

Chapter 1: Introduction

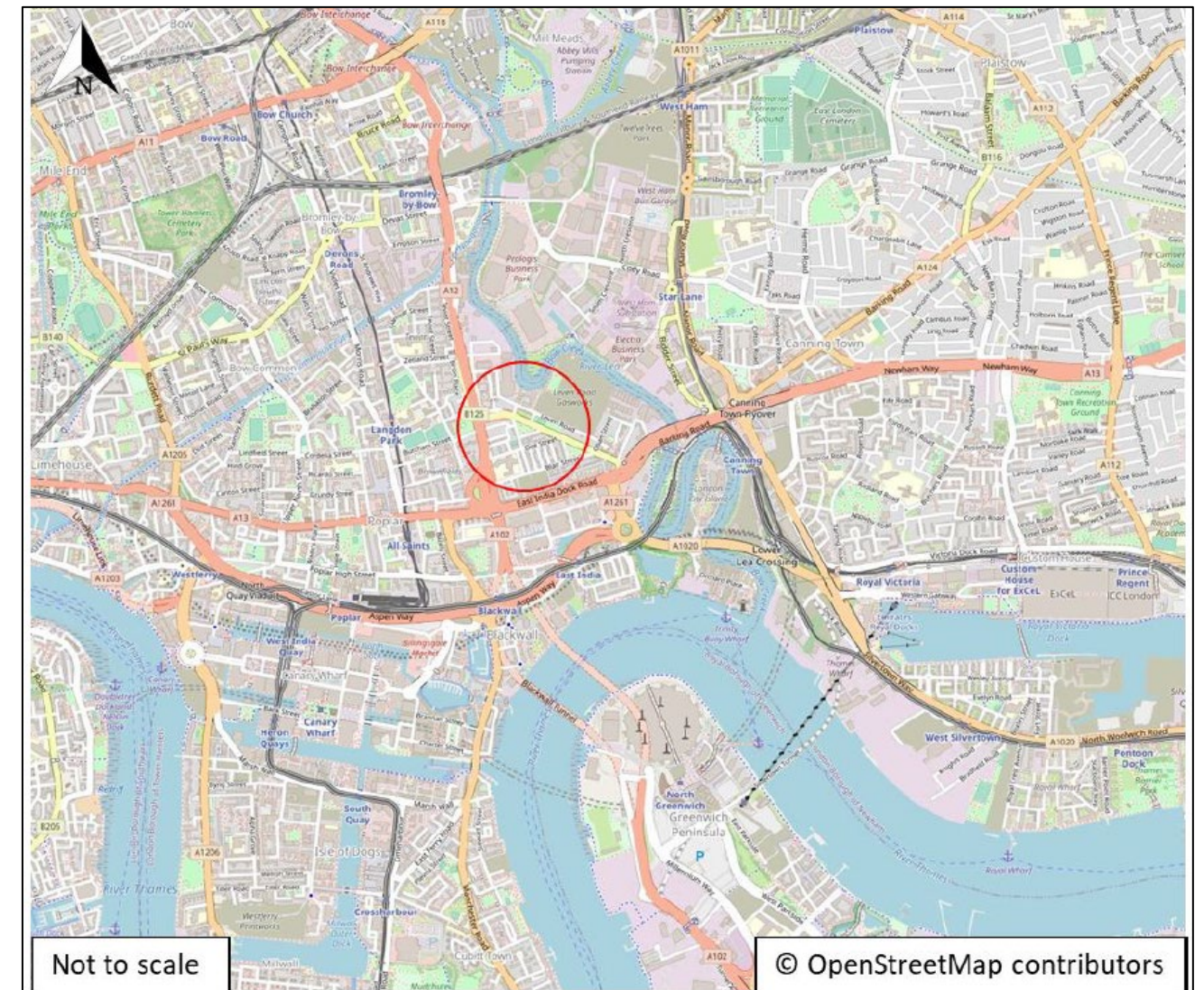
INTRODUCTION

- 1.1 This Environmental Statement (ES) has been prepared on behalf of The Aberfeldy New Village LLP (hereinafter referred to as 'the Applicant') in accordance with the statutory procedures set out in The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as amended in 2018 and 2020¹ ('the EIA Regulations').
- 1.2 The Applicant is seeking permission for a hybrid planning application in relation to land north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south-west of Abbot Road (the "Site"), a Site Location Plan is presented in **Figure 1.1**. The hybrid planning application is formed of detailed development proposals in respect of Phase A for which no matters are reserved ("Detailed Proposals"), and outline development proposals for the remainder of the Site, with all matters reserved ("Outline Proposals"). The Detailed and Outline Proposals together are referred to as the Proposed Development.
- 1.3 The Proposed Development comprises the comprehensive redevelopment of the Site. The Proposed Development will provide new retail and workspace floorspace along with residential dwellings and the pedestrianisation of the A12 Abbott Road vehicular underpass to create a new east to west route. The Proposed Development will also provide significant, high quality public realm, including a new Town Square, a new High Street and a public park.
- 1.4 The Site falls within the administrative boundary of the London Borough of Tower Hamlets (LBTH).
- 1.5 The Applicant is seeking permission for the following (herein referred to as the 'Proposed Development'):
- Hybrid application seeking detailed planning permission for Phase A and outline planning permission for future phases, comprising: Outline planning permission (all matters reserved) for the demolition of all existing structures and redevelopment to include a number of buildings (up to 100m Above Ordnance Datum (AOD)) and up to 141,014m² Gross External Area (GEA) of floorspace comprising the following mix of uses:*
- Residential (Class C3);
 - Retail, workspace, food and drink uses (Class E);
 - Car and cycle parking;
