

Chapter 16: Likely Significant Effects

INTRODUCTION

- 16.1 This chapter of the Environmental Statement (ES) presents a summary of the likely significant environmental effects pertaining to the Proposed Development during the demolition and construction works and once the Proposed Development is completed and operational.
- 16.2 The purpose of this ES chapter is not to re-present the residual effects associated with each of the technical topic assessments. All residual effects, including their associated nature and scale, are presented and summarised within each technical chapter of the ES, and reference should be made to **ES Volume 1, Chapters 6 to 14** of this ES. Instead, this ES chapter focuses on summarising likely significant effects that are expected to arise as a result of the Proposed Development, in line with the EIA Regulations¹.
- 16.3 For most technical topics, residual effects that are identified as moderate or major in scale are considered ‘significant’, with effects that are negligible or minor in scale being ‘not significant’. This is with the exception of the following technical topics:
 - Wind Microclimate (**ES Volume 1, Chapter 11: Wind Microclimate**) – all adverse effects (minor, moderate and major) are considered to be significant, and all beneficial effects (minor, moderate and major) are not considered to be significant; and
 - Ground Conditions and Land Contamination (**ES Volume 1, Chapter 13: Ground Conditions and Land Contamination**) – all adverse or beneficial effects (minor, moderate or major) are considered significant.
- 16.4 Each of the technical assessments that comprise this ES have considered and assessed where relevant, as discussed in **ES Volume 1, Chapter 2: EIA Methodology**:
 - The demolition and construction works associated with the Proposed Development;
 - The completed and operational/occupied Proposed Development; and
 - A cumulative assessment - considering the potential for cumulative effects to arise as a result of the Proposed Development in-combination with defined cumulative schemes, as discussed in **ES Volume 1, Chapter 2: EIA Methodology**.
- 16.5 Table 16.1 and Table 16.2 of this ES chapter respectively outline the likely significant effects resulting from the demolition and construction works associated with the Proposed Development, and once the Proposed Development is complete and operational. Significant adverse effects are shaded in ‘orange’, significant beneficial effects are shaded in ‘green’, and significant neutral effects are shaded in ‘blue’² for ease of identification.
- DEMOLITION AND CONSTRUCTION
- 16.6 Table 16.1 summarises the likely significant residual effects arising as a result of the Proposed Development during demolition and construction.
- 16.7 No significant demolition and construction effects are likely to arise as a result of the Proposed Development in respect to the following environmental topics which have been the subject of this EIA:
 - Socio-Economics;
 - Air Quality; and
 - Climate Change and Greenhouse Gases.

- 16.8 Significant demolition and construction effects arising as a result of the Proposed Development have been identified as being likely in respect of the following topic areas, and are therefore discussed further in this chapter:
 - Traffic and Transport;
 - Noise and Vibration;
 - Archaeology;
 - Ground Conditions and Land Contamination;
 - Wind Microclimate;
 - Built Heritage, Townscape and Visual Impact.
- 16.9 It is noted that during demolition and construction, the daylight, sunlight and overshadowing effects would be constantly changing owing to the evolving nature of the demolition and construction activities. Impacts will gradually increase as the massing of the Proposed Development progresses, to ultimately cause the significant effects discussed in the completed and operational section, as discussed in **ES Volume 1, Chapter 10: Daylight, Sunlight and Overshadowing**. As such, the ‘Complete and Operational Proposed Development’ section of this ES Chapter presents the worst-case assessment of the daylight, sunlight and overshadowing effects.

