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Aylesbury Estate

Addendum to the Non-Technical Summary of the Environmental Statement

23/02/2015

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1 Introduction

1.1 Overview

1.1.1 Notting Hill Housing Trust (NHHT) is seeking planning permission through two separate planning applications (First Development Site (FDS) Application in detail and the Masterplan Application in outline) for a residential-led, mixed use development ('The Comprehensive Development') located at the Aylesbury Estate (the 'Site') in the London Borough of Southwark (LBS). The Site extends to approximately 27 hectares and lies immediately to the north of Burgess Park and Albany Road, to the east of Portland Street and to the west of Alvey Street. The extent of the Site is shown on **Figure 1** below.

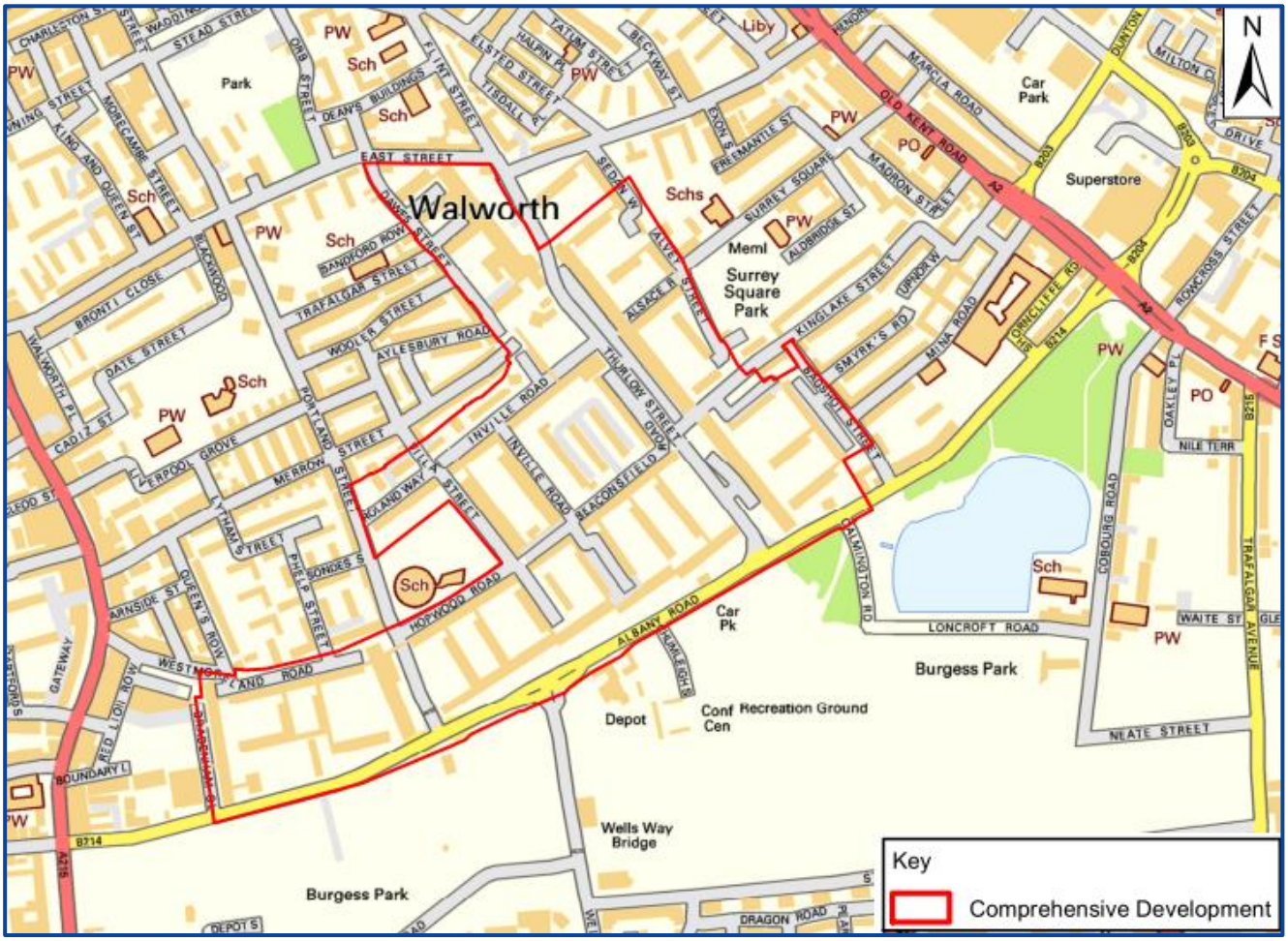


Figure 1: Site Location Plan

1.2 What is Proposed?

1.2.1 Two planning applications are proposed, comprising:

- **FDS Application:** Detailed application for the demolition of existing buildings and redevelopment to create a residential-led development comprising 830 private and affordable units (Use Class C3); flexible community use, early years facility (Use Class D1) or gym (Use Class D2); public and private open space; formation of new accesses and alterations to existing accesses; and energy centre; gas pressure reduction station; associated car and cycle parking; and associated works; and

- **Masterplan Application:** Outline Application, including access for demolition of existing buildings and redevelopment to provide up to 2,745 private and affordable units (Use Class C3); 600 to 2,500 sqm of employment use (Use Class B1); 200 to 500 sqm of retail space (Use Class A1); 3,100 to 4,750 sqm of community use, medical centre and early years facility (Use Class D1); 600 to 3,000 sqm flexible retail use (Use Class A1/A3/A4) or workspace use (Use Class B1); new landscaping; public and private open space; energy centre; gas pressure reduction station; up to 1,098 car parking spaces; cycle parking; landscaping and associated works.

1.2.2 As a result, the Comprehensive Development proposed comprises the following, at maximum:

- Up to 3,575 Residential Dwellings;
- 2,500 sqm of Business space / Employment use;
- 3,000 sqm of Retail or Workspace;