 - Formation of new pedestrian route through the conversion of the existing vehicular underpass;
 - Landscaping including open spaces and public realm; and
 - New means of access, associated infrastructure and highways works.
- In Full, for residential (Class C3), retail, food and drink uses and a temporary marketing suite (Class E and Sui Generis), together with access, car and cycle parking, associated landscaping and new public realm, and private open space.*
- 1.6 **Figure 1.1** and **Figure 1.2** respectively show the Site location and an indicative red line boundary with the extent of the detailed part of the Detailed Proposals shown in grey shading and the extent of the Outline Proposals shown in blue shading.
- 1.7 The Detailed Proposals of the Proposed Development comprise Phase A and the Outline Proposals of the Proposed Development comprise the remainder of the Site, i.e., Phases B, C and D. Further details of the Proposed Development are presented within **ES Volume 1, Chapter 4: The Proposed Development**.
- 1.8 Environmental Impact Assessment ('EIA') is a process carried out which examines available environmental information to ensure that the likely significant environmental effects of certain projects are identified and assessed before a decision is taken on whether a project is granted planning permission. This means environmental issues can be identified at an early stage and projects can then be designed to avoid or to minimise adverse environmental effects, and appropriate mitigation and monitoring can be implemented.
- 1.9 Given the scale and nature of the Proposed Development, it is considered to constitute 'EIA development' under the EIA Regulations, and as such an EIA has been undertaken and reported upon within this ES. A Scoping Report was sent to the LBTH on the 12th August 2021, detailing the proposed scope of topics included and excluded as part of the ES. A formal Scoping Opinion was received by the LBTH on the 8th September 2021 which responded to the Scoping Report. A copy of the Scoping Report is presented within **ES Volume 3**,

EIA Methodology – Annex 1 and a copy of the formal Scoping Opinion received by LBTH can be found within **ES Volume 3, EIA Methodology – Annex 2**.