Table 16.1 Likely Significant Effects – Demolition and Construction

EIA Topic Area	Receptor(s)	Description of Residual Effect	Classification of Residual Effect			
			Scale, Nature and Geographic Extent	D I	P T	St Mt Lt
Traffic and Transport	Non-Motorised Users (On-Site)	Severance of Communities.	Moderate Adverse (Local)	D	T	St
		Non-Motorised User Delay.	Moderate Adverse (Local)	D	T	St
Noise and Vibration	Receptor B – Commercial Units with Residential Properties above on Peckham High Street	Demolition and Construction Noise for Phase 2 – Timeslice 3.	Moderate Adverse (Local)	D	T	Mt
	Receptor L – Commercial Units with Residential Properties above on Rye Lane	Demolition and Construction Noise for Phase 2 – Timeslice 3.	Major Adverse (Local)	D	T	Mt
		Demolition and Construction Noise for Phase 2 – Timeslice 4.	Moderate Adverse (Local)	D	T	Mt
Archaeology	Later-Medieval Pits and Ditches	Complete Removal of Asset (Basement Construction and Piling).	Moderate Adverse (Local)	D	P	Lt
Ground Conditions and Land Contamination	Hydrogeology	Remobilisation and Creation of Contaminant Pathways to Controlled Waters.	(Negligible to) Minor Beneficial (Local)	D	T	St
	Hydrology (River Peck)			D	T	St
	Soils and Made Ground			D	T	St
	Superficial Deposits (Interglacial Lacustrine Deposits)			D	T	St

¹ His Majesty’s Stationary Office (HMSO) 2017. The Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 (as amended).

² As noted within **ES Volume 1, Chapter 2: EIA Methodology**, neutral effects are relevant for the Townscape, Visual and Built Heritage Impact Assessment

EIA Topic Area	Receptor(s)	Description of Residual Effect	Classification of Residual Effect			
			Scale, Nature and Geographic Extent	D I	P T	St Mt Lt
	Bedrock Geology (Lambeth, Thanet Sands and Chalk)			D	T	St
Wind Microclimate	Off-Site Bus Stop (P32)	Wind conditions windier than targeted for intended use (comfort).	Major Adverse (Local)	D	T	St
	Ten On-Site podium and terrace locations (P20, P87, P88, P89, P90, P91, P92, P93, P98 and P117)		Moderate Adverse (Local)	D	T	St
	On-Site Balcony Locations (P94, P95, P96, P97, P99, P100, P101, P102, P103, P104, P105, P106, P107, P108, P110, P111, P112, P114, P146, P147, P148, P149, P150)					
Built Heritage	Rye Lane Peckham Conservation Area	Changes to townscape character as a result of the demolition and construction of the Proposed Development.	Moderate Adverse (Local)	D	T	St
Townscape	Townscape Character Area A – Central Peckham, Retail, Civic and Leisure	Changes to townscape character as a result of the demolition and construction of the Proposed Development.	Moderate to Major Adverse (Local)	D	T	St
Visual Impact	View 1 – One Tree Hill, Honour Oak Park	Changes to views as a result of the visible demolition and construction of the Proposed Development.	Moderate to Major Adverse (Local / Borough)	D	T	St
	View 4- Peckham Hill Street					
	View 5- Peckham Hill Street opposite Mountview Academy					
	View 10 – Peckham High Street (north side, at Melon Road);					
	View 17 – Peckham Square					
	View 30 – Peckham Levels – viewing platform					
	View 31 – Peckham Levels – Centre					
	View 32 – Bussey Building – West					
	View 33 – Bussey Building - East					
	View 6 - Peckham High Street, opposite Rye Lane junction	Changes to views as a result of the visible demolition and	Moderate Adverse (Local / Borough)	D	T	St

EIA Topic Area	Receptor(s)	Description of Residual Effect	Classification of Residual Effect			
			Scale, Nature and Geographic Extent	D I	P T	St Mt Lt
	View 8 - Rye Lane / Hanover Park	construction of the Proposed Development.				
	View 9 - Rye Lane / Highshore Road					
	View 11 – Peckham High Street (south side, close to Bellenden Road)					
	View 12a – Peckham High Street (south side, west of Summer Road)					
	View 12b – Peckham High Street (south side, at Collyer Place/Persepolis Café)					
	View 16 – Surrey Canal Walk, near Lisford Street					
	View 35 – Peckham High Street, Outside M. Manze					
	Phase 1 Residents of the Proposed Development		Adverse (no scale assigned) (Site)	D	T	St
Notes Nature = Beneficial or Adverse Scale = Negligible / Minor / Moderate / Major Geographic Extent = Site or Local, District, Regional, National D = Direct / I = Indirect P = Permanent / T = Temporary St = Short Term / Mt = Medium Term / Lt = Long Term n/a = not applicable / not assessed						

