

Chapter 1: Introduction

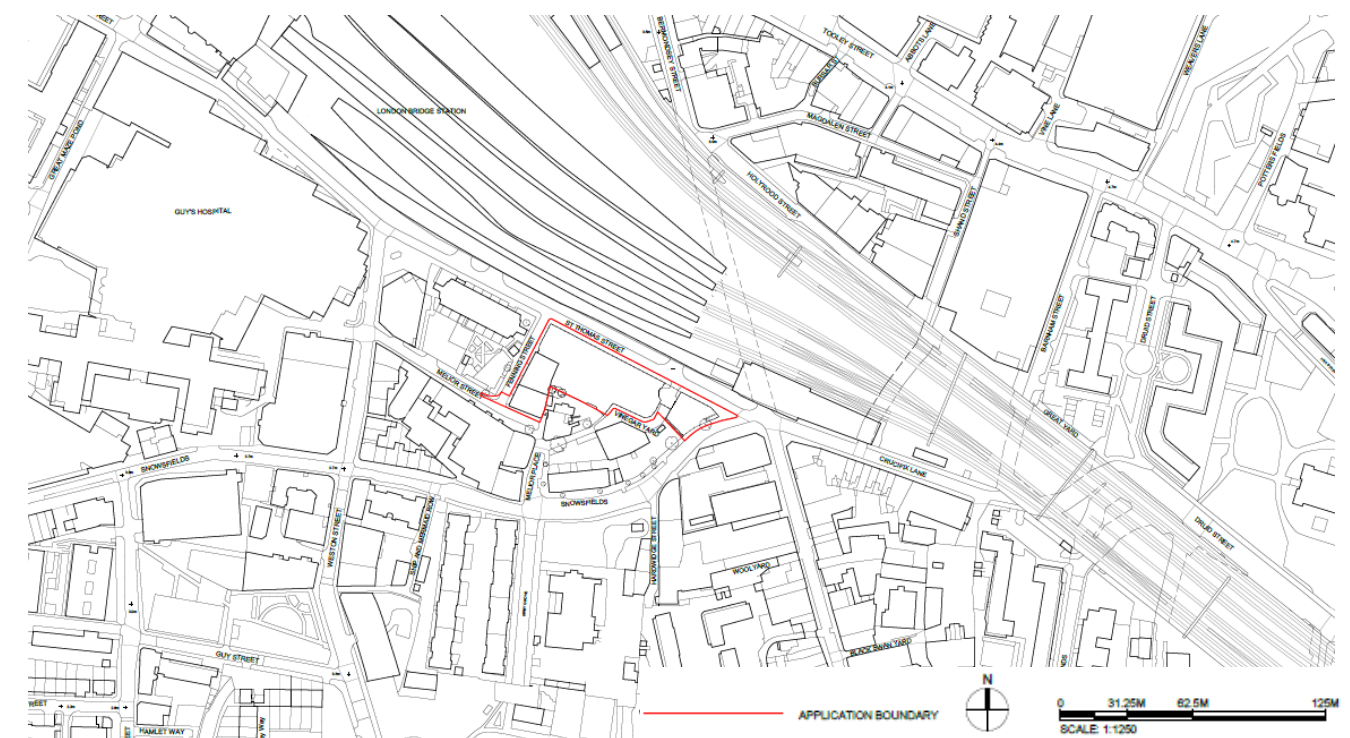
INTRODUCTION

- 1.1 This Environmental Statement (ES) has been prepared on behalf of St Thomas Bermondsey Limited (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 amended¹ ('the EIA Regulations').
- 1.2 The Applicant is applying for Full (detailed) Planning Permission for the proposed redevelopment of an area of land which covers a total area of approximately 0.3 hectares (ha) within the London Borough of Southwark (LBS), and within the London Bridge and West Bermondsey Ward. The location of the site (outlined in red) is shown in **Figure 1.1**. The area described is hereafter referred to as 'the site'.
- 1.3 The redevelopment works involve the demolition of existing buildings, retention and refurbishment of the warehouse and the erection of a ground, mezzanine and 18 storey building (with plant at roof) and 3 basement levels, comprising of café and community space within the warehouse and within the new building, office, flexible medical and research and development, and flexible retail and affordable workspace, alongside cycle and disabled car parking, servicing, refuse and plant areas, public garden (including soft and hard landscaping), highway improvements and all other associated works. .
- 1.4 The revised Proposed Development (reference to the Proposed Development throughout this chapter unless specified otherwise refers to the October 2021 scheme) will provide a total of 30,675 square metres (m²) gross external area (GEA). As discussed in **ES Chapter 0 – Preface (Volume 1)**, to allow flexibility in the final end uses to benefit from the proximity to Guy's and St. Thomas' Hospital, two development options have been assessed within this ES in terms of what the Main Building could comprise. These are presented below:
- **Option 1: Main Building -**
 - Levels 11-18: Use class B1(a) floorspace = 8,207m²;
 - Levels 1-10: Use class D1 floorspace = 12,314m²;
 - Basement and Mezzanine Affordable Workspace: Flexible use class D1 / B1(b) floorspace = 1,835 m²;
 - Ground Medical (circulation): Use class D1 = 320m²;
 - Ground Affordable Workspace (circulation): Flexible use class D1 / B1(b) floorspace = 117 m²;
 - Ground Retail: Flexible use classes A1, A2, A3 & A4 floorspace = 408m²;
 - Basement Affordable Workspace: Use class B1 floorspace (Southwark Studios) = 1,115m²;
 - Mechanical plant = 5,827 m².
 - Warehouse -
 - First floor Community: Use class D1 floorspace = 180m²;
 - Ground Retail: Flexible use classes A1, A2, A3 & A4 floorspace = 180 m².
 - Totals –
 - Total above ground = 24,952 m².
 - Total below ground = 5,551m².
 - **Total proposed floorspace (GEA) = 30,503m².**
 - **Option 2: Main Building –**
 - Levels 11-18: Use class B1(a) floorspace = 8,207m²;
 - Levels 1-10: Use class B1(b) floorspace = 12,644m²;
 - Basement and Mezzanine Affordable Workspace: Flexible use class D1 / B1(b) floorspace = 1,835m²;
