul's Cathedral from Blackheath defined in the LVMF SPG.
- 19.2.6 In distant views from the north- from Tower Bridge and the London Borough of Tower Hamlets - the tops of the tallest buildings of the Proposed Development may be glimpsed at their maximum extent, but they will be barely discernible and will be seen as part of an already well articulated skyline. The tops of the taller elements of the Proposed Development will also have a negligible to minor effect on some distant views from the open space of Burgess Park to the west. To the distant south, the tall buildings within the Proposed Development will be seen from some parts of Telegraph Hill, where they will contribute to an already visibly urban context, but no part of the Proposed Development will be seen from the Grade II* Listed landscape of Nunhead Cemetery. Where visible in distant views from the east -on the southern tip of the Isle of Dogs and in Greenwich and Blackheath- the different heights of the proposed tall buildings will contribute to an already well-articulated skyline and will add positively to the distant setting of the Greenwich Maritime WHS.
- 19.2.7 In views from open spaces in the surrounding area - from Southwark Park to the north, Deptford Park to the east and Fordham Park to the south- the Proposed Development will have a minor to moderate effect on their setting that will be entirely beneficial: where visible, it will add further interest to the existing urban context of these parks. In local street views, the Proposed Development will have a major effects, bringing a legible and attractive urban skyline to areas of existing poor quality townscape. The taller elements will have a varied profile and will landmark the gateways to the new townscape on Site and the station locations.
- 19.2.8 The effect on the existing residential areas to the south of the Site and the existing open space of Bridgehouse Meadows has been carefully considered to ensure that the Proposed Development will be appropriately scaled and will not dominate in views from these areas. Improved permeability into and through the Site will ensure that the Proposed Development will link the existing local community to the new facilities provided within the Application Site.

19.3 Cultural Heritage

Demolition and Construction

19.3.1 Following implementation of the agreed programme of archaeological mitigation there will be no significant negative residual effects to archaeology anticipated during the demolition and construction phase.

Table 1 Residual Effects - Construction

Effect	Potential Significance of Environmental Effect	Mitigation	Residual Effect
Demolition and grubbing out of existing footings and services; Levelling in advance of development; Cutting of new footings and services; Creation of underground car parking.	Moderate/Minor	Archaeological Surveys, Evaluation and Excavation	Minor/Neutral

Operational & Construction

19.3.2 Taking into account mitigating benefits arising in the form of community, economic and design quality from the Proposed Development, only minor/neutral residual effects are anticipated during the operational and construction phase.

Table 2 Residual Effects - Operational and Construction

Potential Effects	Significance of Environment effect	Proposed mitigation/enhancement	Residual Impact

Effects on Grade II* Listed Buildings during construction and operation	Moderate/minor	Details/design of new building Community benefits arising	Minor/Neutral
Effects on Grade II listed buildings during construction and operation	Major/minor	Details/design of new building Community benefits arising	Minor
Effects on Conservation Areas during construction and operation	Major/moderate	Details/design of new building Community benefits arising	Minor
Effects on registered parks and gardens during construction and operation	Moderate/minor	Details/design of new building Community benefits arising	Minor
Effects on non listed buildings of local interest	Moderate/Minor	Details/design of new building Community benefits arising	Minor

19.4 Microclimate: Daylight and Sunlight

19.4.1 The Proposed Development seeks to mitigate effects on daylight and sunlight availability to neighbouring properties by positioning reduced bulk and massing to the south of the Application Site, where the most sensitive environmental receptors are located.