Traffic and Transport

16.10 The demolition and construction of the Proposed Development will result in the temporary closure of pedestrian through routes on the existing site, therefore resulting in a temporary **Significant Adverse** effect on non-motorised users (e.g. pedestrians and cyclists) within the site in relation to severance and delay. The closures are necessary to facilitate the construction of the Proposed Development. Appropriate management plans such as the Demolition and Construction Environmental Management Plan (DCEMP) and Construction Logistics Plan (CLP) will include measures to help mitigate these effects where practicable.

Noise and Vibration

16.11 The Proposed Development is to be constructed across two phases. During the demolition and construction works of Phase 2 of the Proposed Development, **Significant Adverse** effects have been identified with regards to construction noise on the following properties:

- Commercial Units with Residential Properties above on Peckham High Street (Timeslice 3);
- Commercial Units with Residential Properties above on Rye Lane (Timeslice 3); and
- Commercial Units with Residential Properties above on Rye Lane (Timeslice 4).

16.12 It should be noted that the assessment has considered a worst-case scenario of the demolition and construction activities which are likely to take place over the course of a working day, with multiple noise

sources operating simultaneously. In practice, noise sources will likely operate for shorter periods. These effects will be temporary and managed through the implementation of Best Practicable Means (BPM), which will be detailed within, and secured via, the DCEMP.

Archaeology

- 16.13 The Proposed Development includes the provision of a new basement within the eastern extent of the site. Piling and basement excavation works during the demolition and construction phase of the Proposed Development is anticipated to result in a **Significant Adverse** effect on later-medieval pits and ditches which may be located within the site.
- 16.14 Archaeological monitoring of future geotechnical investigations will be undertaken in accordance with the Written Scheme of Investigation (WSI). This will clarify the levels of truncation and depth of deposit survival. Depending on the results, targeted trial evaluation trenches may be required to confirm the presence, nature and significance of any archaeological remains in the areas of proposed impact. The results would allow an informed decision to be made regarding an appropriate mitigation strategy for any significant archaeological assets. This might comprise targeted archaeological excavation in advance of construction, and/or a watching brief during groundworks. This would ensure that any significant archaeological assets are not removed without record and the opportunity to secure public benefits from the archaeological process.

Ground Conditions and Land Contamination

- 16.15 Demolition and construction works, for example site levelling and piling, will disturb the ground at the site, which has the potential to remobilise existing contamination within the soils and hydrogeology, and through drainage routes and services. There is also a risk that leaching of contaminants and / or infiltration of rainwater could remobilise any contamination within the topsoil and result in contamination of the underlying Made Ground.
- 16.16 A comprehensive, intrusive investigation will be undertaken on site, and recommendations will be provided based on the analysis of results. A remediation and/or mitigation strategy and verification report will be prepared and agreed with LBS. If during demolition and construction works unexpected contamination is encountered, the LBS shall be notified and no further development shall be carried out until an addendum to the remediation implementation and verification method statement has been submitted to and approved in writing by the LBS.
- 16.17 If contamination is found on site following the site investigation, remediation measures will be put in place with the intention to achieve environmental betterment. Therefore, with the implementation of these measures, **Significant Beneficial** effects on soils, geology, Made Ground, Hydrology and Hydrogeology are anticipated if contamination is encountered.

Wind Microclimate

- 16.18 During the construction of Phase 2, based on the current tested configurations and mitigation measures included, there remain some areas of temporary adverse wind comfort conditions (i.e. **Significant Adverse** effects) at one off-site and several on-site locations within Phase 1. As such, additional on-site mitigation measures have been coordinated with the design team to provide suitable design in locations where wind conditions remain unsuitable for their intended use. Further testing of the identified mitigation measures will be undertaken prior to occupation to ensure that all areas of the Proposed Development will be safe and fit for the intended usage.