 - Ground Research & Development (circulation): Use class B1(b) = 320m²;

- Ground Affordable Workspace (circulation): Flexible use class D1 / B1(b) floorspace = 117m²;
- Ground Retail: Flexible use classes A1, A2, A3 & A4 floorspace = 438m²;
- Basement Affordable Workspace: Use class B1 floorspace = 1,115m²;
- Mechanical plant = 5,467m².
- Warehouse -
 - First floor Community: Use class D1 floorspace = 180m²;
 - Ground Retail: Use classes A1, A2, A3 & A4 floorspace = 180m².
- Totals –
 - Total above ground = 24,952m²;
 - Total below ground = 5,551m²;
 - **Total proposed floorspace (GEA) = 30,503m².**

- 1.5 Further details on the Proposed Development are presented within **ES Chapter 4 – The Proposed Development (Volume 1)**.
- 1.6 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 significant adverse environmental effects, and appropriate mitigation and monitoring can be implemented.
- 1.7 The Applicant recognises that the Proposed Development has the potential to give rise to significant effects on the environment. The Applicant has therefore undertaken an EIA for the Proposed Development.
- 1.8 In accordance with the EIA Regulations (see section 'The legislative requirements for an EIA'), 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, construction and on subsequent completion and occupation. 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.

Figure 1.1 Site Location (red) and Surrounding Context



¹ Her Majesty's Stationery Office (2017); The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (amended 2018 and 2020)

SITE INFORMATION

1.9 The following section presents an overview in terms of the key features and designations associated with the site and surrounding environmental context. Further detail describing the surrounding environmental context is presented within each of the technical ES Chapters (*ES Volume 1, Chapters 6 to 12*), as well as the supporting environmental reports presented within the ES Technical Appendices (*ES Volume 3*) and *ES Volume 4 (Transport Assessment)*.

Site Context

1.10 The site is irregular in shape and bound by:

- St Thomas Street and London Bridge Station to the north;
- Snowfields to the east;
- The southern boundary is bordered by Vinegar Yard, which itself is accessed from St Thomas Street at the northern boundary and splits the area being redeveloped into two areas. The southern boundary extends to, and diverts to the south, before being bound by Melior Place which also forms the southern boundary; and
- Fenning Street to the west.

1.11 The site is currently occupied by two buildings in the south west portion of the site (existing floorspace of 766m² net internal area (NIA)). Vinegar Yard (the road) currently runs diagonally through the middle of the site with a single access point from St Thomas Street to the north of the site.