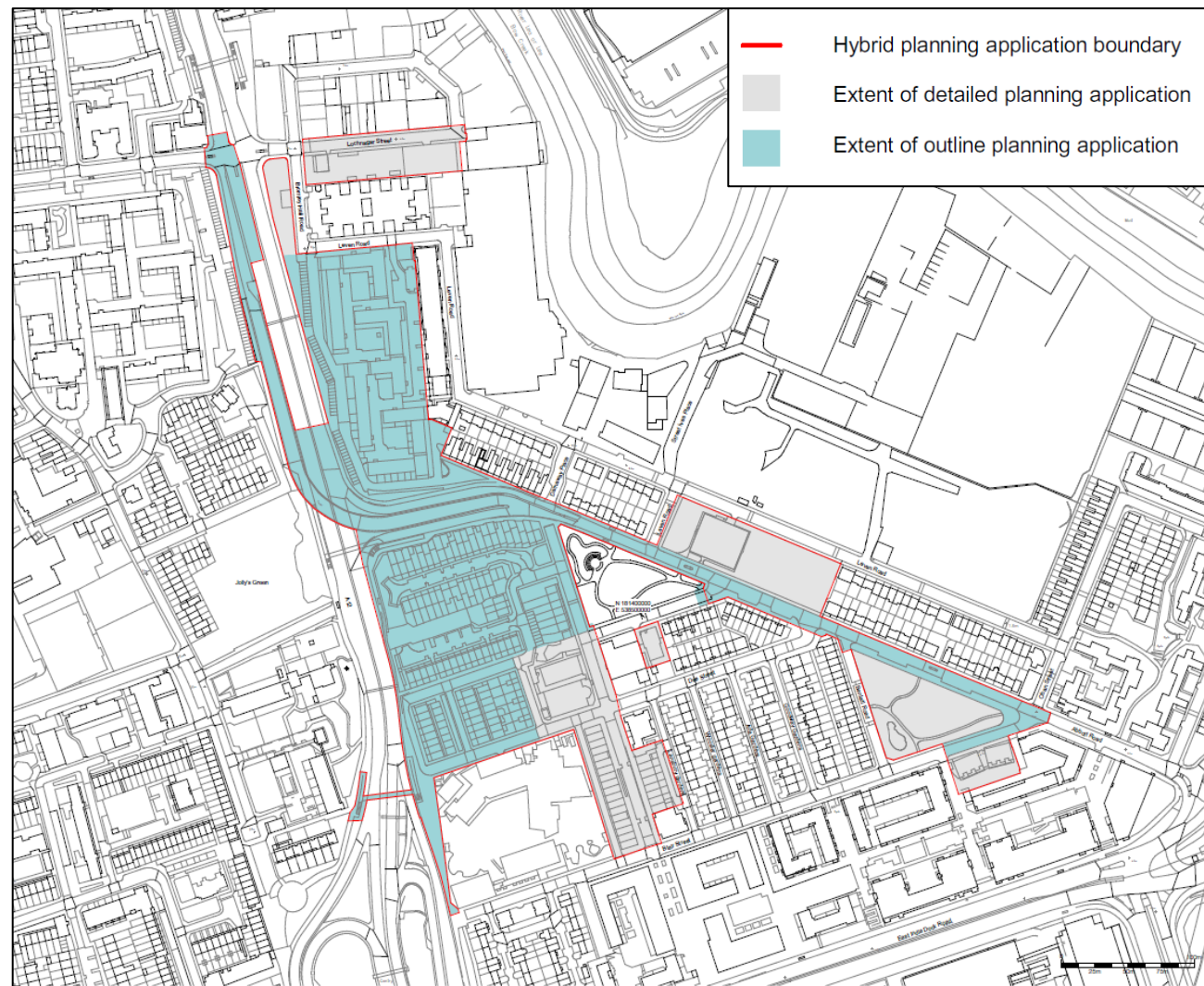
- 1.10 In accordance with the EIA Regulations, this ES describes the likely significant environmental and socio-economic effects of the Proposed Development during demolition and construction and on subsequent completion and occupation.