Built Heritage, Townscape and Visual Impact

- 16.19 Works involved during the demolition and construction phases can have visual effects that can affect the setting of heritage assets and appreciation of their significance, as well as the quality of the townscape and

the visual amenity of people. These works usually involve the use of heavy machinery and tall cranes and the erection of other infrastructure needed for construction, such as scaffolding, hoarding, mobile cranes, site lighting, temporary site offices and facilities, etc., as well as ground excavation and building of foundations, before the construction of the buildings themselves. Tower cranes will likely to be higher than the top of the Proposed Development, and will therefore be more visible than the completed Proposed Development.

- 16.20 The presence of such infrastructure is inevitable for construction of the type and scale of the Proposed Development. Hoarding around the site will provide some screening of the construction activities from street level. The **Significant Adverse** heritage, townscape and visual effects will be temporary in nature lasting only for the time it takes to complete these works on-site. Seeing such construction plant is not considered incongruous within an area undergoing significant change in accordance with the Local Plan.
- 16.21 It should be noted that first occupation of a residential building within Phase 1 of the Proposed Development is anticipated to be Building N in 2029. Residents (visual receptors) in this and other buildings within Phase 1 will experience **Significant Adverse** visual demolition and construction effects for up to 5 years while they are in residence, as Phase 2 is built.

COMPLETED DEVELOPMENT

- 16.22 Table 16.2 summarises the likely significant residual effects arising as a result of the Proposed Development, once complete and operational.
- 16.23 No significant effects have been identified as likely to arise as a result of the complete and operational Proposed Development in respect to the following environmental topics which have been the subject of this EIA:
 - Noise and Vibration;
 - Air Quality;
 - Overshadowing;
 - Archaeology;
 - Ground Conditions and Land Contamination;
 - Climate Change and Greenhouse Gases; and
 - Built Heritage.
- 16.24 Significant effects have been identified as being likely as a result of the completed and operational Proposed Development respect of the following topic areas, and are therefore discussed further in this chapter:
 - Socio-Economics;
 - Traffic and Transport;
 - Daylight and Sunlight; and
 - Townscape and Visual Impact.

Table 16.2 Likely Significant Effects – Completed Development

EIA Topic Area	Receptor(s)	Description of Residual Effect	Classification of Residual Effect			
			Scale, Nature and Geographic Extent	D I	P T	St Mt Lt
Socio-Economics	Housing Need within the Borough	Delivery of 877 new homes.	Moderate Beneficial (Borough)	D	P	Lt
			Major Beneficial (Local)	D	P	Lt

EIA Topic Area	Receptor(s)	Description of Residual Effect	Classification of Residual Effect			
			Scale, Nature and Geographic Extent	D I	P T	St Mt Lt
Traffic and Transport	Non-Motorised Users (On-Site)	Severance of Communities.	Moderate Beneficial (Local)	D	P	N/A
		Non-Motorised User Amenity; Fear and Intimidation.		D	P	N/A
Daylight, Sunlight and Overshadowing	Purdon House on Goldsmith Road	Reduction in Daylight Amenity.	Moderate Adverse (Local)	D	P	Lt
	Flamborough House, Clayton Road			D	P	Lt
	46 Hanover Park			D	P	Lt
	44 Hanover Park			D	P	Lt
	28 Hanover Park			D	P	Lt
	26 Hanover Park			D	P	Lt
	14 – 16 Hanover Park			D	P	Lt
	11 – 12 Robert Keen Close			D	P	Lt
	12 – 12A Rye Lane			D	P	Lt
	108 Peckham High Street			D	P	Lt
	112 Peckham High Street			D	P	Lt
	81 Hanover Park	Reduction in Daylight Amenity.	Major Adverse (Local)	D	P	Lt
	40 Hanover Park			D	P	Lt
	30 – 36 Hanover Park			D	P	Lt
	24 Hanover Park			D	P	Lt
	22 Hanover Park			D	P	Lt
	20 Hanover Park			D	P	Lt
	43 Rye Lane			D	P	Lt
	8 – 10 Rye Lane			D	P	Lt
	6 Rye Lane			D	P	Lt
	4 Rye Lane			D	P	Lt
	2 Rye Lane			D	P	Lt
	5 Central Buildings			D	P	Lt
	81 Hanover Park	Reduction in Sunlight Amenity.	Major Adverse (Local)	D	P	Lt
	112 Peckham High Street		Moderate Adverse (Local)	D	P	Lt
	114 Peckham High Street		Moderate Adverse (Local)	D	P	Lt
Wind Microclimate	One On-Site Entrance Location (P53);	Wind conditions windier than targeted for intended use (comfort).	Moderate Adverse (Local)	D	P	Lt
	Seven On-Site Outdoor Amenity Locations (P48, P49,					