1.12 The existing site is formed predominantly of hardstanding and very limited vegetation with the exception of a few trees along the southern border outside of the site boundary.

1.13 In recent years part of the site was used as a temporary works site, in connection with the proposed redevelopment of the London Bridge Station, part of the wider Thameslink project (also known as 'Thameslink 2000') to the existing rail infrastructure. The area was then vacated at the end of October 2018.

1.14 A temporary use for the site was granted in September 2019 by the LBS (planning reference number: 19/AP/1185) for food and drink stalls, retail units, a bar and events space along with art installations and art artist studios (total floorspace of 848 m² GIA) and the site continues to be used for these purposes (although under the restrictions imposed by Government guidance relating to Covid-19).

1.15 The planning application red line boundary is shown in Annex A of this ES Chapter.

1.16 Key features and designations associated with the site are presented in **Table 1.1**.

Table 1.1 Outline of Key Features and Designations – the Site

Environmental Topic	Key Features and Designations
Traffic and Transport	<ul style="list-style-type: none"> • High level of accessibility to public transport rating (PTAL) of 6b, reflecting being well connected to the surrounding rail/tube stations, the London Bus network, cycle and walking routes;
Air Quality	<ul style="list-style-type: none"> • The site is located within an AQMA (whole of the borough has been designated on the basis of exceedances of the annual mean objective for concentrations of nitrogen dioxide (NO₂) and 24-hour particulate matter (PM₁₀);
Water	<ul style="list-style-type: none"> • The site is located within the Flood Zone Zone 3² due to the close proximity of the tidal River Thames (regarded as very low risk, according to the EA Flood Map³); • The site is located within a Critical Drainage Area⁴ (Group7_035 (London Bridge) Critical Drainage Area (CDA)); • Areas of high/medium risk of surface water flood to the southeast of the site, along Snowfields; • The site does not lie within a groundwater source protection zone (SPZ) or a nitrate vulnerability zone (NVZ);
Ecology	<ul style="list-style-type: none"> • The site is not located within a 'sensitive area' (as defined in Part 1 of the EIA Regulations) and does not fall within the boundaries of any statutory or non-statutory sites, including Special Areas of Conservation

² Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1% Annual Exceedance Probability (AEP) of flooding in any year), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5% AEP)

Environmental Topic	Key Features and Designations
	(SAC), Special Protection Areas (SPA), Ramsar sites, Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) and Local Nature Reserves (LNR);
Archaeology	<ul style="list-style-type: none"> • The site is located within the Borough, Bermondsey and Rivers Archaeological Priority Zone, as designated in the Borough's Local Development Framework Core Strategy. However, the emerging New Southwark Plan will reclassify the APAs within the borough, meaning the site will be within a Tier 1 APA, named the 'North Southwark and Roman Roads'. This will be the largest and the most archaeologically important APA in Southwark.
Heritage	<ul style="list-style-type: none"> • The site does not contain any built designated heritage assets, however, the retained warehouse is a built non-designated heritage asset; • Part of the Vinegar Yard warehouse building in the south west portion of the site falls within the northern portion of the Bermondsey Street Conservation Area;
Townscape	<ul style="list-style-type: none"> • The site falls within both the Parliament Hill Summit to St Paul's Cathedral (LVMF 2A 1) and the Kenwood viewing Gazebo to St Paul's Cathedral (LVMF 3A 1) background viewing corridors of the London View Management Framework (LVMF).

Surrounding Environmental Context

1.17 The site is located within a dense urban area characterized by largely residential and commercial activities, as well as road and rail (raised) infrastructure.

1.18 The nearest residential use is directly above the Horseshoe Pub bordering the site along the south. Residential use is also present along the south and south west of the site along Snowfields, Melior Street and Melior Place. To the north of St Thomas Street (on the northern boundary of the site) is London Bridge Station with train tracks and platforms above it, including a single storey signal box office building to the north east.

1.19 Office, residential and commercial uses are located north of the station. The residential properties are predominantly low-rise (around 4-5 storeys in height), with several mid-rise office blocks further north of the site. To the west of the site, the built form comprises high rise buildings including The Shard and Guy's Hospital.

