

# **Chapter 14: Likely Significant Effects and Conclusions**

**INTRODUCTION**

- 14.1 This chapter of the ES presents a summary of the likely significant environmental and socio-economic effects pertaining to the Proposed Development, during demolition and construction works, and once the Proposed Development is complete and operational.
- 14.2 It should be noted, that for all topics including **ES Volume 2, Townscape and Visual Impact Assessment**, effects that are identified as moderate or major are considered 'significant', effects which are negligible, or minor are 'not significant'. However, for wind, all adverse effects are considered significant; beneficial effects are not considered significant.
- 14.3 The purpose of this chapter is to not re-present the residual effects associated with of 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 12** of this volume of the ES, and **ES Volume 2**. Instead, this chapter focuses on the likely significant effects that are expected to arise as a result of the Proposed Development, in accordance with the EIA Regulations.

**LIKELY SIGNIFICANT EFFECTS OF THE PROPOSED DEVELOPMENT**

**During Construction**

- 14.4 No significant effects have been identified during demolition / construction in respect of the following environmental topic areas which have been the subject of this EIA:
  - Wind;
  - Air Quality;
  - Water Resources, Drainage and Flood Risk;
  - Highways and Transport; and
  - Socio-Economics.
- 14.5 Significant effects have been identified as being likely in respect of the following topic areas and are, therefore, discussed further (see Table 14.1):
  - Noise and Vibration;
  - Climate Change; and
  - Townscape and Visual.
- 14.6 Significant effects from noise and vibration have been identified on residential accommodation from the demolition and construction works / activities relating to the Proposed Development. Construction traffic and vibration (during piling) will not lead to significant effects.
- 14.7 It should also be noted that in relation to daylight and sunlight effects on neighbours, impacts will gradually increase as the massing of the Proposed Development progresses, to ultimately cause the significant effects discussed in the following operational section.

**Table 14.1 Summary of Significant Effects – Demolition and Construction**

EIA Topic Area	Receptor	Description of Residual Effect	Classification of Residual Effect					
			Scale and Nature Geographic Extent	+ve -ve	D I	P T	R IR	St Mt Lt
Noise and Vibration	Cobbles, Kingfield Drive, Hazel House, Beech House, 62-66 & 54-60 Westfield	Generation of demolition and construction noise on surrounding high sensitivity receptors	Moderate to Major Adverse	-ve	D	T	R	St

EIA Topic Area	Receptor	Description of Residual Effect	Classification of Residual Effect					
			Scale and Nature Geographic Extent	+ve -ve	D I	P T	R IR	St Mt Lt
	Avenue, 1 & 3 Westfield Gove, 51-63 Westfield Avenue, Kingfield Close, Penlan, 67 & 78 Granville Road		Local					
Townscape	TCA1: Westfield	Reduction in townscape area quality	Moderate Adverse Local	-ve	D	T	R	St
Visual	RV2 – Woking Leisure Centre Entrance RV5 – Loop Road Sports Field RV7 – Westfield Avenue	Reduction in representative views quality from visual receptors	Moderate Adverse Local	-ve	D	T	R	St
Climate Change	GHG Emissions	GHG emissions as a result of demolition and construction	Significant Adverse Global	-ve	D	P	IR	Lt

**Notes:**  
 Nature = Beneficial or Adverse  
 Scale = Negligible / Minor / Moderate / Major  
 Geographic Extent = Site or Local, District / Borough, Regional, National  
 -ve = Negative (Adverse) / +ve = Positive (Beneficial)  
 D = Direct / I = Indirect  
 P = Permanent / T = Temporary  
 R = Reversible / IR = Irreversible  
 St = Short Term / Mt = Medium Term / Lt = Long Term

- 14.8 Significant effects from noise have been identified at the closest residential receptors during different phases of the demolition and construction programme. No significant effects in relation to vibration will occur. The periods of these effects will be limited and will not occur at an individual receptor for the duration of the demolition and construction programme. Mitigation will be implemented to reduce the impact of noise as far as reasonably practicable through the implementation of best practicable means and a Construction Environmental Management Plan (CEMP).
- 14.9 The demolition and construction phases of the Proposed Development will lead to moderate adverse effects in relation to one townscape area and three representative viewpoints. However, the effects will not be experienced at this scale throughout the entire construction period, with the peak near the end of the construction programme.
- 14.10 In terms of climate change and the impact of the contribution of GHG emissions to the global climate, all GHG emissions are to be determined as significant, IEMA guidance<sup>1</sup> states that 'any GHG emissions or reductions from a project might be considered to be significant' due to the high sensitivity of the receptor (global climate). Any contribution to the environment during the lifecycle stages of the development is considered significant and that opportunities to avoid, reduce or off-set the contribution should be adopted where feasible.