- 500 sqm of Retail;
- 263 sqm of Community / Leisure Use; and
- 4,750 sqm Health / Community / Early Years.

1.3 What is an Environmental Impact Assessment (EIA)?

1.3.1. The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 require that before planning permission is granted for certain types of development an EIA must be undertaken.

1.3.2. EIA is a process that identifies the likely significant environmental effects of a development and suggests ways in which any significant adverse effects on the environment can be prevented, reduced and/or offset.

1.3.3. Given the size of the Site and nature of the Comprehensive Development, an EIA was undertaken of the likely significant environmental effects of the development on the environment including demolition / construction works and the completed development. The findings of this process are reported in the Environmental Statement, which has been submitted with the applications and is publicly available for anyone to review to understand the nature and form of the Comprehensive Development, and the outcome of the EIA process.

1.3.4. A number of other Reports / Plans are also submitted with the planning applications with pertinent information incorporated into the Environmental Statement as appropriate:

- Application and Parameter Plans;
- Development Specification;
- Design Code;
- Landscape Drawings;
- Planning Statement;
- Design and Access Statements;
- Statement of Community Involvement;
- Transport Assessment;
- Site Wide Waste Management Strategy; and
- Flood Risk Assessment.

1.4 What is a Non-Technical Summary?

1.4.1. The full results of the EIA (baseline information, survey information and technical assessments) are presented in the Environmental Statement submitted with the planning applications. A summary of the findings are presented here in non-technical language.

1.4.2. This document is presented as a series of key questions and answers regarding the Comprehensive Development and identifies the likely significant effects and describes how any significant adverse effects are proposed to be mitigated, prevented and /or offset by NHHT during the construction and future operation of the completed Comprehensive Development.

1.4.3. Table 1 below provides the key terms and definitions that are used throughout this Non-Technical Summary and the ES.