EIA Topic Area	Receptor(s)	Description of Residual Effect	Classification of Residual Effect			
			Scale, Nature and Geographic Extent	D I	P T	St Mt Lt
	P57, P58, P66, P97 and P69)					
	Eleven On-Site Podium/Terrace Locations (P4, P5, P20, P84, P86, P87, P89, P90, P91, P98 and P117)					
	On-Site Balcony Locations (P94, P95, P95, P97, P99, P100, P101, P102 P103, P104, P105, P106, P107, P108, P110, P112, P113, P115, P116, P119, P120, P122, P123, P125, P127, P129, P130, P131, P132, P134, P135, P137, P138, P139, P141, P146, P148, P149 and P150)					
	One Off-Site Entrance Location (P38)		Major Adverse (Local)	D	P	Lt
Townscape	Townscape Character Area A – Central Peckham, Retail, Civic and Leisure	Change to townscape character area.	Moderate to Major Beneficial (Local)	D	P	Lt
Visual Impact	View 4 - Peckham Hill Street	Changes to views experienced by visual receptors.	Moderate to Major Beneficial (Local)	D	P	Lt
	View 5 - Peckham Hill Street opposite Mountview Academy		Moderate to Major Beneficial (Local)	D	P	Lt
	View 6 - Peckham High Street, opposite Rye Lane junction		Moderate Beneficial (Local)	D	P	Lt
	View 8 - Junction of Hanover Park		Moderate Beneficial (Local)	D	P	Lt
	View 9 - Junction of Hanover Park		Moderate Neutral (Local)	D	P	Lt
	View 10- Peckham Road (north side of road)		Moderate to Major Beneficial (Local)	D	P	Lt
	View 11 - Peckham Road (south side of road, west of 10)		Moderate Beneficial (Local)	D	P	Lt
	View 12a - Peckham Road (south side of road, west of view 11)		Moderate Adverse (Local)	D	P	Lt
	View 12b - Peckham Road (south side of road, west of 12a)		Moderate Neutral (Local)	D	P	Lt

EIA Topic Area	Receptor(s)	Description of Residual Effect	Classification of Residual Effect			
			Scale, Nature and Geographic Extent	D I	P T	St Mt Lt
	View 17- Peckham Square		Moderate to Major Beneficial (Local)	D	P	Lt
	View 19 - Highshore Road		Moderate Neutral	D	P	Lt
	View 29 - Clayton Road, looking along Hanover Park		Minor to Moderate Beneficial (Local)	D	P	Lt
	View 30 - Peckham Levels- viewing platform		Moderate to Major Neutral (Local)	D	P	Lt
	View 31 - Peckham Levels- centre		Moderate to Major Neutral (Local)	D	P	Lt
	View 32 - Bussey Building - west		Moderate to Major Neutral (Local)	D	P	Lt
	View 33 - Bussey Building - east		Moderate to Major Neutral (Local)	D	P	Lt
	View 35 - Peckham High Street, outside M. Manze		Moderate Beneficial (Local)	D	P	Lt
	Notes Nature = Beneficial or Adverse Scale = Negligible / Minor / Moderate / Major Geographic Extent = Site or Local, District, Regional, National D = Direct / I = Indirect P = Permanent / T = Temporary St = Short Term / Mt = Medium Term / Lt = Long Term n/a = not applicable / not assessed					

