

1 INTRODUCTION

Introduction

- 1.1 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. The process must be followed in order for such effects to be taken into account before a decision is made on whether planning permission should be granted.
- 1.2 This Environmental Statement (ES) has been prepared on behalf of Leopard Guernsey Anchor Propco Limited ('the Applicant') in accordance with the statutory procedures set out in the Town and Country Planning (Environmental Impact Assessment) Regulations 2011¹, as amended in 2015² ('the EIA Regulations').
- 1.3 This ES relates to the residential led, mixed use redevelopment of an area of land at New Charlton, located within the Royal London Borough of Greenwich (the RBG) ('the application site'). This ES accompanies a full planning application ('the Application') made by the Applicant to the RBG in respect of the redevelopment proposals ('the proposed development') for the application site.
- 1.4 The Applicant recognises that the Application 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, the findings of which are presented within this ES.
- 1.5 In accordance with the EIA Regulations, this ES reports on the potential environmental impacts and likely significant environmental effects of the proposed development during the construction stage, as well as once the proposed development is complete and operational.
- 1.6 Information on how the scope of the EIA was defined, the structure of this ES, and the methodology is provided in Chapter 2: EIA Process and Methodology.
- 1.7 The EIA has been carried out by Ramboll Environ UK ('Ramboll Environ') and a number of technical specialists. The EIA specialists, in addition to the Applicant's wider design and planning team, are presented in Table 1.1, along with their respective disciplines.
- 1.8 As the local planning authority and competent authority, the RBG will determine the Application taking into account the likely significant environmental effects of the proposed development as determined through the EIA process, of which this ES forms part.
- 1.9 The chapter is accompanied by the Institute of Environmental Management and Assessment (IEMA) Quality Mark indicator checklist, presented within ES Volume 3: Technical Appendix 1.1.

Development Context

Site Location

- 1.10 The application site is located at Ordnance Survey National Grid Reference 541110E, 178940N, at Anchor and Hope Lane, Greenwich, London, as shown in Figure 1.1. The application site comprises two parcels of land referred to as 'Plot A' and 'Plot B', Plot A being the northern most plot, and Plot

being to the south-west of Plot A. Together they form the application site, at a total area of 2.53 hectares (ha).

- 1.11 Plot A is bound by:
- commercial units comprising Anchorage Point Industrial Estate and Imex House to the north;
 - commercial and industrial units including a casting foundry and depot to the to the east;
 - commercial and light industrial units comprising Ropery Business Park to the south; and
 - an electricity substation, residential properties at Atlas Gardens and Derrick Gardens, and Anchor and Hope Lane with a distribution centre and units comprising Lombard Trading Estate beyond to the west.
- 1.12 Plot B is bound by:
- residential properties at Atlas Gardens to the north;
 - commercial and light industrial units comprising Ropery Business Park to the east;
 - commercial and retail properties comprising Charlton Gate Business Park to the south; and
 - Anchor and Hope Lane and commercial units comprising Lombard Estate and Anchor and Hope Business Park to the west.