19.4.2 No further mitigation measures are proposed or considered necessary. The residual effects are as follows:

Table 3 Summary of Residual Daylight and Sunlight Effects

Issue	Potential Effect	Mitigation	Residual Effect
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Demolition and Construction Phases			
21 to 43 Ilderton Road	Short term, temporary increase in daylight and sunlight levels as existing buildings removed. Reversed as construction commences until construction complete.	None	Short term, temporary increase in daylight and sunlight levels as existing buildings removed. Reversed as construction commences until construction complete.
38 Delaford Road			
37 Ablett Street			
52 to 56 Ilderton Road			
45 to 47 Ilderton Road			
Cliftonville Tavern			
179 Ilderton Road			
209 to 229 Ilderton Road			
Reculver House			
Chilham House			
1-18 Bridge Meadows			
27-45 Bridge Meadows			
49-57 Bridge Meadows			
58-69 Bridge Meadows			
9-24 Myers Lane			
Rollins House			
Completed Development			
21 to 43 Ilderton Road	Negligible long term effects to daylight and sunlight.	None	Negligible long term effects to daylight and sunlight.
38 Delaford Road	Negligible long term effects to daylight and sunlight.		Negligible long term effects to daylight and sunlight.
37 Ablett Street	Negligible long term effects to daylight.		Negligible long term effects to daylight.
52 to 56 Ilderton Road	Negligible long term effects to daylight.		Negligible long term effects to daylight.
45 to 47 Ilderton Road	Negligible long term effects to daylight.		Negligible long term effects to daylight.
Cliftonville Tavern	Negligible long term effects to daylight and sunlight.		Negligible long term effects to daylight and sunlight.
179 Ilderton Road	Minor Adverse long term effects to daylight.		Minor Adverse long term effects to daylight.
209 to 229 Ilderton Road	Negligible long term effects to daylight.		Negligible long term effects to daylight.
Reculver House	Minor Adverse long term effects to daylight.		Minor Adverse long term effects to daylight.
Chilham House	Minor Adverse long term effects to daylight.		Minor Adverse long term effects to daylight.
1-18 Bridge Meadows	Minor Adverse long		Minor Adverse long

	term effects to daylight.		term effects to daylight.
27-45 Bridge Meadows	Moderate Adverse long term effects to daylight.		Moderate Adverse long term effects to daylight.
49-57 Bridge Meadows	Moderate Adverse long term effects to daylight.		Moderate Adverse long term effects to daylight.
58-69 Bridge Meadows	Moderate Adverse long term effects to daylight and sunlight.		Moderate Adverse long term effects to daylight and sunlight.
9-24 Myers Lane	Negligible long term effects to daylight and sunlight.		Negligible long term effects to daylight and sunlight.
Rollins House	Moderate Adverse long term effects to daylight.		Moderate Adverse long term effects to daylight.
Millwall FC Football Pitch	Negligible long term effect to permanent overshadowing	None	Negligible long term effect to permanent overshadowing

19.5 Wind Microclimate

19.5.1 With development and implementation of the further mitigation measures listed in Section 10.7, it is expected that suitable conditions would be created for planned recreational activities and the likely residual effects of the Proposed Development would not be significant.

19.6 Socio-Economics and Population

19.6.1 The likely significant socio-economic environmental effects of the Proposed Development are largely beneficial, and therefore require no mitigation, other than the following management control measures to be incorporated into the Site Wide Code of Construction Practice (COCP).

- Dust suppression and air quality controls;
- Noise and vibration techniques;
- Waste management and recycling strategy;
- Results of site investigations and proposals to deal with environmental issues;

- Site management requirements to deal with environmental issues;
- Construction logistic proposals;
- Ecology proposals, and
- Archaeology proposals.

19.6.2 The following table summarises the residual effects and their significance.

Table 4: Summary of Residual Effects

Effect	Details	Significance
Construction Employment	700 FTE construction jobs, including local training and jobs brokerage initiatives	Negligible
Housing and Population	Provision of up to 2,500 units in a range of sizes and tenures	Major Beneficial
Child Yield / Education	Up to 214-236 primary school aged children and 110-125 secondary school aged children	Minor Adverse (req. mitigation, potentially through contributions)
Healthcare	Up to 4,430-4,495 residents expected to occupy the new units would imply a need for the equivalent of around 2.5 GPs to maintain the current level of provision	Negligible due to proposed health provision on-site
Operational Employment	Net increase of up to 1,473 FTE potential workspaces in a range of positions, including entry-level jobs	Major Beneficial
Additional Local Spending	£40.4 million annually in additional household spending and up to around £2m annually in spending by additional workforce based on maximum parameters.	Major Beneficial
Tourism and Hotel	Tourist draw and expenditure of	Major Beneficial

