

# **Chapter 1 Introduction**



## Introduction

- 1.1 This Environmental Statement (ES) has been prepared on behalf of Peachtree Services Limited ('the Applicant') in accordance with the statutory procedures set out in the Town and Country Planning (Environmental Impact Assessment) Regulations 2011<sup>1</sup>, as amended in 2015<sup>2</sup> ('the EIA Regulations').
- 1.2 This ES relates to the mixed-use redevelopment of an area of land (the "site") located within the administrative boundary of the London Borough of Southwark (LBS). The main part of the site (Part A) is bound by Wells Way, Parkhouse Street and Southampton Way. An additional parcel of land (Part B) is located off Parkhouse Street and Southampton Way and backs on to Burgess Park. The two parts of the site are joined by Parkhouse Street. This ES accompanies a detailed (full) planning application ('the Application') made by the Applicant to the LBS in respect of the development proposals ('the Proposed Development') for the site.
- 1.3 Environmental Impact Assessment (EIA) is a process in which the likely significant effects of certain types of development projects on the environment are identified, assessed and reported upon. Mitigation is also identified as part of EIA. The process must be followed for such effects to be considered before a decision is made on whether planning permission should be granted.
- 1.4 The Applicant recognises that the Proposed Development falls within Schedule 2, Category 10(b) of the EIA Regulations as an 'urban development project' which, owing to its nature, scale and location, has the potential to give rise to significant effects on the environment. The Applicant has therefore commissioned an EIA for the Proposed Development.
- 1.5 In accordance with the EIA Regulations, this ES reports on the likely significant effects of the Proposed Development. The ES describes the likely significant environmental and socio-economic effects of the Proposed Development during demolition and construction and subsequent occupation or 'operation'. The ES is designed to inform readers of the nature of the scheme proposed, the likely significant environmental and socio-economic effects and the measures proposed to protect the environment.
- 1.6 The EIA has been carried out by Trium Environmental Consulting LLP ('Trium') and several technical specialists.
- 1.7 This ES has been undertaken following and in line with the Institute of Environmental Management and Assessment (IEMA) Quality Mark indicator checklist.

## Site Information

### Site Location

- 1.8 The site is located within the LBS, as shown in Figure 1.1. The main part of the site (Part A) is boarded by Parkhouse Street to the north, Wells Way to the east, Cottage Gardens to the south, and Southampton Way to the west. A small part of the site (Part B) extends north of Parkhouse Street, doglegs east and re-joins Southampton Way. The two parts of the site are joined by Parkhouse Street. The site's location and redline planning application boundary is shown in Figure 1.2<sup>3</sup>.
- 1.9 The site is currently occupied by buildings providing office, light industrial (packaging), storage and warehousing uses and is known as Burgess Business Park. Many of the existing properties on the site are vacant or underused, and some have deteriorated.
- 1.10 The prevailing character of the surrounding areas comprises the following:
- To the north, warehousing, commercial / light industrial uses located along Parkhouse Street;
  - To the east, residential uses along Wells Way;
  - To the south, residential with interspersed commercial / light industrial uses along Southampton Way and Cottage Green;

- To the west, warehousing, commercial / light industrial uses located along Southampton Way; and
- To the north west, residential uses along Southampton Way.

- 1.11 Burgess Park is located to the north and north west of the site.

**Figure 1.1 Site Location and Context**



### Environmental Context

- 1.12 The site is underlain by superficial deposits of Kempton Park Gravel in the north and the less permeable Langley Member in the south. The entire site is underlain by Lambeth Group Bedrock. Kempton Park Gravel and Lambeth Beds are both Secondary A aquifers. Although both the Lambeth Group and Kempton Park Gravels are Secondary A aquifers, the Lambeth is unproductive.
- 1.13 No surface water has been identified on or near the site. The site does not lie within a source protection zone (SPZ).
- 1.14 The site is accessible by bus services along Wells Way and Camberwell Road. The closest London underground services are at Oval (1.8km), Kennington (1.6km) and Elephant & Castle (1.8km) and national rail services at Denmark Hill (1.3km) and Peckham Rye (1.6km).
- 1.15 The site is not within an archaeological priority area as defined by the LBS.
- 1.16 The site is not located within a Conservation Area although the Addington Square Conservation Area is situated approximately 300 metres to the north west of the site, separated by Burgess Park.
- 1.17 The buildings across the site are generally of low architectural quality and contribute little to the appearance of the street or its function. An exception is a chimney of a former confectionery factory that remains in situ in the centre of Part A of the site. The chimney is not statutorily listed and holds limited historic value.
- 1.18 Surrounding the site along Parkhouse Street, Southampton Way and Wells Way are a mixture of fine grain Victorian dwellings and later, larger residential schemes. There are also larger units of light industrial and / or office use. In the wider area to the south are residential dwellings of varying typologies; the character and function of this area runs until the larger centres of Camberwell and Peckham to the south and south-east.