Table 1: Key Terms Used Within the ES

Term	Definition
The Applicant	Notting Hill Housing Trust.
AAAP	The Aylesbury Area Action Plan Supplementary Planning Document adopted by the London Borough of Southwark in 2010.
The Estate	This refers to the whole Aylesbury Estate as existing and defined by the AAAP. It includes the two application sites and also the previously consented Sites 1a (Built out and completed) and 7 (Currently under construction).
First Development Site (FDS) Application	The detailed planning application.
Masterplan Application	The outline planning application.
Comprehensive Development	The combined development proposed by the FDS Application and the Masterplan Application.
Site	The adjoining parcels of land (FDS Application site and Masterplan Application site) which are the subject of the two separate applications.
Site Wide Development Option	This option relates to the assessment of the combination of both the Masterplan Application site and the FDS Application site (Comprehensive Development).
FDS Development Option	This option relates to the assessment of the FDS Application site in isolation.
Plot	The defined parcel of development within the FDS Application site and Masterplan Application site. A Plot is made up of a number of sub-plots.
Sub-plot	The defined parcel of development within the FDS Application site and Masterplan Application site. A number of Sub-plots make up a Plot.
Block	The defined parcel of development within the FDS Application site and Masterplan Application site. A number of Blocks make up a Sub-plot.

2 The Site

2.1. What is the existing Site and the surrounding area like?

2.1.1 The Estate was built between 1966 and 1977 and is currently home to over 7,500 people accommodated in a mix of houses, flats and maisonettes, ranging from 2 to 14 storeys in height. There are also a variety of offices, community buildings and some shops.

2.1.2 The Site extends to approximately 27 hectares in size and lies immediately to the north of Burgess Park and Albany Road, to the east of Portland Street and to the west of Alvey Street.

2.1.3 There are no existing or proposed World Heritage Sites or Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the Site. The Grade I listed Church of St Peter's lies to the west of the Site on Liverpool Grove. The Site also lies on the southern boundary of the Liverpool Grove Conservation Area and approximately 150 m north-east of the Addington Square Conservation Area.

2.1.4 Two European designated sites lie within 10 km of the Site. These include Wimbledon Common Special Area of Conservation (SAC) (approximately 9.5 km to the south-west) and Lee Valley Special Protection Area (SPA) (approximately 9.5 km to the north-east).

2.1.5 Historical records indicate the former site of the 19th century St Mary Newington Workhouse was located in the southern part of the Site between Beaconside Road and Albany road and the site of a former stonemason's yard was located in the north-west of the Estate. Within the wider area a limited range of heritage assets and periods are represented.

2.1.6 There are no records of artefacts of Prehistoric origin. The alignment of the former Watling Street Roman road is recorded to the east of the Estate, running broadly on a north-west to south-east alignment and close to Mina Road. To the east of the Site a desk-based assessment records the location of the former 'Earl's Sluice', which may have been the remnant of a still earlier Roman period water system. The remainder of all recorded heritage assets within the surrounding area are associated with existing or former 19th century buildings, a park, and the railway and canal network.

2.2 Why is the Site being redeveloped?

2.2.1 The Aylesbury Area Action Plan (AAAP) was developed and adopted by LBS in January 2010 as a Supplementary Planning Document (SPD) and forms part of Southwark's Local Development Framework (LDF). The AAAP contains a vision for the area, policies for its development, and a delivery plan for future investment to guide the regeneration of the Site to show how it will create a new neighbourhood over the next 15 to 20 years to provide a net increase in homes from 2,400 to 4,200.

2.2.2 The need for development of the Site is focused primarily around the need to regenerate the Aylesbury Estate and deliver a new vibrant and sustainable neighbourhood that contains well designed new homes. The proposed new homes would help to address Southwark's and London's needs for new market and affordable housing. The Mayor's latest Strategic Housing Market Assessment (January 2014) states that between 49,000 and 62,000 new homes each year are required to meet housing needs in London. In order to meet these needs the Mayor of London has recognised that the potential of existing brownfield sites and regeneration projects to deliver more high quality homes should be recognised. The proposed applications will provide the completion of the regeneration of the Estate and would help to address strategic and local housing needs.

2.2.3 Planning permission has already been granted for parts of the Estate;

- Site 1a (to the west of the Site) for 260 residential dwellings within a series of buildings ranging in height from 1 to 10 storeys approximately, 400 sqm retail floor space and a new day centre; and
- Site 7 (to the north-east of the Site) for 147 residential units within two apartment blocks

2.3 How has the design of the scheme evolved over time?

2.3.1 The scheme has evolved in response to design and environmental considerations and feedback from a series of meetings and public consultation events that have been held between NHHT/Project Team with the Public and Statutory Consultees, including LBS.