1.20 Key features and designations associated with the surrounding environmental context are presented in **Table 1.2**.

Table 1.2 Outline of Key Features and Designations – Surrounding Environmental Context

Environmental Topic	Key Features and Designations
Socio-Economics	<ul style="list-style-type: none"> • The Ark Nursery is a nursery school located approx. 330m south west of the site. • The nearest healthcare facilities include: <ul style="list-style-type: none"> - Concordia Health (approx. 300m south); - New Mill Street Surgery (approx. 830m east); - Borough Medical Centre (approx. 930m to the south-west); • Guy's Hospital is approximately 200m west of the site and London Bridge Hospital and associated buildings lie approximately 340m north west). • Dental practices located in the surrounding area include: <ul style="list-style-type: none"> - London Bridge Dental Practice (approx. 210m north); - Bridge Dental (approx. 470m west). • Local public amenity space include: <ul style="list-style-type: none"> - Leathermarket Gardens and Community Park (approx. 175m south); - Guy Street Park (approx. 150m south-west); - Tanner Street Park (approx. 265m south east).
Traffic and Transport	<ul style="list-style-type: none"> • Features of the local highway road network include: <ul style="list-style-type: none"> - St. Thomas Street forms part of the TfL Road Network (TLRN) with associated parking / waiting restrictions; - Fenning Street is a narrow and lightly trafficked two-way street. - Snowfields is a narrow one-way westbound street.

³Website: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

⁴Flood Map for Surface Water - London Borough of Southwark Strategic Flood Risk Assessment (January 2017)

Environmental Topic	Key Features and Designations
	<ul style="list-style-type: none"> The local surrounding area are located within a Controlled Parking Zone (CPZ), this comprises of a mixture of single and double yellow lines, pay and display bays and permit holder only bays. In terms of public transport, the site is located adjacent to London Bridge Station which benefits from London Underground services (Jubilee and Northern Lines) in addition to National Rail services. These services are operated by Southern, Southeastern Rail and Thameslink, providing routes from Charing Cross to southeast London, Kent and East Sussex as well as destinations towards South East England. It also provides services that can provide interchanges with Waterloo (via Waterloo East) and London Victoria. A number of bus routes with stops along St Thomas Street, at London Bridge station and on Tooley Street. Additionally, 19 existing bus services stop within walking distance (approx. up to 5 minutes' walk), including but not limited to routes: 381 (County Hall to Peckham), 149 (London Bridge to Edmonton), 521 (London Bridge to Waterloo Station) and 43 (London Bridge to Friern Barnett); A Santander Cycle Hire Docking Station is located adjacent to the site on Snowfields;
Air Quality	<ul style="list-style-type: none"> The whole of the borough has been designated an AQMA on the basis of exceedances of the annual mean objective for concentrations of nitrogen dioxide (NO₂) and 24-hour particulate matter (PM₁₀);
Water	<ul style="list-style-type: none"> The tidal River Thames lies approximately 380m to the north of the site;
Ecology	<ul style="list-style-type: none"> The nearest Site of Importance for Nature Conservation (SINC) is the River Thames and Tidal Tributaries SINC which is located approximately 380m north of the site and is categorised as being a Site of Metropolitan Importance for nature conservation; The site of local importance for nature conservation (SLINC) at the Leathermarket Gardens and Borough Grade II site at Snowfields Primary School Nature Garden are both within 500m of the site;
Heritage	<ul style="list-style-type: none"> Part of the south west portion of the site falls within the northern portion of the Bermondsey Street Conservation Area, which itself extends further south and to the east; Tooley Street Conservation Area is located to the north (approx. 150m distance) and east of the site; There are approximately 65 listed buildings/monuments within a 500m radius of the site including but not limited to: <ul style="list-style-type: none"> London Bridge Station, platforms 9-16 (Brighton side) (Grade II) to the north-west of the site; Several properties (Grade II) along Bermondsey Street to the east (approx. 90m distance), including No. 55 (former tannery), and terrace housing (No's 68 to 76 (even)); and Leather Market (Grade II) to the south (approx. 240m distance); The site is located approximately 640m south west of the Tower of London which is designated as a World Heritage Site; The site and surrounding area is within the Borough, Bermondsey and Rivers Archaeological Priority Zone, as designated in the Borough's Local Development Framework Core Strategy; A scheduled ancient monument (a Roman River Boat (surviving as below-ground remains), at New Guy's House, the surgical wing of Guy's Hospital) is located to the west of the site (approx. 200m distance).