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

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

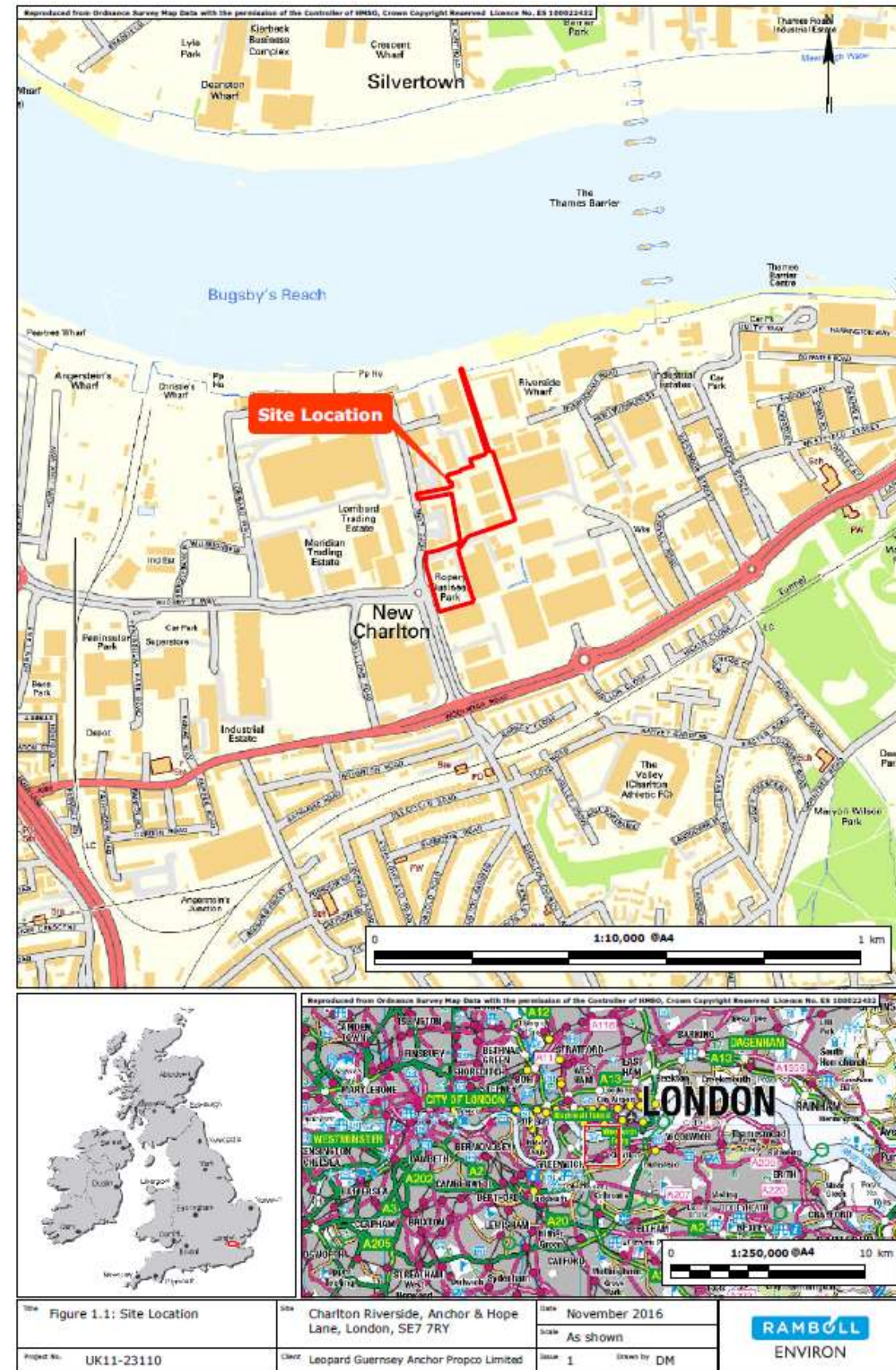


Figure 1.1: Site Location

Site Description

- 1.13 As shown in Figure 1.2, the application site is irregularly shaped and occupies an area of approximately 2.53ha.
- 1.14 The application site is currently hardstanding with limited vegetation, occupied by industrial warehouse and business park units.
- 1.15 The ground surface within the application site is generally level at approximately 3.550 metres above ordnance datum (mAOD) but slopes from -0.550 (3.000 mAOD) at the south-west corner to +0.350m (3.900 mAOD) at the north-east corner. The adjacent retaining wall, towards the east boundary edge is at +1.000m (4.550 mAOD) and the highest point is at the river front, at approximately +2.000m (5.550 mAOD).
- 1.16 According to the British Geological Survey (BGS) 1:50,000 mapping of the area (Sheet 271, Dartford) and the online BGS Geology Map Viewer, the majority of the application site is directly underlain by superficial deposits of Alluvium (clay silty, peaty, sandy). The underlying solid geology at the application site comprises the Lewes Nodular Chalk Formation.
- 1.17 The application site is located within an Air Quality Management Area (AQMA) declared under the Environment Act 1995, which incorporates the whole of the RBG. The AQMA has been designated due to high traffic flows within the RBG which give rise to concentrations of pollutants nitrogen dioxide (NO₂) and fine particulates (PM₁₀).
- 1.18 Due to its proximity to the River Thames, the application site has been designated as an 'Area of High Archaeological Potential' within the RBG's Local Plan.