Figure 1.1 Site Location



¹ The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended in 2018 and 2020)

Figure 1.2 Indicative Red Line Boundary



SITE INFORMATION

- 1.11** The Site covers an area of 8.14 hectares(ha) and is approximately centred at National Grid Reference: Easting 538412, Northing 181392. The LBTH will determine the planning application and will be reviewing the EIA. Due to the scale and nature of the Proposed Development, it will also be referable to the Greater London Authority (GLA).
- 1.12** The Site's immediate surroundings currently comprises a mix of residential, commercial uses and transport infrastructure. The Site is bordered by:
- Bromley Hall School and Lochnagar Street and industrial land to the north;
 - B125 Abbott Road and Leven Road to the east;
 - Culloden Primary School and residential areas off Blair Street (including those built within Phases 1-3 as part of the earlier Outline Planning Permission) to the south; and,
 - A12 and properties on Joshua Street to the west.
- 1.13** The Site currently consists of the following buildings:
- Abbott Road;
 - Aberfeldy Street;
 - Balmore Close;
 - Blairegowrie Court;
 - Heather House;
 - Jura House;
 - Kilbrennan House;
 - Nos. 33-35 Findhorn Street;
 - Tartan House;
 - The Aberfeldy Practice, 2A Etrick St (building to be retained);
 - 384 Abbott Road (building to be retained);
 - Thistle House;
 - Aberfeldy Neighborhood Centre;
 - Lochnagar Street;
 - Nairn Street Estate; and
 - Leven Road Open Space and Braitwaite Park.
- 1.14** Leven Road Open Space and Braitwaite Park are included within the Proposed Development and will be retained and enhanced as public open space.
- 1.15** The majority of the above buildings will require demolition as part of the Proposed Development. Further details on the demolition and construction works associated with the Proposed Development are presented within **ES Volume 1, Chapter 5: Demolition and Construction**.
- 1.16** Further detail on the existing baseline context is presented within **ES Volume 1, Chapter 2: Alternatives and Design Evolution, ES Volume 1, Chapters 6-14, and ES Volumes 2-3**.

THE LEGISLATIVE REQUIREMENTS FOR AN EIA

- 1.17** Applications for development that are covered by the EIA Regulations are termed 'EIA Applications'.
- 1.18** The requirement for an EIA is based on the likelihood of significant environmental effects arising from a proposed development; and it is either mandatory or conditional depending on the classification of the development project. EIA applications are divided into Schedule 1 and Schedule 2 applications under the EIA Regulations.

1.19 Schedule 1 developments constitute those that are likely to have significant effects on the environment, such as major chemical or petrochemical projects and construction of ground or air transport infrastructure, and for which EIA is mandatory. For all other developments which fall under the project descriptions in Schedule 2, the need for an EIA is determined based on set criteria as follows:

- It is within one of the classes of development stated in Schedule 2; AND
- EITHER it exceeds the applicable threshold criteria for that class of development in Schedule 2; OR it is to be carried out in part or all of a 'sensitive area'²; AND
- It is likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

1.20 The EIA Regulations Schedule 2 Part 10(b), states that for “urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas”, the thresholds which determine the need for a development to be screened for the potential for environmental effects comprise:

- “(i) the development includes more than 1 hectare of urban development which is not dwelling / house development; OR
- (ii) the development includes more than 150 dwellings; OR
- (iii) the overall area of the development exceeds 5 hectares”.

1.21 In accordance with the above, further consideration has been given as to the potential for likely significant environmental effects associated with the Proposed Development, as the Proposed Development seeks permission for more than 150 dwellings.

1.22 Given the proposed scale and nature of the Proposed Development, and the Site location, it is considered that the Proposed Development has the *potential* to generate likely significant environmental effects, in relation to socio-economics; traffic and transport; noise and vibration; flood risk and drainage; archaeology; air quality; daylight, sunlight and overshadowing; wind microclimate; townscape, built heritage and visual; and climate change aspects.

1.23 Therefore, the Proposed Development constitutes 'EIA development' under the EIA Regulations. As such, the Applicant has undertaken an EIA and the results of this are presented in this **ES (Volumes 1, 2 and 3)** which has been submitted alongside the planning application.