<sup>1</sup> HM Government, 2011. The Town and Country Planning (Environmental Impact Assessment) Regulations 2011. London: HMSO. SI 2011/1824.

<sup>2</sup> HM Government, 2015. The Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations. London: HMSO. SI 2015/660.

<sup>3</sup> The redline planning application boundary shown in Figure 1.2 is the legally correct redline and the redline that is depicted on the planning application drawings for which approval is sought. Throughout this ES and across other supporting environmental documentation, a redline has been used to define the site location in its wider context or the approximate site boundary for the purposes of baseline reviews. There may be slight differences across the site boundaries presented within this ES and within other supporting environmental documentation, but only relating to the connection between the two land parcels across Parkhouse Street. In terms of this ES and the other supporting environmental documentation, this discrepancy is immaterial, and reference should be made to Figure 1.2 for the legally correct redline boundary.

- 1.19 To the north, Burgess Park is identified as Metropolitan Open Land (MOL) and a Site of Importance for Nature Conservation (SINC). The open space is used for recreation and affords long view towards the site.
- 1.20 There are no heritage assets located in the site boundary. The nearest heritage assets to the site are the Grade II Listed Nos. 73, 75 and 77 Southampton Way, Collingwood House and No. 113 Wells Way.
- 1.21 The site is located within an Air Quality Management Area (AQMA) declared under the Environment Act 1995 and the LBS core Strategy Policy 13 and Saved 2007 UDP Policy 3.6, which incorporates the whole LBS owing to the potential for exceedances of the National Air Quality Strategy objective for nitrogen dioxide (NO2) and particulate matter (PM10).
- 1.22 Aside from Burgess Park, the closest amenity areas to the site are Benhill Road and Brunswick Park, which are both designated as Borough Open Land (Core Strategy Policy 11 and 2007 Saved UDP Policy 3.26). Benhill Road is also designated as a SINC (Core Strategy Policy 11 and 2007 UDP Saved Policy 3.28).
- 1.23 The site is of low ecological value. Japanese knotweed is present along the south-eastern site boundary. Feral pigeon was confirmed roosting in the derelict brick building on-site.

**Figure 1.2 Site Location and Redline Planning Application Boundary [not to scale]**



### The Proposed Development

- 1.24 The Application seeks approval for the demolition of the existing buildings and redevelopment of the site to provide 505 residential units, up to 3,375 m<sup>2</sup> (GIA) of Class B1 commercial floorspace, up to 117 m<sup>2</sup> (GIA) of Class D2 leisure floorspace and up to 570 m<sup>2</sup> of Class A1-A3 floorspace within 13 blocks of between 3-14 storeys, with basement, car and cycle parking and associated hard and soft landscaping.

## Planning Context

### Relevant Planning History

- 1.25 At 10-12 Parkhouse Street, the Applicant has approval for the change of use from Use Class B1(A) (Offices) to Class C3 (Residential) use comprising 3 flats on the ground floor; 18 flats on the first floor and 18 flats on the second floor including 22 parking spaces (Ref: 17/AP/0590).

### Planning Policy Context

- 1.26 It is necessary to consider the Proposed Development against relevant policies and guidance at local, regional and national levels. This ES takes into consideration the National Planning Policy Framework (NPPF) (2012)<sup>4</sup>, which replaces the previous suite of national Planning Policy Statements and Planning Policy Guidance documents. The policies contained within the NPPF articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. On a national level this ES also takes into consideration the national Planning Practise Guidance (PPG)<sup>5</sup>.

- 1.27 Key regional planning policy documents that have been considered throughout preparation of this ES as relevant include:

- The London Plan: The Spatial Development Strategy for London – Consolidated with Alterations Since 2011 (March 2016) (note that a draft New London Plan (2017) has been published for consultation, however the March 2016 London Plan remains the current version of the London Plan until such time that the New London Plan is adopted (anticipated to be Autumn 2019);
- London View Management Framework Supplementary Planning Guidance (SPG) (2012);
- Sustainable Design and Construction SPG (2014);
- The Control of Dust and Emissions during Construction and Demolition (July 2014);
- Housing SPG (2016);
- Wheelchair Accessible Housing Best Practice Guidance (2007);
- Shaping Neighbourhoods: Play and Informal Recreation SPG (2012);
- Open Space Strategies Updated Draft Best Practice Guidance (2009);
- Accessible London: Draft SPG (2014);
- Social Infrastructure SPG (2015);
- Health Issues in Planning Best Practice Guidance (2007);
- Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (April 2013);
- SPG: Planning for Equity and Diversity in London (2007);
- Preparing Borough Tree and Woodland Strategies SPG (2013);
- Development Plan Policies for Biodiversity Best Practice Guidance (2005);
- Regional Flood Risk Appraisal for the London Plan (2009);
- Shaping Neighbourhoods: Character and Context (2014);
- London's Foundations (2012); and
- Air Quality Neutral GLA Planning Support Update (2014).