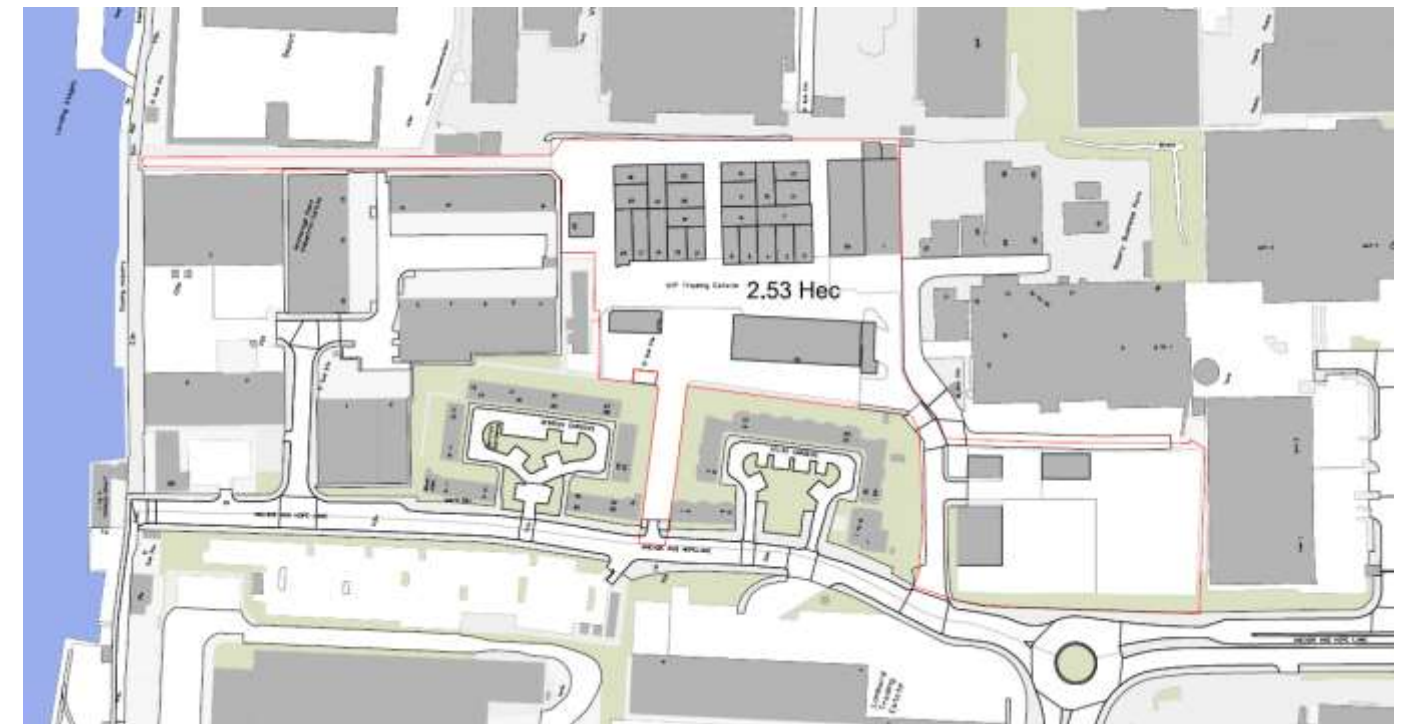


Figure 1.2: Site Redline Boundary

Site Context

- 1.19 The application site's surrounding context is of a predominantly industrial nature. This is characterised by existing warehouses and retail outlets that border the application site, with the exception of Imex House business premises and residential properties of Atlas Gardens and Derrick Gardens which are located directly adjacent.

- 1.20 Beyond the northern boundary lies the River Thames, the closest surface water resource, and beyond the southern boundary lies the A206 dual carriageway. A large Sainsbury's distribution centre is located further west of the application site, comprising a warehouse, an energy centre, a vehicle wash and an area for refuelling. Stone Lake Retail Park is located to the south-east.
- 1.21 Charlton Railway Station is located approximately 350m to the south. The station is situated on the Southeastern Line, providing a direct service to London Bridge, London Charing Cross and London Cannon Street. The nearest underground station is North Greenwich, which is approximately 2.6km north-west of the application site. The application site is situated within an accessible road network, with Anchor and Hope Lane adjacent to the north which connects with Charlton Church Lane and Woolwich Road (A206) to the south. To the west, Bugsby's Way links the application site with the Greenwich Peninsula and the Blackwall Tunnel (A102).
- 1.22 In addition, five bus routes are within easy access of the application site with bus stops on Bugsby's Way, Anchor and Hope Lane or Woolwich Road. There are also suitable pedestrian and cycle routes in the vicinity of the application site to important destinations including the National Cycle Network Route 1 which directly connects with the application site and runs along the Thames Path, connecting to other local and national cycle routes.
- 1.23 Three safeguarded Wharves, designated under GLA planning policy, are located within 1km of the application site. The closest is Riverside Wharf, approximately 150m to the north-east.
- 1.24 The application site is located within Charlton Riverside – a Strategic Development Location allocated for a new mixed use urban quarter by the RBG Core Strategy (2014).