2.3.2 NHHT is seeking planning permission through two separate planning applications, the FDS Application and the Masterplan Application, both of which form the Comprehensive Development.

2.3.3 The design evolution of each application is summarised below.

FDS Application

October 2012

2.3.4 The key attributes of the approach to the development proposed by the FDS Application (the "FDS Development") were underpinned by three key themes; to develop a new London townscape, to embrace 'park life' and to create a neighbourhood adapted to 21st century life. The design evolved around key movement lines, allowing improved connectivity, safety, and integrated movement network across the site. A collection of shops and retail space along a community spine created a strong character and established significant links.

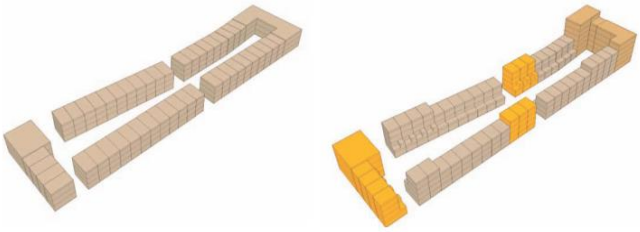
October 2013

2.3.5 This layout reconfigured public open space provisions, green links and connectivity. The housing styles and layouts also changed to include terraced housing running in an east-west direction terminating in a six storey block on the eastern edge. Plots to the south delivered higher density housing with under croft podium parking and buildings stepping up from 8 storeys up to 16 storeys to maximise daylight entering courtyard spaces. The housing mix was also developed to include a range of accommodation types.

Housing Styles in the FDS Development viewed from Burgess Park

2014

2.3.6 The design principles were retested and proven to be robust but an evaluation and consultation period raised other themes which were then tested against the proposals. This review process also allowed LBS to review elements of the scheme. Key design issues that were considered during this period included:



Block 2 and 3 FDS Development

- Tree retention along Albany Road;
- Heights along the Burgess Park edge;
- Architectural expression to create a single building approach;
- Location of the learning disabilities building;
- Design of the open space to create a more street based language;
- Design development of Block 6 to omit the proposed car parking podium and provide additional car parking on street;
- Overall reduction in parking numbers;
- Design development of Block 2 to redistribute massing onto Westmoreland Park elevation;
- On-going review of massing in response to daylight, sunlight and overshadowing and wind modelling; and
- Design Development of the Extra Care Housing.

Masterplan Application

Key Design Changes

2.3.7 The following summarises the key changes to the development proposed by the Masterplan Application ("the Masterplan Development") from the initial AAAP which have been informed through engagement, consultation and design iterations to ensure the creation of a permeable development, street frontage, and public and private space.

- The concept, arrangement and character of open spaces, particularly how these are distributed and how the estate connects to Burgess Park;
- The open spaces proposed near Surrey Square and East Street;
- Wider movement through the Site and the community spine;
- The quantum and distribution of land uses to ensure new community hubs thrive and function;
- The layout of the Site, considering the existing street alignment and the tree retention strategy for existing trees on the Site; and
- The proposed density and massing of the masterplan at key transition points, for example Burgess Park and adjacent Conservation Areas, where the estate connects to the wider surrounding area.

2.4. Who has been told about this EIA?

2.4.1 Consultation has been undertaken with both statutory and non-statutory consultees and members of the public as part of the EIA Scoping exercise and technical studies reported in the Environmental Statement. This was to identify any sensitivities or concerns which may have needed to be considered in the design process and assessed as part of this Environmental Statement.

2.4.2 The following organisations were consulted during the preparation of this Environmental Statement:

- Various departments and officers at LBS;
- Greater London Authority;
- Transport for London;
- Thames Water;
- Environment Agency;
- Greater London Archaeological Advisory Service; and
- Natural England.

2.5. Have any alternatives been considered?

2.5.1 No alternative sites have been considered by the Applicant as the Site is identified in the AAAP as an area for mixed use development. There are no reasonable or feasible alternative sites to assess given the clear planning policy context which supports comprehensive development.