	£4.1 million per year in local area	
Sports, Recreation, Leisure and Community	Provision of regionally-significant sporting facilities and community facilities including for assembly and health uses.	Major Beneficial
Public Open Space and Play Space	Around 5,600-6,600 sqm of publicly accessible open space in two locations, and over 13,000 sqm of private communal open space for residents	Moderate Beneficial

19.7 Transport and Movement

Severance

19.7.1 The mitigating measures for pedestrian and cycle movement described in Chapter 12 in relation to the crossing of local roads and under railways are considered to provide a significant improvement to the existing pedestrian severance around the Application Site for existing and future residents and for people working in the area surrounding the Proposed Development. It is therefore considered that the residual environmental effects are minor beneficial.

Pedestrian Delay and Amenity

19.7.2 The off-site proposed mitigation measures associated with delivering improved pedestrian connections to the Application Site including the new crossing facilities on Surrey Canal Road and the potential enhancements to the routes via Bolina Road and the non-vehicular link adjacent to the East London Line extension improvements will create more attractive and direct connections to the surrounding area and nearby rails stations at South Bermondsey and Surrey Quays by foot. It is concluded that the mitigation measures therefore results in classification of pedestrian delay and amenity as moderate beneficial.

Fear and Intimidation

19.7.3 The walking and cycling measures proposed will significantly improve the pedestrian and cycle amenity within the Site, and address fear and intimidation, through the introduction of car free or shared surface streets on internal pedestrian routes.

19.7.4 In addition, as part of the servicing strategy it is proposed to provide appropriate management, as highlighted in the Transport Assessment, to ensure that service vehicles will not use key pedestrian areas such as the retail street during times of high pedestrian demand. This will be controlled via signage and local enforcement; in addition retail store management will be aware of the restrictions and will be required to schedule deliveries and servicing to suit.

19.7.5 These measures will reduce the vehicle dominance thus improving fear and intimidation. With these mitigation measures in place, it is expected that the Proposed Development will lead to a minor, positive effect in relation to fear and intimidation. It is concluded that with the proposed mitigation measures, the effects can be classified as a moderate beneficial.

Accidents and Road Safety

19.7.6 It is anticipated that the improved pedestrian and cycle connections between the Proposed Development and the wider routes surrounding the Application Site will increase their attractiveness to existing and future users. This will therefore reduce potential conflict between pedestrian, cyclists and traffic. Therefore, it is expected that the effect of the Proposed Development with the mitigation measures will be minor beneficial.

Dust and Dirt

19.7.7 Impacts experienced during the construction period will be managed through the appropriate construction management procedure. It is expected that the redevelopment of the Application Site will result in a minor effect during construction but not significant thereafter. It should be noted that any effect will be temporary and appropriate mitigation measures will be put in place as part of any future construction management strategy. It is concluded that this approach will classify this potential effect as a 'minor positive' effect.

Public Transport Capacity

19.7.8 As part of the statutory consultation process associated with the Proposed Development, TfL will undertake bus and rail capacity analysis of the effect that the Proposed Development will have on existing service provision. This will culminate on an agreed level of public transport improvements provided by the Proposed Development.

19.8 Noise and Vibration

19.8.1 Existing sources in the vicinity of the Site consist of both localised and distant road traffic and railway noise. In addition, operational noise from the Millwall FC Stadium is also part of the existing soundscape.

Construction Noise and Vibration

19.8.2 Compliance with proposed hours of working and other noise mitigation measures as detailed in the Development Specification will ensure minimal construction noise and vibration effects. There will be no irreversible effects due to construction noise or vibration after construction has ended.

Operational Noise

19.8.3 There are no identified significant residual noise or vibration effects, either for existing residents or occupiers and users of the Proposed Development provided that the incorporated mitigation measures detailed in the Development Specification are implemented.

19.8.4 It is therefore considered that the Proposed Development would not give rise to any significant residual noise or vibration effects.

19.9 Air Quality

19.9.1 The potential effects of dust emissions during construction have been considered and a series of mitigation measures in line with current best practice, have been proposed. Any resulting residual effects will be temporary and minor, and if necessary can be further controlled by increasing the application of the dust-suppression techniques. A programme of monitoring will be included within a Code of Construction Practice.