Proposed Development Summary

- 1.25 The proposed development will involve the demolition of existing buildings and construction of nine buildings ranging from two to 28 storeys in height for Class C3 residential use, with Class B1 employment space and flexible uses comprising Class A1 (retail), Class A3 (Café/ Restaurant), Class D1 (Community Use) and Class D2 (Leisure) at ground floor and first floor level, alterations to existing vehicular access and creation of new pedestrian access from Hope and Anchor Lane and the riverside, creation of new areas of open space and landscaping together with the provision of associated car parking, cycle space, refuse and recycling storage, plant and all other associated works
- 1.26 The proposed development would provide:
- 975 residential units;
 - 1,560m² (GIA) of office space;
 - Ancillary residential facilities including gym, swimming pool, changing rooms totalling 864m² (GIA);
 - 690m² (GIA) of flexible retail/restaurant/café/leisure use;
 - 407m² (GIA) of community uses (intended for a crèche and healthcare facility);
 - 1,652 residential and commercial cycle spaces; and
 - 198 car parking spaces provided in a partial basement-level car park.
- 1.27 The landscape proposals for the proposed development would deliver considerable public realm, biodiversity and amenity enhancement.

Planning Context

Planning Policy Context

- 1.28 It is necessary to consider the proposed development against relevant policies and guidance at national, regional and local levels. At the national level, planning policy is contained within the

National Planning Policy Framework (NPPF)³. Relevant planning policy context is addressed in each individual technical chapter of this ES, and the Planning Statement which accompanies the Application.

Planning History

- 1.29 There are no known previous planning applications on this site.

Applicant

- 1.30 The Application is submitted by the following entity:
- Leopard Guernsey Anchor Propco Limited
Weighbridge House
Le Pollet
St Peter Port
Guernsey
GY1 1WL

Project Team

- 1.31 The Applicant has appointed a project team. The key members of the team including their respective roles in relation to the EIA, as relevant, are presented in Table 1.1.

Table 1.1: Project Team	
Company	Role
Leopard Guernsey Anchor Propco Limited	The Applicant
Simpson Haugh and Partners	Architect
Bilfinger GVA	Planning Consultant
Ramboll Environ	EIA Project Manager and Co-ordinator Author of the non-technical chapters of the ES Socio-economics, Air Quality, Noise and Vibration and Land Contamination Leads.
TPP	Transport Consultant
Acumen Portfolio Solutions	Demolition and Construction Consultant Waste Strategy Lead
Cameo & Partners	Landscape Architect
WSP	Structural Engineers
PSH Consulting Limited	Services/MEP Consultant
Water Environment	Civil Consultant Flood Risk Assessment Lead
Ramboll UK	Energy Consultant Sustainability Consultant (including BREEAM Pre-Assessment Services)
Museum of London Archaeology (MOLA)	Archaeology Lead
Eb7	Daylight, Sunlight, Overshadowing and Solar Glare Lead

³ Department for Communities and Local Government. 2012. The National Planning Policy Framework. HMSO.

RWDI	Wind Microclimate Lead
Aspect Ecology	Ecological Surveys and Appraisal
Peter Stewart Consultancy	Townscape and Visual Lead
Troopers Hill	Accurate Verified Representations
Political Consultant	Capital MC
JGA	Fire Consultant

Environmental Statement

Environmental Statement Structure

1.32 The ES comprises the three technical volumes:

- Volume 1: ES Main Report, comprising the following chapters:
 - Table of Contents
 - Chapter 1: Introduction
 - Chapter 2: EIA Process and Methodology
 - Chapter 3: Alternatives and Design Evolution
 - Chapter 4: The Proposed Development
 - Chapter 5: Demolition and Construction
 - Chapter 6: Socio-Economics
 - Chapter 7: Transport
 - Chapter 8: Air Quality
 - Chapter 9: Noise and Vibration
 - Chapter 10: Archaeology (Buried Heritage)
 - Chapter 11: Daylight, Sunlight, Overshadowing and Solar Glare
 - Chapter 12: Wind Microclimate
 - Chapter 13: Cumulative Effects
 - Chapter 14: Residual Effects and Mitigation
 - Glossary of Terms and Abbreviations
- Volume 2: Townscape, Heritage and Visual Impact Assessment
- Volume 3: Technical Appendices:
 - Appendix 1.1: IEMA Quality Mark Checklist
 - Appendix 2.1: EIA Scoping Report
 - Appendix 2.2: EIA Scoping Feedback
 - Appendix 2.3: Scoping Correspondence and Table
 - Appendix 2.4: Preliminary Risk Assessment (PRA)
 - Appendix 2.5: Ecological Appraisal
 - Appendix 2.6: Flood Risk Assessment (FRA)
 - Appendix 6.1: Pupil and Net Capacity Forecast Data
 - Appendix 7.1: Transport Assessment (TA)
 - Appendix 8.1: IAQM Dust Criteria
 - Appendix 8.2: APEC Categories