1.24 Regulation 18(3) of the EIA Regulations requires that an ES includes the information set out in Part 1 of Schedule 4 that is reasonably required to assess the environmental effects of the Proposed Development and which the Applicant can, having regard to current knowledge and methods of assessment, reasonably be required to compile. The information required under Paragraph 1 of Schedule 4 of the EIA Regulations and its location within this ES is presented in **ES Volume 3, Appendix Introduction – Annex 1**.

Competent Experts

1.25 This EIA has been carried out by Trium Environmental Consulting LLP ('Trium') and several technical specialists. Regulation 18 of the EIA Regulations requires an applicant to “(a) ... ensure that the environmental statement is prepared by competent experts;” and also requires that “(b) the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts”, to ensure the completeness and quality of the ES. In accordance with this requirement, the following statement is provided:

“Trium is an environmental consultancy specialising in urban regeneration and property development projects in the UK, with a specific focus in London. Trium’s Partners and Employees have extensive experience in managing the environmental issues and impacts surrounding large scale, high profile urban regeneration development projects. The Partners and Employees of Trium have, over the course of their careers to date (including with former employers), project directed, managed or contributed to over 450 EIAs within the residential, retail, leisure, commercial, cultural, infrastructure and industrial sectors. They have particular expertise in London based development projects. Trium’s lead EIA coordinator for Aberfeldy Village Masterplan has over 17 years’ experience of managing EIA’s within the UK”.

1.26 The technical specialists are identified within the introductory table of each of the technical chapters of this ES (**ES Volume 1, Chapters 6 to 14 and ES Volume 2: Townscape, Visual Impact and Heritage Assessment**).

The relevant expertise and experience of each technical specialist which provides further detail on those preparing the ES is provided in **ES Volume 3, Appendix Introduction – Annex 2**.

STRUCTURE OF THE ES

1.27 This ES comprises of three volumes and a separate Non-Technical Summary (NTS) document:

- **ES Volume 1: Main Report** – a document which forms the main body of the ES and which comprises the following non-technical and technical 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: Air Quality;
 - Chapter 9: Climate Change
 - Chapter 10: Noise and Vibration;
 - Chapter 11: Archaeology;
 - Chapter 12: Water Resources, Drainage and Flood Risk;
 - Chapter 13: Wind Microclimate;
 - Chapter 14: Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare;
 - Chapter 15: Effect Interactions;
 - Chapter 16: Likely Significant Effects;
 - Chapter 17: Mitigation and Monitoring; and
 - Chapter 18: Glossary and Abbreviations.
- **ES Volume 2: Townscape, Visual Impact and Heritage Assessment (TVIHA)**
 - Part 1: Townscape and Visual Impact Assessment (TVIA) document accompanied by a full set of views and verified images; and
 - Part 2: Built Heritage Assessment.
- **ES Volume 3: Technical Appendices** – comprises background data and information, including supporting technical reports, tables, figures and surveys. The following appendices are included;
 - **Appendix Introduction**
 - Annex 1: EIA Wayfinding
 - Annex 2: Statement of Competence
 - **Appendix Methodology**
 - Annex 1: EIA Scoping Report
 - Annex 2: EIA Scoping Opinion
 - Annex 3: EIA Scoping Opinion Response

² The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (amended), 2(1) “sensitive area”