Socio-Economics

16.25 The Proposed Development will include the provision of 877 new homes, which is equivalent to 37.2% of LBS’s annual housing targets, and 3.7% of its total target over the plan period. This will result in a **Significant Beneficial** effect at the local and borough level.

Traffic and Transport

16.26 The Proposed Development will include enhancements to existing through routes located on site, creating routes which are traffic free, on both the north-south and east-west axes. The Proposed Development will also significantly reduce vehicle movement within the site generally from a ‘car park’ level of activity to a ‘servicing only’ level of activity. This will result in **Significant Beneficial** effects on non-motorised users within the site, in relation to severance, amenity, fear and intimidation.

Daylight and Sunlight

16.27 The Proposed Development will result in the reduction in daylight amenity to the following properties, resulting in **Significant Adverse** effects once completed:

- Purdon House, Goldsmith Road;
- Flamborough House, Clayton Road;

- 14 – 16, 20, 22, 24, 26, 28, 30 – 36, 40, 44, 46 Hanover Park;
- 11 -12 Robert Keen Close;
- 2, 4, 6, 8 – 10, 12 – 12A, 43 Rye Lane;
- 108 and 112 Peckham High Street;
- 81 Hanover Park; and
- 5 Central Buildings.

16.28 However, it should be noted that many of the properties will still retain good levels of Vertical Sky Component (VSC) and therefore these effects are considered acceptable in the context of the town centre location.

16.29 Furthermore, the Proposed Development will result in the reduction in sunlight to the following properties, resulting in a **Significant Adverse** effect:

- 81 Hanover Park;
- 112 Peckham High Street; and
- 114 Peckham High Street.

16.30 However, it is important to note that both 112 and 114 Peckham High Street each have one room which are obstructed in the existing condition and are therefore more sensitive to light loss. When the effects of the obstructions are removed, the rooms meet BRE recommendation for annual sunlight. Therefore, this nature of effect is to be expected where these windows are located at ground level within an urban environment and heavily obstructed in the existing condition.

Wind Microclimate

16.31 Based on the current tested configurations and mitigation measures included, there remain some areas of adverse wind comfort conditions (i.e. **Significant Adverse** effects) at one off-site and several on-site locations. As such, additional on-site mitigation measures have been coordinated with the design team to provide suitable design in locations where wind conditions remain unsuitable for their intended use. Further testing of the identified mitigation measures will be undertaken prior to occupation to ensure that all areas of the Proposed Development will be safe and fit for the intended usage.

Townscape and Visual Impact

16.32 The Proposed Development would result in a **Significant Beneficial** effect on Townscape Character Area A: Central Peckham, Retail, Civic and Leisure. The Proposed Development would integrate a new community, including a group of buildings and associated landscape spaces, into the existing fabric of Peckham. Routes into and through the site would be created, with buildings positioned to facilitate and support this movement. The articulation of the buildings, their architectural detailing, and their ‘layering’ as a group has been designed to respond to the townscape receptors within the townscape character area that are sensitive, including local landmarks, the lower edges of the site and particularly characteristic aspects of this part of Peckham such as the materials palette.

16.33 In terms of the visual impact assessment, a number of significant effects have been identified including nine **Significant Beneficial** effects, seven **Significant Neutral** effects and one **Significant Adverse** effect.

16.34 The adverse effect is as a result of the Proposed Development being located within the backdrop of the locally listed former Jones & Higgins clocktower and creating a more layered termination to the view, with new buildings rising behind. The site introduces a significant increase in built scale from this viewpoint, with the Proposed Development sitting behind the clock tower and potentially reducing the viewer’s ability to discern this local landmark.