19.9.2 Concentrations of nitrogen dioxide, PM₁₀ and PM_{2.5} associated with road traffic emissions have been predicted across the study area, and within the Proposed Development itself. The effects are negligible and are considered to be insignificant.

19.9.3 Emissions arising from the energy centre and the SELCHP plant would have a negligible effect, and are judged to be insignificant.

19.9.4 In terms of odours arising from the existing waste transfer operations on Landmann Way, given the location of the Proposed Development, the prevailing wind direction, and the history of complaints, odour effects within the Proposed Development should be infrequent, but cannot be discounted. Mitigation other than at source is not practicable, and it is concluded that the effect is moderate adverse.

19.9.5 There is considerable evidence of dust track out along the local road network, but this is likely to be attributable to a number of sources. Once again however, mitigation can only be realistically implemented at source, and the introduction of efficient wheel wash facilities, and careful sheeting of lorries, will minimise the problem. It is concluded that the effect is minor adverse.

19.9.6 A summary of the predicted effects, the proposed mitigation measures, and the residual effects is provided in Table 19.9.

19.9.7 The Proposed Development would not materially affect the Air Quality Management Area, nor would it interfere with the Council's Air Quality Action Plan.

Table 5 Air Quality Summary Table

	Initial Effect	Proposed Mitigation	Residual Effect
Construction			
Construction Dust	Major adverse, localised	Mitigation will be applied throughout the construction period based on the GLA Best Practice Guidance applicable to "High Risk" sites. A monitoring programme will be undertaken at agreed sensitive locations	Minor adverse, localised and short-term
Operation			
Traffic emissions (NO ₂ and PM ₁₀)	Negligible	Mitigation will principally be delivered through increasingly stringent emissions standards. Mitigation will also be through the access measures to minimise use of the private car	Insignificant
Energy Centre	Negligible	All plant will be subject to the Clean Air Act, and the chimney heights will need to be approved by the local authority	Insignificant
Odours	Moderate adverse, localised	N/A	Moderate adverse, localised
Dust track out from existing activities	Minor adverse, localised	N/A	Minor adverse, localised

19.10 Groundwater, Soils and Contamination

19.10.1 Following implementation of the mitigation measures discussed in Chapter 15, the adverse residual risks to ground and ground water would be negligible.

19.10.2 Should significant groundwater contamination be present in the Principal Chalk Aquifer then remediation technology may not be available to clean up the groundwater to background or risk based target levels. Remediation would need to seek betterment and adopt a cost benefit approach.

19.10.3 There would be a minor to intermediate beneficial effect through the removal or remediation of contamination sources and subsequent improvement in groundwater quality.

19.11 Water Resources and Flood Risk

19.11.1 Once the mitigation for the construction phase of the Proposed Development, identified in Chapter 16 (section 16.7), has been put in place the likely significant residual effects are likely to be short term and infrequent in nature with the sensitivity of the (watercourse, groundwater) receiving receptor being low. Therefore the overall assessment of significance would conclude the likely significant effects as minor adverse.

19.11.2 Operational phase mitigation includes the use of green and brown roofs to provide on Site attenuation. Once these have been implemented on Site, the likely significant residual effects would be long term and continuous in nature with the overall assessment providing a moderate beneficial effect to the Site and wider catchment. Mitigation to provide maintenance to the SuDS features will also ensure that the beneficial effects are retained.

19.11.3 With regard to flood risk, once the Proposed Development is complete and staff and residents have adhered to the mitigation identified in Chapter 16 (section 16.7), the likely significant residual effect will be long term and the frequency would be continuous as there will always be a risk of flooding. However, after mitigation the sensitivity to local residents and staff has been assessed as low with an overall negligible effect.

19.12 Ecology and Nature Conservation

Statutory Designated Sites

19.12.1 Likely environmental effects are of no significance

Non Statutory Designated Sites

19.12.2 Likely significant environmental effects are beneficial at the Unitary level and of minor significance.

Habitats

19.12.3 Likely environmental effects are considered to be beneficial at the site level and of minor – moderate significance.

Species

19.12.4 Likely environmental effects are considered to be beneficial at the national - site level and of minor – moderate significance.