- Appendix 8.3: PM10 Monitoring Summary
- Appendix 8.4: Site Odour Diary
- Appendix 8.5: Traffic Data
- Appendix 8.6: Verification Calculations
- Appendix 9.1: Acoustic Terminology
- Appendix 9.2: Baseline Survey
- Appendix 9.3: Construction Noise Calculations
- Appendix 9.4: Site Suitability
- Appendix 9.5: Road Traffic Data
- Appendix 9.6: Measurements Uncertainties
- Appendix 10.1: Historic Environment Assessment (HEA)
- Appendix 11.1: Drawings showing the Baseline and Proposed Development Scenarios
- Appendix 11.2: Detailed Daylight (VSC, NSC and ADF) and Sunlight (APSH) Results - Surrounding Properties
- Appendix 11.3: Sunlight Amenity Assessment
- Appendix 11.4: Transient Overshadowing Assessment
- Appendix 11.5: Solar Glare Assessment
- Appendix 12.1: Wind Technical Report

1.33 The three volumes of the ES will be summarised within a Non-Technical Summary (NTS), which will outline the key findings of the EIA, presented in non-technical language to assist the reader.

Environmental Statement Content

1.34 The required content of the ES is set out in Schedule 4 of the EIA Regulations. Table 1.2 presents these requirements and indicates where in this ES the requirements have been met.

Required Information		Chapter/Section of ES
PART I		
1	Description of the development, including in particular – <ul style="list-style-type: none"> ▪ a description of the physical characteristics of the whole development and the land-use requirements during the construction and operational phases; ▪ a description of the main characteristics of the production processes, for instance, nature and quantity of the materials used; and ▪ 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 Chapter 4: The Proposed Development ES 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 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 Chapters 6 - 14 of Volume 1 and ES Volume 2

Table 1.2: Information Required in an Environmental Statement (Schedule 4 of EIA Regulations)

Required Information		Chapter/Section of ES
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: <ul style="list-style-type: none"> the existence of the development; the use of natural resources; the emission of pollutants, the creation of nuisances and the elimination of waste; and the description by the applicant or appellant of the forecasting methods used to assess the effects on the environment. 	ES Chapters 6 - 14 of Volume 1 and ES Volume 2
5	A description by the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment.	ES Chapter 5: Demolition and Construction Mitigation sections of ES Chapters 6 - 14 of Volume 1 and ES Volume 2
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 Chapter 2: EIA Process and Methodology ES Chapters 6 - 14 of ES Volume 1 and ES Volume 2
Part II		
1	A description of the development comprising information on the application site, design and size of development.	ES Chapter 1: Introduction ES 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 Chapter 5: Demolition and Construction Mitigation sections of ES Chapters 6 - 14 of Volume 1 and ES Volume 2
3	The data required to identify and assess the main effects which the development is likely to have on the environment.	ES Chapters 6 - 14 of Volume 1, Volume 2 and ES Volume 3
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 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

1.38 Copies of the planning application and ES are also available for viewing by the public in the Planning Department of the RBG during normal office opening hours and on the RBG's online planning portal.

1.39 Comments on the planning application should be forwarded to the RBG at the address below:

Royal Borough of Greenwich
The Woolwich Centre
Wellington Street
Woolwich
SE18 6HQ

Environmental Statement Good Practice

1.35 Good practice in the preparation of an ES is defined in a number of sources, with more specific issues covered by ES review checklists. In terms of widely applicable and practical guidance, the IEMA Quality Mark indicator check has been referenced in producing this ES as presented in Technical Appendix 1.1, ES Volume 3.

1.36 Ramboll Environ UK Ltd is a Registrant of the IEMA Quality Mark.

ES Availability and Comments

1.37 CD versions of the ES are available for purchase at a cost of £25 from Ramboll Environ.