THE LEGISLATIVE REQUIREMENTS FOR AN EIA

- 1.21 Applications for development that are covered by the EIA Regulations are termed 'EIA Applications'.
- 1.22 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.
- 1.23 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 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; AND
 - It is likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

- 1.24 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".

- 1.25 Based on the above, whilst the Proposed Development provides less than the threshold of 1 hectare of urban development which is not dwelling / house development, further consideration has been given as to the potential for likely significant environmental effects associated with the Proposed Development.

- 1.26 When considering the proposals (i.e., providing a multi storey building, with a maximum height of 19 stories (including ground floor and plant at roof level), and over 10,000m² floor space) and the existing surrounding urban context, it is considered that the Proposed Development has the potential to generate likely significant environmental effects. On this basis, the Applicant has undertaken an EIA for the Proposed Development and prepared an Environmental Statement (ES) to support the planning application.

ENVIRONMENTAL STATEMENT STRUCTURE

Environmental Statement

- 1.27 The ES comprises three technical volumes:

- ES Volume 1: Main ES** – a document which forms the main body of the ES and which comprises of the following non-technical and technical chapters:
 - Chapter 0. Preface
 - Chapter 1. Introduction (this Chapter);
 - Chapter 2. EIA Methodology;
 - Chapter 3. Alternatives & 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. Noise and Vibration;
 - Chapter 10. Wind Microclimate
 - Chapter 11. Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution;
 - Chapter 12. Archaeology;
 - Chapter 13. Effect Interactions;
 - Chapter 14. Likely Significant Effects and Conclusions;
 - Chapter 15. Mitigation and Monitoring;
 - Chapter 16. Glossary of Terms and Abbreviations.
- ES Volume 2: Built Heritage, Townscape and Visual Impact Assessment** – a separate heritage, townscape and visual impact assessment (BHTVIA) document that is accompanied by a full set of views and verified images;
- ES Volume 3: Technical Appendices** – comprises background data and information including supporting technical reports, tables, figures and surveys. The following appendices are included:

- Appendix: EIA Methodology;
- Appendix: Socio-Economics;
- Appendix: Health;
- Appendix: Air Quality;
- Appendix: Noise and Vibration;
- Appendix: Wind Microclimate;
- Appendix: Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare;
- Appendix: Archaeology;
- Appendix: Land Contamination;
- Appendix: Arboriculture;
- Appendix: Ecology;
- Appendix: Greenhouse Gas Emissions;
- Appendix: Flood Risk and Drainage;

• **ES Volume 4: Transport Assessment**

Non-Technical Summary

1.28 A separate document that comprises part of the ES and which is referred to as the Non-Technical Summary (NTS) provides a concise summary of the ES written in non-technical language. The NTS provides a description of the Proposed Development, the main alternatives considered, the potential environmental and socio-economic effects, any identified mitigation measures and the residual environmental and socio-economic effects of the Proposed Development.

Location of Information within the ES

1.29 Regulation 18(3) of the EIA Regulations defines that an 'an environmental statement is a statement which includes at least -

- (a) a description of the proposed development comprising information on the site, design, size and other relevant features of the development;
- (b) a description of the likely significant effects of the proposed development on the environment;
- (c) 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;
- (d) 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;
- (e) a non-technical summary of the information referred to in sub-paragraphs (a) to (d); and
- (f) 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 The above information defined in Regulation 18(3) is replicated within Schedule 4 of the EIA Regulations - this is presented in **Table 1.3**, including sign-posting the location of the information within the ES.

Table 1.3 Schedule 4 Information Requirements - Location of Information within the ES

Part	Description of Information Presented in Schedule 4 (EIA Regulations)	Location within the ES
1	A description of the development, including in particular: (a) a description of the location of the development;	ES Volume 1, Chapter 1: Introduction