16.35 The Proposed Development is of high-quality architecture and would become a positive and distinctive addition to the skyline and aligning with the surrounding townscape character areas resulting in a number of significant beneficial and neutral effects. The Proposed Development will provide a more urban form and scale of development to street frontages and building heights that create an appropriate sense of enclosure for the public realm. It includes massing and articulation that breaks down any large-scale elements of built form so that their scale is not intrusive, at roof level in particular, and employs a design approach that relates well to the characteristic vertical rhythms of the town centre's street frontages.

LIKELY SIGNIFICANT CUMULATIVE EFFECTS

16.36 The EIA process has also identified if any likely significant cumulative effects additional to the main assessment of the Proposed Development, as summarised in Table 16.1 and Table 16.2 above, as well as changes to significant effects already identified, would occur as a result of the Proposed Development coming forward in conjunction with other surrounding relevant cumulative schemes.

Demolition and Construction

16.37 No additional or different likely significant effects as a result of the completed development cumulative effects assessment have been identified.

Completed Development

16.38 Additional or different likely significant effects as a result of the cumulative effects assessment have been identified for:

Socio-Economics

- **Construction Employment** – a Moderate Beneficial (**Significant**) effect has been identified, as the Proposed Development and cumulative schemes could generate between 8,655 – 8,825 Full Time Equivalent (FTE) jobs. This effect is greater than that concluded for the Proposed Development in isolation;
- **Housing Delivery** – a Major Beneficial (**Significant**) effect at the borough level has been identified, as the Proposed Development and cumulative schemes are expected to bring forward approximately 23,050 homes, contributing 97.9% towards LBS's ten-year housing target, as defined within the London Plan. This effect is greater than that concluded for the Proposed Development in isolation; and
- **Additional Spending** – a Moderate Beneficial (**Significant**) effect has been identified, as the Proposed Development and cumulative schemes will generate approximately £348 million per year in household spending, and the additional employees will generate up to approximately £25 million per year in additional spending. This effect is greater than that concluded for the Proposed Development in isolation.

Ground Conditions

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LIKELY SIGNIFICANT EFFECT INTERACTIONS

16.39 Effect interactions arising between multiple individual effects associated with a single project on a receptor have been assessed and reported in **ES Volume 1, Chapter 15: Effect Interactions**.

16.40 The following **Significant** effect interactions have been identified during the demolition and construction works:

- A **Significant Adverse** temporary effect interaction to non-motorised users on-site due to combined traffic and transport (severance and delay) effects;
- A **Significant Adverse** temporary effect interaction to residential properties on Peckham High Street (Receptor A within **ES Volume 1, Chapter 9: Noise and Vibration**) due to combined noise and vibration effects during Phase 2 of the demolition and construction works;
- A **Significant Adverse** effect interaction to residential properties at 112 and 114 Peckham High Street due to noise and vibration during Phase 2 of the demolition and construction works combined with combined daylight and sunlight effects;
- A **Significant Adverse** temporary effect interaction to residential properties above commercial units along Rye Lane (Receptor L within **ES Volume 1, Chapter 9: Noise and Vibration**) due to combined noise and vibration effects; and
- A **Significant Adverse** temporary effect interaction to residential properties at 43 Rye Lane due to combined noise and daylight effects.

16.41 The following **Significant** effect interactions have been identified once the Proposed Development is complete and operational:

- A **Significant Beneficial** effect interaction to non-motorised users on-site due to combined traffic and transport (severance, delay, amenity, fear and intimidation) effects;
- A **Significant Adverse** effect interaction to residential properties at 81 Hanover Park due to combined daylight and sunlight effects;
- A **Significant Adverse** effect interaction to residential properties at 112 Peckham High Street due to combined daylight and sunlight effects; and
- A **Significant Adverse** effect interaction to residential properties at 114 Peckham High Street due to combined daylight and sunlight effects.