2.5.1 The Site falls within the AAAP, which contains a vision for the area, policies for its development, and a delivery plan for future investment to guide the redevelopment of the Site and to show how it will create a new neighbourhood over the next 15 to 20 years to regenerate the Site and provide a net increase in homes from 2,400 to 4,200. If the Comprehensive Development did not go ahead, it is likely similar alternative proposals would be submitted for the Site.

2.5.2 If the Site were not developed at all, new dwellings would need to be built elsewhere in the borough. If no sites were available, this would risk a lower overall level of housing provision within LBS.

2.6. What will it look like?

Layout of Development

2.6.1 Each application is described separately below.

FDS Application

2.6.2 A total of 830 mixed tenure dwellings, arranged in 3 main plots (plots 1-3) comprising 6 development sub-plots of 23 blocks.

FDS Ground Floor Plan

2.6.3 The scale and massing proposed on the FDS Development has been designed in line with that proposed in the AAAP which steps up in height and mass towards the park edge, creating a sense of enclosure to the northern edge of Burgess Park. The massing along this edge creates a step up to where landmark buildings are located across the FDS Development frontage. The massing steps down towards the back of the FDS Development to comply with the 2- 4 storey zone of the AAAP and to meet the low rise character of the conservation areas to the north.

2.6.4 Landmark buildings, and elements of distinct and original character are included in the scheme to create differentiation, vistas and views. The retention of existing trees and the design of new areas of public open space and new squares create moments of interest and relief from the built form. They positively contribute to greening the townscape, and to softening the appearance of the area. The new public open spaces break down the grid, and contribute to a diverse, varied townscape. The proposed scheme includes a variety of building typologies to be delivered across the FDS Development, including Low Rise, Medium Rise Mansion Blocks, or High Rise Towers.

2.6.5 The High Rise towers within the FDS Development are designed to complement the 5 other landmark and special tall buildings proposed across the park frontage within the wider masterplan.

High Rise and Landmark Tower Design in the FDS

Medium Rise Accommodation in the FDS

2.6.6 The Medium Rise accommodation comprises the widest range of building heights and covers the lower medium rise up to a threshold of six storeys and the higher threshold of seven to ten storeys.

2.6.7 The Low Rise accommodation is typically three to four storeys and includes the townhouses within blocks 2 and 3 and the small 4 storey building which provides the learning disabilities housing in block 2. The typology draws heavily on the two storey housing to the north within the conservation area but also references the wider area and the Georgian townhouses that can be found across Walworth.

Low Rise Accommodation in the FDS

Masterplan Application

2.6.8 The Masterplan Application reserves all matters for determination apart from the means of access to the Site (meaning that appearance, landscaping, layout and scale will be determined at the detailed design stage). However, the proposed maximum quantum of floorspace, proposed land uses and the approximate location and general scale of development is identified and defined in the Development Specification, and series of Parameter Plans and a Design Code. The Parameter Plans have evolved to offset environmental effects and therefore mitigation is inherent in these Plans.

2.6.9 It is envisaged that the relevant aspects of these documents will be embodied in any outline planning permission to control the quantum of development and guide the design work over the various phases of the scheme delivery, forming the foundation for future reserved matters applications

2.6.10 The Masterplan Application is for demolition of all existing buildings and redevelopment to provide up to 2,745 private and affordable units; 600 to 2,500 sqm of employment use; 200 to 500 sqm of retail space; 3,100 to 4,750 sqm of community use, medical centre and early years facility; 600 to 3,000 sqm flexible retail use (or workspace use, new landscaping; public and private open space; energy centre; gas pressure reduction station; up to 1,098 car parking spaces; cycle parking; landscaping and associated works.

Artists Impression of the Masterplan Development

2.6.11 The part of the Masterplan Development facing Burgess Park has been designed to integrate the Masterplan Development with Burgess Park and ensure clear and legible access from the development to the Park. Key Objectives are;

- Integrate Albany Road into Burgess Park by changing its character to a 'Park Road';
- Create a strong frontage to Burgess Park;
- Benefit from views to the Park and back to the City;
- Create landmarks to ensure good way-finding in the area, particularly at Thurlow Street and Portland Street;
- Respond to the edges lowering height at the transition to the existing buildings to the east and west;
- Concentrate massing and density on this edge of the site to allow for low-density towards the Conservation Area;
- Arrange massing to be seen from key view points from the Park;
- Retain existing trees;
- Improve pedestrian access between development and Burgess Park;
- Improve cycling both along Albany Road and between Burgess Park and the regeneration area.