Part	Description of Information Presented in Schedule 4 (EIA Regulations)	Location within the ES
	(b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases; (c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used; (d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases.	ES Volume 1, Chapter 4: The Proposed Development ES Volume 1, Chapter 5: Demolition and Construction
2	A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.	ES Volume 1, Chapter 3: Alternatives and Design Evolution
3	A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.	ES Volume 1, Chapters 6 to 12 ES Volume 2: Built Heritage, Townscape and Visual Impact Assessment
4	A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.	ES Volume 1, Chapter 2: EIA Methodology ES Volume 1, Chapters 6 to 12 ES Volume 2: Built Heritage, Townscape and Visual Impact Assessment
5	A description of the likely significant effects of the development on the environment resulting from, inter alia: (a) the construction and existence of the development, including, where relevant, demolition works; (b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources; (c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste; (d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters); (e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources; (f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change; (g) the technologies and the substances used.	ES Volume 1, Chapters 6 to 12 ES Volume 2: Built Heritage, Townscape and Visual Impact Assessment
6	A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical	ES Volume 1, Chapter 2: EIA Methodology

Part	Description of Information Presented in Schedule 4 (EIA Regulations)	Location within the ES
	deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.	<i>ES Volume 1, Chapters 6 to 12</i> <i>ES Volume 2: Built Heritage, Townscape and Visual Impact Assessment</i>
7	A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.	<i>ES Volume 1, Chapters 6 to 12</i> <i>ES Volume 3, Appendix: EIA Methodology</i>
8	A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(c) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(d) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.	<i>ES Volume 1, Chapter 2: EIA Methodology</i>
9	A non-technical summary of the information provided under paragraphs 1 to 8.	<i>Non-Technical Summary</i>
10	A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.	<i>ES Volume 1, Chapters 1 to 12</i>