- 1.28 At the local level, key planning policy documents that have been considered throughout preparation of this ES as relevant include:

- Southwark's Current Local Plan, comprising of:

<sup>4</sup> Department for Communities and Local Government. 2012. The National Planning Policy Framework. HMSO.

<sup>5</sup> Department for Communities and Local Government (Live Document) Planning Practice Guidance [online] Available: <http://planningguidance.communities.gov.uk/>

- Saved Southwark Plan Policies (2007); and
  - Core Strategy (2011).
  - Southwark's New Local Plan, comprising of:
    - New Southwark Plan Proposed Submission Version (November 2017).
  - Peckham and Nunhead Action Area Plan (November 2014), although noting that the site is located outside but adjacent to (although separated by Wells Way) this designation.
  - Supplementary Planning Guidance:
    - Affordable Housing SPD (2008);
    - Draft Affordable Housing SPD (2011);
    - Sustainable Design and Construction SPD (2009); and
    - Sustainable Transport SPD (2009).
- 1.29** The site is in a 'Preferred Industrial Location', as defined by Policy 10 of the LBS Core Strategy 2011 and 2007 Saved UDP Policies 1.3 and 3. The objective is to provide business with premises and employment opportunities. The site is however, also located within an area defined as an 'Urban Density Zone' as defined by Policy 5 and 7 of the Core Strategy and 2007 Saved UDP Policies 3.11 and 4.4. The objective being to provide more homes specifically family homes.
- 1.30** Burgess Park lies to the north of the site and is itself located within the Aylesbury Action Area. The Park provides significant open space and recreation facilities and is also designated as 'Metropolitan Open Land' (Core Strategy Policy 11 and 2007 Saved UDP Policy 3.25). It is also a Site of Importance for Nature Conservation (SINC), as designated by Policy 11 of the Core Strategy and 2007 Saved UDP Policy 3.28.

## Environmental Statement Structure

### *Environmental Statement and Technical Appendices*

- 1.31** This document is the main body of the ES and is divided into a number of background and technical chapters supported with figures and tabular information for clarity of reading. A complete set of appendices is provided for reference. These comprise background data, tables, figures and surveys.
- 1.32** The ES comprises three technical volumes:
- Volume 1: ES Main Report, comprising the following chapters:
    - Chapter 1: Introduction;
    - Chapter 2: EIA Methodology;
    - Chapter 3: Alternatives and Design Evolution;
    - Chapter 4: The Proposed Development;
    - Chapter 5: Demolition and Construction;
    - Chapter 6: Socio-Economics;
    - Chapter 7: Traffic and Transport;
    - Chapter 8: Noise and Vibration;
    - Chapter 9: Air Quality;
    - Chapter 10: Daylight, Sunlight and Overshadowing;
    - Chapter 11: Wind Microclimate;
    - Chapter 12: Effect Interactions;
    - Chapter 13: Likely Significant Effects and Conclusions; and
    - Glossary of Terms and Abbreviations.
  - Volume 2: Built Heritage, Townscape and Visual Impact Assessment.
  - Volume 3: Appendices:
    - EIA Methodology:
      - Annex 1: EIA Scoping Report; and
      - Annex 2: EIA Scoping Opinion and Related Correspondence.
    - Socio-Economics:
      - Annex 1: Planning Policy Context; and

- Annex 2: Health Impact Assessment;
- Traffic and Transport:
  - Annex 1: Transport Assessment including:
    - Interim Residential Travel Plan;
    - Framework Travel Plan;
    - Construction Logistics Plan; and
    - Delivery and Servicing Plan.
- Noise and Vibration:
  - Annex 1: Glossary of Acoustic Terms;
  - Annex 2: Legislative and Planning Policy Context;
  - Annex 3: Baseline Noise Survey;
  - Annex 4: Consultation with LBS;
  - Annex 5: Demolition and Construction Noise Assessment; and
  - Annex 6: Road Traffic Noise Assessment.
- Air Quality:
  - Annex 1: Glossary;
  - Annex 2: Legislative and Planning Policy Context;
  - Annex 3: Construction Dust Assessment Procedure;
  - Annex 4: EPUK & IAQM Planning for Air Quality Guidance;
  - Annex 5: Professional Experience;
  - Annex 6: Modelling Methodology;
  - Annex 7: Energy Plant Specifications;
  - Annex 8: Air Quality Neutral Assessment; and
  - Annex 9: Demolition and Construction Mitigation.
- Daylight, Sunlight and Overshadowing:
  - Annex 1: Location Plans;
  - Annex 2: Daylight and Sunlight Results;
  - Annex 3: Overshadowing Assessment; and
  - Annex 4: Cumulative Assessment.
- Wind Microclimate:
  - Annex 1: Wind Microclimate Technical Report;
- Flood Risk and Drainage:
  - Annex 1: Flood Risk Assessment (including Outline Drainage Strategy Report).