Typical Park Edge Street Furniture and Landscaping

2.6.12 The Community Spine has been designed as a pedestrian-friendly environment, with many community uses and open spaces, providing a key east-west link between the two existing high streets, Walworth Road and Old Kent Road. Key objectives are to:

- Create a legible and safe route east-west between Walworth Road and Old Kent Road;
- Locate community uses along this route and integrate existing uses as well;
- Emphasise the community spine through regular street tree planting, including groundcover under planting, and hedges within adjacent boundary treatment;
- Prioritise pedestrians at crossing points; and
- Reduce vehicle speeds by narrowing carriageway widths and introducing parking, street tree planting and traffic calming features such as raised tables and shared surfaces where required.

Artists Impression of the Community Spine

Artists Impression of Thurlow Street

- Create a high street that can change to cater for local needs over time;
- Be easy to locate from a wider area, through strategically located landmarks;
- Retain existing trees;
- Improve pedestrian and cycle access along and across Thurlow Street;
- Improve public transport facilities, including the capacity to introduce a potential future tram service;
- Create a civic space that becomes a destination for local residents and visitors; and
- Provide active recreation facilities.

2.6.13 The School Neighbourhood is adjacent to the Liverpool Grove Conservation Area on its eastern boundary. It recognises the importance of the conservation area by reflecting the character of its streets and terraced housing built form within a contemporary approach. Elements such as the narrow streets with parking and black railing boundary fences are used to create a similar streetscape character. Key points are: objectives are:

Artists Impression of the School Neighbourhood

- Reflect the conservation area character within the streetscape and public realm design;
- Retain existing trees along Inville Road / Roland Way;
- Create animated local streets, with plenty of front doors;
- Wrap around the school edge;
- Maximise the number of town houses;
- Integrate the estate into the surrounding neighbourhood by connecting existing and proposed streets, and opening the Conservation Area to the wider area i.e. to Burgess Park;
- Create local parks with play and places to relax;
- Create a north-south informal link connecting from Burgess Park through Gaitskell Park towards Aylesbury Square; and
- Create community gardens to be used by local residents.

Parking and Access

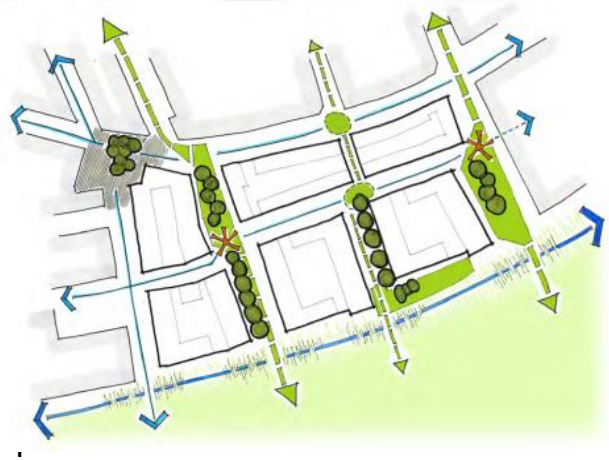
2.6.14 Within the FDS Development a total of 308 car parking spaces are provided. For private units, 102 parking spaces are provided within the undercroft car parking plus 12 on street spaces. This equates to 27.6% for private dwellings including 19 wheelchair spaces. Within the undercroft spaces a further 21 wheelchair spaces are provided for the accessible and adaptable flats provided within the accommodation for rent and shared ownership. 125 on street spaces are provided for the affordable dwellings. 48 Additional car parking spaces are provided for the Extra Care and Learning Disabilities housing, including two off street parking spaces provided for each. The FDS Development street and subplot layout has been designed to accommodate refuse collection, servicing and emergency vehicle access. Within the Masterplan Application up to 1,098 car parking spaces will be provided.