- Annex 4: Cumulative Schemes List and Map
- Annex 5: Cumulative Schemes Assessment Matrix
- **Appendix Demolition and Construction**
 - Annex 1: Outline Construction Environmental Management Plan (CEMP)
- **Appendix Socio Economics**
 - Annex 1: Socio-Economics Planning Policy Context
 - Annex 2: Education and Healthcare Facilities within Local Impact Area
- **Appendix Air Quality**
 - Annex 1: Glossary
 - Annex 2: Traffic Data
 - Annex 3: Model Verification Study
- **Appendix Climate Change**
 - Annex 1: Trium Climate Change Technical Note
- **Appendix Noise and Vibration**
 - Annex 1: Introduction to Noise
 - Annex 2: Glossary of Terms
 - Annex 3: Legislation, Policy and Guidance
 - Annex 4: Unattended Survey Results – P1
 - Annex 5: Unattended Survey Results – P2
 - Annex 6: Unattended Survey Results – P3
 - Annex 7: Unattended Survey Results – P4
 - Annex 8: Statistical Analysis of Background Sound Levels – P1
 - Annex 9: Statistical Analysis of Background Sound Levels – P2
 - Annex 10: Statistical Analysis of Background Sound Levels – P3
 - Annex 11: Statistical Analysis of Background Sound Levels – P4
 - Annex 12: Daytime Noise Contour, 1.5m
 - Annex 13: Night-time Noise Contour, 1.5m
 - Annex 14: ANC Acoustics Ventilation and Overheating Risk Categories
 - Annex 15: Traffic Data
- **Appendix Water Resources, Drainage, Flood Risk**
 - Annex 1: Flood Risk Assessment
 - Annex 2: Drainage Strategy
 - Annex 3: Thames Water – Potable Water Supply Correspondence
 - Annex 4: Sustainable Urban Drainage System (SuDS) Proforma
- **Appendix Archaeology**
 - Annex 1: Archaeological Desk Based Assessment
- **Appendix Wind Microclimate**
 - Annex 1: Policy and Guidance
 - Annex 2: Technical Appendix

- **Appendix Daylight, Sunlight, Overshadowing; Light Pollution and Solar Glare**
 - Annex 1: Planning Policy
 - Annex 2: Methodology and Baseline Results
 - Annex 3: Scenario Overviews and Window Maps
 - Annex 4: Daylight and Sunlight Results
 - Annex 5: Overshadowing Results
 - Annex 6: Solar Glare Results
- **Appendix Built Heritage**
 - Annex 1: Built Heritage Statement

Non-Technical Summary

- 1.28** A Non-Technical Summary ('NTS') document has been prepared and comprises part of the ES, as required by the EIA Regulations. The NTS is a document that is submitted as part of the planning application which provides a concise summary of the ES written in non-technical language. The NTS presents a summary of the Proposed Development, the alternatives considered by the Applicant, the residual likely significant environmental and socio-economic effects and any identified mitigation measures.

LOCATION OF THE INFORMATION WITHIN THE ES

- 1.29** Regulation 18(3) of the EIA Regulations states that an ES should include at least:
- “a description of the proposed development comprising information on the site, design, size and other relevant features of the development;*
 - a description of the likely significant effects of the proposed development on the environment;*
 - a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;*
 - a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;*
 - a non-technical summary of the information referred to in sub-paragraphs (a) to (d); and*
 - any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected.”*
- 1.30** In addition, Regulation 18(3), requires that an ES includes the information set out in Schedule 4 of the EIA Regulations and 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.
- 1.31** A 'wayfinding' document setting out where the above information in addition to that required under Schedule 4 of the EIA Regulations can be located within this ES is presented in **ES Volume 3: Appendix Introduction – Annex 1**.
- 1.32** A glossary of terms is included in **ES Volume 1, Chapter 18: Glossary and Abbreviations** for reference.

ES AVAILABILITY AND COMMENTS

- 1.33** The ES is available for viewing on the LBTH'S planning portal ([Search and comment on planning applications \(towerhamlets.gov.uk\)](#)).
- 1.34** A paper copy of the ES is not currently available for viewing by the public at the LBTH'S Planning Department due to Covid-19 in line with temporary guidance issued by the Ministry of Housing, Communities & Local Government³.

³ <https://www.gov.uk/guidance/consultation-and-pre-decision-matters>

1.35 Comments on the planning application can be forwarded to the LBTH at the following address:

Tower Hamlets Council
Town Hall
Mulberry Place
5 Clove Crescent
E14 2BG

1.36 Electronic Copies of the NTS are available free of charge, for further details or to request an electronic copy of the NTS contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118 or by post at the address below:

Trium Environmental Consulting LLP
4 Cavendish Square
London
W1G 0PG

1.37 Printed copies of the NTS and ES and electronic copies of the ES can also be purchased from Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118 or by post at the address above.