**Once the Proposed Development is Complete and Operational**

- 14.11 No significant effects have been identified as being likely as a result of the Proposed Development once operational, in respect of the following environmental topic areas which have been the subject of this EIA:

<sup>1</sup> IEMA, 2017, 'Assessing Greenhouse Gas Emission and Evaluating their Significance' (<https://www.iema.net/assets/newbuild/documents/IEMA%20GHG%20in%20EIA%20Guidance%20Document%20V4.pdf>)

- Water Resources, Drainage and Flood Risk;
- Highways and Transport;
- Air Quality;
- Noise and Vibration; and
- Wind.

**14.12** Significant effects have been identified as being likely in respect of the following topic areas, and are therefore discussed further (see Table 14.2):

- Socio-Economics;
- Townscape and Visual; and
- Daylight, Sunlight, Overshadowing and Solar Glare.

**Table 14.2 Summary of Significant Effects – Completed Development**

EIA Topic Area	Receptor	Description of Residual Effect	Classification of Residual Effect					
			Scale and Nature Geographic Extent	+ve -ve	D I	P T	R IR	St Mt Lt
Socio-Economics	Housing Provision	Provision of private and affordable housing	Moderate Beneficial District	+ve	D	P	R	Lt
Daylight	Elm View, Kingfield Road; 2 Westfield Grove; Beech House, Sycamore Avenue; Hazel House, Sycamore Avenue	Reduction in daylight of residential receptors	Negligible (not significant) to Moderate (significant) Adverse Local	-ve	D	P	IR	Lt
Townscape	TCA1: Westfield	Improvement in townscape area	Moderate Beneficial Local	+ve	D	P	IR	Lt
Visual	RV2 – Woking Leisure Centre Entrance RV5 – Loop Road Sports Field RV7 – Westfield Avenue	Improvement in representative views from visual receptors	Moderate Beneficial Local	+ve	D	P	IR	Lt
Climate Change	GHG Emissions	GHG emissions as a result of the Proposed Development	Significant Adverse Global	-ve	D	P	IR	Lt

**Notes:**  
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**14.13** Both beneficial and adverse significant effects are expected to occur in relation to socio-economics. As a result of the Proposed Development providing 1,048 residential units, a beneficial effect will occur on housing provision at the district level helping to achieve housing targets set by WBC.

**14.14** As would be expected with a scheme of this scale, there are some residual significant effects relating to daylight to some neighbouring residential properties. Elm View, 2 Westfield Grove, Beech House and Hazel House would experience moderate adverse effects. The effects have been minimised through considered design with the proposal stepping down to the neighbouring properties.

**14.15** The whole of the site falls within the townscape area 'TCA1: Westfield'; the Proposed Development would provide high quality public realm and active frontages at ground level to enhance the streetscape in addition to the buildings which will create a new destination for Woking. Additionally, three visual receptors will experience benefits as a result of the high-quality architectural and urban design of the Proposed Development.

## CONCLUSIONS AND SUMMARY OF LIKELY SIGNIFICANT ENVIRONMENTAL EFFECTS

**14.16** The EIA process has demonstrated that, during the demolition and construction works, significant adverse effects, all of which will be short term, would occur in relation to noise, townscape and visual topics. Effects relating to daylight and sunlight will gradually increase as the massing of Proposed Development progresses.

**14.17** Once the Proposed Development is fully complete, some significant adverse effects are likely to occur; however, these are limited to daylight and socio-economics. The Proposed Development offers long-term significant benefits for the local and district area in relation to socio-economics, townscape and visual EIA topic areas.