Landscaping

2.6.15 The FDS Development will be a well-connected neighbourhood composed of a network of distinctive open spaces linked together by tree-lined streets and green links. The proposal will provide a safe, green and appealing public realm, supporting pedestrian and cycle connections within the regeneration area and to key destinations beyond.

2.6.16 The key design approach is to create attractive, legible streets, with a distinctive character that create a ‘sense of place’, rather than focused on vehicular access. Giving priority to pedestrians will create a place of social activity, accessible and safe for all users, where playing and interaction within the community is encouraged.

2.6.17 Recognisable elements like railings, hedged boundary treatments and the traditional London Square create the scale and character of an urban network that will be easy for the residents to relate to, understand and navigate. 215 new trees will be planted across the FDS Development area, incorporated within streets, parks and squares. A range of materials will be used in open space areas to differentiate them from the surrounding streets and reinforce character areas.



Proposed Landscaping Strategy within the FDS

Proposed Material and Planting Types across the Site Wide Development

2.6.18 The Masterplan Development includes differences in the design character of the streets and the diverse parks and squares, which, coupled with the building typologies, will create interesting and legible neighbourhoods around which the residents will identify. Appealing, safe streets that are pedestrian and cycle prioritised and planted with regular street trees will link these neighbourhoods, encouraging movement within and beyond the Aylesbury Estate. In particular, east-west Community Spines and north-south Green Links will connect open spaces to destination locations within and beyond the Site, creating accessible, green and attractive places for residents and visitors.

2.6.19 Distinctive new squares and open spaces will form the focal points of the various and diverse neighbourhoods that make up the Masterplan Development. The character of each space is formed both by the approach to landscape, planting, play and amenity provision within that reflects the community's needs; and the varied character of buildings that enclose the space. Block typologies are modulated to include simple streets of terraced housing surrounding quiet landscaped gardens with play for younger children, up to the highest density blocks with the tallest buildings fronting more civic spaces with non-residential uses, and facing the wide open space of Burgess Park. The distribution of the open space within the masterplan will ensure that every home is within easy access of green space.

2.7 When will it be built?

2.7.1 Subject to the grant of planning permission and the discharge of relevant conditions, construction of the Comprehensive Development is anticipated to commence on the FDS Application site in 2015 for approximately 6 years. Building is expected to commence on the remainder of the Site (Masterplan Application Site) in in 2016.

3 Environmental Effects

3.1 Introduction

3.1.1 The EIA assessed the effects of two development scenario options, reported within one Environmental Statement. The two Development Scenario Options are:

- **Site Wide Development Option**: this option relates to the combination of both the Masterplan Application Site and the FDS Application Site (Comprehensive Development); and
- **FDS Development Option**: this option relates to the FDS Application site in isolation.

3.1.1 For the purposes of the environmental effects reported in this section, the effects arising from the Site Wide Development Option (the Comprehensive Development) are assessed. The mitigation of effects tables at the end of this section report the findings from both the Site Wide Development Option and the FDS Development Option.

3.2 Will the existing local community be disturbed as a result of the construction phase?

3.2.1 Unavoidable negative effects on nearby existing residents may arise from the disturbance during the construction works including noise from construction works, dust during certain activities and construction traffic. To mitigate the effects, a Construction Environmental Management Plan (CEMP) will be prepared and submitted to LBS for approval before construction can start. The contractor will be required to sign up to the Considerate Constructors Scheme, which will set out the management measures that the contractors will adopt and implement for construction to avoid and manage any construction effects on the environment and the local community. In addition regular liaison with the local community will be held throughout the construction period. The construction phase will be for a duration of approximately 20 years but, with the mitigation measures that will be secured, is not anticipated to have significant long-term negative effects on the local community and will be carefully considered.

3.3 Will the new development benefit the local economy?

3.3.1 It is estimated that the construction phase will support approximately 616 Full Time Equivalent jobs over the course of the construction period. Measures will be taken to encourage local recruitment. Additionally, during the construction phase there will also be an increase in spending in the local economy by contractors and as a result of purchases from suppliers, which is continued throughout the supply chain. Additional jobs are expected to also be created through induced employment. The presence of these workers in the area is likely to boost the local economy through the increase in spending. Further jobs will be created through indirect spend in the local community.