### **Non-Technical Summary**

- 1.33** A separate summary is presented, providing a concise summary written in non-technical language, of the Proposed Development, alternatives, the likely significant environmental effects and mitigation measures.

### **Other Environmental Documentation**

- 1.34** In addition to the ES, the Application is supported by the following standalone environmental reports:
- The Ecology Consultancy, 2017; 'Preliminary Ecological Appraisal';
  - The Ecology Consultancy, 2017; 'Bat Presence / Likely Absence Survey Report';
  - MOLA, 2017; 'Historic Environment Assessment';
  - Groundsure, 2017; 'Phase I Environmental Risk Assessment';
  - The Ecology Consultancy, 2017; 'Arboricultural Survey and Impact Assessment';
  - Waterman IE, 2017; 'Energy Strategy';
  - Trium Environmental Consulting LLP, 2017; 'Sustainability Statement'; and
  - Volterra, 2017; 'Equalities Statement'.

### **Location of Information within the ES**

- 1.35** The EIA Regulations, Part 1.2 requires that an ES includes "such of the information in Part 1 of Schedule 4 that is reasonably required to assess the environmental effects of the development and which the applicant can,

having regard in particular to current knowledge and methods of assessment, reasonably be required to compile". This information and its location within the ES are presented in Table 1.1.

**Table 1.1 Location of Required Information within the ES**

Number	Specified Information	Location within ES
<b>Part I</b>		
1	Description of the development, including: a. a description of the physical characteristics of the whole development and the land-use requirements during the construction and operational phases; b. a description of the main characteristics of the production processes, for instance, nature and quantity of the materials used; and c. an estimate, by type and quantity, of expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation, etc.) resulting from the operation of the development.	ES Volume 1, Chapter 4: The Proposed Development  ES Volume 1, Chapter 5: Demolition and Construction
2	An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for his choice, taking into account the environmental effects.	ES Volume 1, Chapter 3: Alternatives and Design Evolution
3	A description of the aspects of the environment likely to be significantly affected by the development, including, in particular, population, fauna, flora, soil, water, air, climatic factors, material assets, including the architectural and archaeological heritage, landscape and the inter-relationship between the above factors.	ES Volume 1, Chapters 6 - 13  ES Volume 2: Built Heritage, Townscape and Visual Impact Assessment
4	A description of the likely significant effects of the development on the environment, which should cover the direct effects and any indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative effects of the development, resulting from: a. the existence of the development; b. the use of natural resources; c. the emission of pollutants, the creation of nuisances and the elimination of waste; and d. the description by the applicant or appellant of the forecasting methods used to assess the effects on the environment.	ES Volume 1, Chapters 6 - 13  ES Volume 2: Built Heritage, Townscape and Visual Impact Assessment
5	A description by the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment.	ES Volume 1, Chapters 6 - 13 ES Volume 2: Built Heritage, Townscape and Visual Impact Assessment
6	A non-technical summary of the information provided under paragraphs 1 to 5 of this Part.	Non-Technical Summary
7	An indication of any difficulties (technical deficiencies or lack of know-how) encountered by the applicant or appellant in compiling the required information.	ES Volume 1, Chapter 2: EIA Methodology  ES Volume 1, Chapters 6 – 13  ES Volume 2: Built Heritage, Townscape and Visual Impact Assessment
<b>Part II</b>		
1	A description of the development comprising information on the Site, design and size of development.	ES Volume 1, Chapter 4: The Proposed Development
2	A description of the measures envisaged in order to avoid, reduce, and, if possible remedy significant adverse effects.	ES Volume 1, Chapter 5: Demolition and Construction  ES Volume 1, Chapters 6 - 13  ES Volume 2: Built Heritage, Townscape and Visual Impact Assessment
3	The data required to identify and assess the main effects which the development is likely to have on the environment.	ES Volume 1, Chapters 6 - 13 ES Volume 2: Built Heritage, Townscape and Visual Impact Assessment

Number	Specified Information	Location within ES
4	An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for his choice, taking into account the environmental effects.	ES Volume 1, Chapter 3: Alternatives and Design Evolution
5	A non-technical summary of the information provided under paragraphs 1 to 4 of this Part.	Non-Technical Summary

### ES Availability and Comments

**1.36** The ES is available for viewing by the public during normal office hours at the LBS's Planning Department.

**1.37** Comments on the Planning Applications should be forwarded to the LBS at the following address:

Southwark Council, Planning Division

PO BOX 64529

London, SE1P 5LX

**1.38** Electronic copies of the NTS are available free of charge. To request a copy please contact:

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