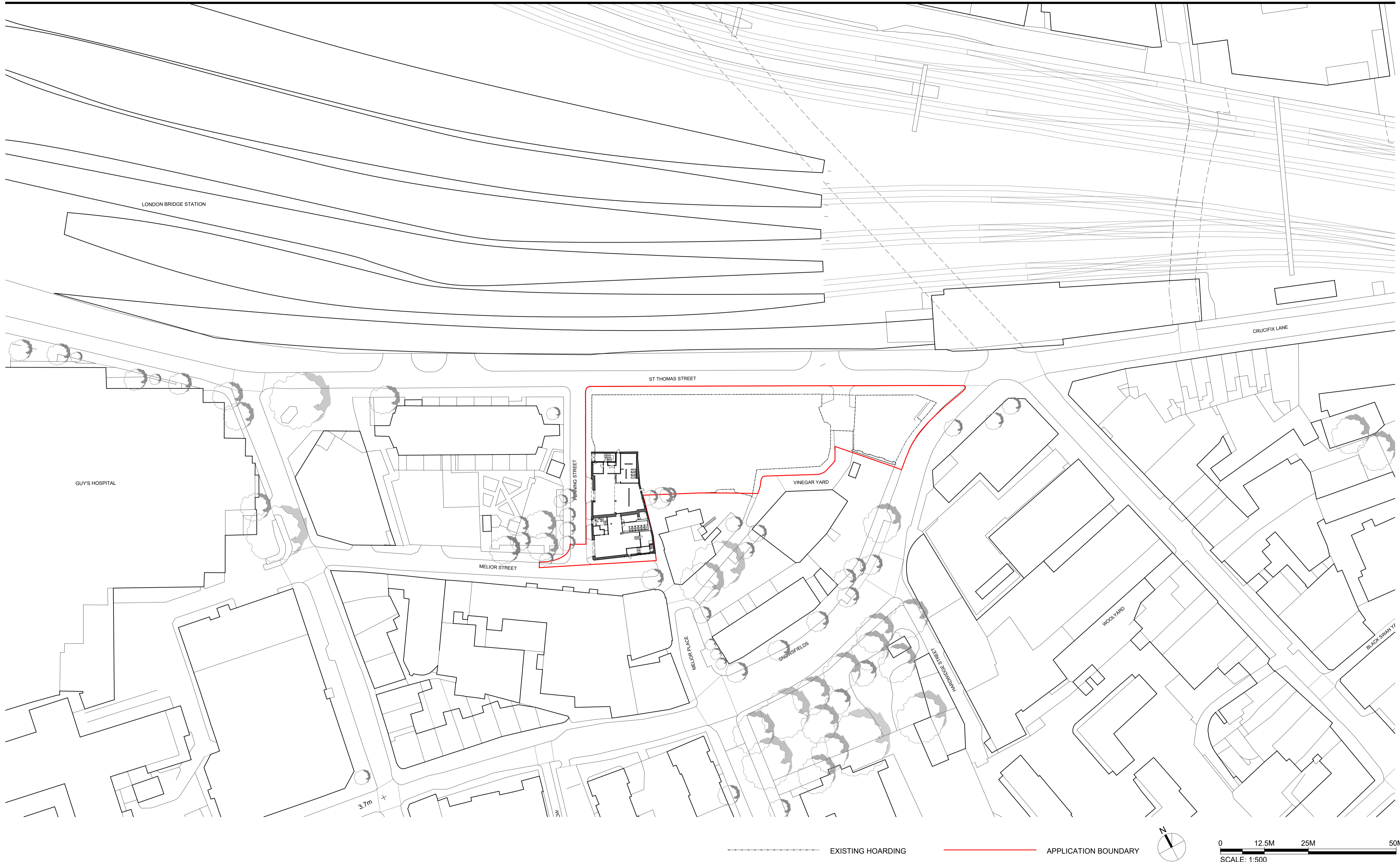
COMPETENT EXPERTS

- 1.31 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:
- 1.32 "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, student accommodation, leisure, commercial, cultural, infrastructure and industrial sectors. They have particular expertise in London based development projects. Trium's lead EIA coordinator for Vinegar Yard has over 16 years' experience of managing EIAs within the UK, including for redevelopment projects within the LBS".
- 1.33 A summary of the credentials of the Trium's EIA coordination team and the technical specialists who have led and authored the technical assessments that comprise this ES are provided in **ES Volume 3 – Appendix: EIA Methodology**.

ES AVAILABILITY AND COMMENTS

- 1.34 The ES is viewable online at the Greater London Authority Planning Application Search: <https://gla.force.com/pr/s/>.
- 1.35 A paper copy of the ES is also available for viewing by the public at the GLA's Planning Department at the following address:
Greater London Authority
City Hall
The Queen's Walk
London, SE1 2AA
- 1.36 Additionally, comments on the Planning Applications can be forwarded to the GLA at the address stated above.
- 1.37 Electronic Copies of the NTS are available free of charge. To request a copy please contact:
Trium Environmental Consulting LLP,
4 Cavendish Square
London
W1G 0PG.
- 1.38 Printed and electronic copies of the ES and NTS 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.

ANNEX A – PLANNING APPLICATION REDLINE BOUNDARY PLAN



----- EXISTING HOARDING ——— APPLICATION BOUNDARY

0 12.5M 25M 50M
SCALE: 1:500

KPF

**Vinegar Yard
St. Thomas St
SE1 3QR**

Client
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Townscape Consultant
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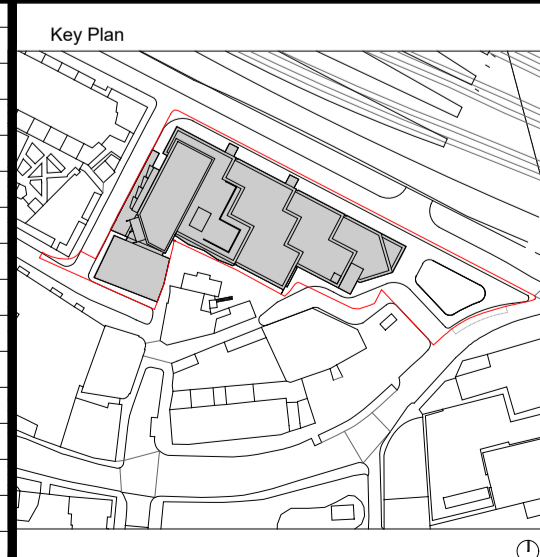
Planning Consultant
Montagu Evans
5 Bolton St
London, W1J 8BA
Tel: 020 7493 4002

Transport Consultant
Caneparo Associates
21 Little Portland Street
London, W1W 8BT
Tel: 020 3617 8200

Structural Consultant
AKT II
White Collar Factory
1 Old Street Yard
London, EC1Y 8AF
Tel: 020 7250 7777

Cost Consultant
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No.	Issue	Check	Date
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Proj. No. 2472	Project Vinegar Yard
Scale 1:500 @ A1	Drawn by SD
Checked by AF	
Drawing Title and No. EXISTING SITE PLAN	
No. PA-011	Rev. 00