3.3.2 The Comprehensive Development includes a range of employment floor spaces that may, upon completion of the development, yield a range of employment opportunities.

3.3.3 The Comprehensive Development will provide a range of housing, including affordable housing that will help to meet housing needs in London and LBS. In addition, the new residents of the Comprehensive Development will increase the spending in the local area over current spending levels, providing a positive economic uplift for LBS.

3.4 Will the existing community facilities be able to accommodate existing and new residents?

3.4.1 The population will increase owing to the increased number of units. It is therefore anticipated that there will be an increase in demand on local healthcare facilities; however the local area was found to be well served by dentists and GPs. The Development includes provision for both a health centre and a pharmacy to replace the existing pharmacy on the Site. As such there will be an overall improvement in the accessibility of local healthcare. Planned school capacity within the area will accommodate the additional children from the increased population.

3.5 Will there be more traffic along the surrounding local road network?

3.5.1 The transport assessment is based on the proposals set out in the AAAP and through design development in consultation with LBS, and seeks to prioritise walking and cycling friendly streets as a core principle. The overall effect of the proposals is therefore an improvement in the public realm and improvements to pedestrian and cycle amenity.

3.5.2 Construction access, traffic and temporary diversions will be controlled through a Construction Logistics Plan. This will set out how construction traffic will be managed and its impact minimised.

3.6 What will happen to air quality?

3.6.1 The Development has the potential to generate dust and particulate matter during the construction works. However, through good site practice and the implementation of appropriate mitigation measures as part of the CEMP, for example through the use of appropriate equipment and implementation of screening and dampening measures, the effect of dust and particulate matter releases will be reduced and the risk of excessive releases minimised.

3.6.2 Localised, temporary effects of exhaust emissions from construction traffic and plant used during the construction works will arise in the areas immediately adjacent to the principal means of site access for traffic and along designated haulage routes. However, these effects will be short-lived and intermittent and are considered to be negligible. Once operational, the Comprehensive Development would comply with European and national air quality legislation, and national, regional and local planning policy.

3.7 Will the construction and operation cause a lot of noise?

3.7.1 Noise and vibration effects during demolition and construction activities have been assessed and have been predicted based on a realistic worst case assessment of construction phasing and construction plant, further assessment will be undertaken when a contractor has been appointed and details relating to the construction methods and equipment are available. Best practice measures have been set out that will be adopted in the CEMP. These measures include using the quietest possible machinery for a particular activity and ensuring that works do not happen on Saturday afternoons or Sundays, where possible.

3.7.2 For existing residents situated close to the Site boundary, there is likely to be a temporary negative noise effect whilst certain phases of construction and specific activities are taking place. Depending on the receptor location, the activity being undertaken and the plant locations, construction vibration is likely to result in negligible effects at the surrounding sensitive receptors. Following completion of the Comprehensive Development noise from road traffic associated with the new community will be negligible. Consequently, it is concluded that the Site is suitable for the proposed uses and that an appropriate noise climate will exist for future residents.

3.8 Will I be able to see the new development?

3.8.1 The design of the Comprehensive Development has carefully considered the townscape setting and context and has been designed to reflect surrounding built form and character. The stepped profile largely enables the built form to directly connect in terms of scale and character to adjacent streets. It also includes the use of street trees and vegetation to enhance the street scene for pedestrians.

3.8.2 During the construction phase it is considered that there will be a negative effect on local townscape character, the setting of the surrounding Conservation Areas and Listed Buildings and a negative effect on views, including those from existing residential areas.

3.8.3 Once the Comprehensive Development is complete it is largely expected to improve the character and appearance of the local townscape by replacing the buildings with modern, high quality buildings and areas of public open space. New areas of landscaped open space will run throughout the heart of the development creating a setting for new built form (including some screening of lower storeys) and new areas for public recreation and play. The heights of some of the new built form will create a distinctive skyline in local and long-distance views which in some instances will result in increased visual intrusion.

3.9 Will the development affect television, radio and satellite reception?

3.9.1 During construction, the use of tower cranes on-site may temporarily interfere with TV, Radio and Satellite broadcast signals to residents to the north and north-west of the Comprehensive Development. Once operational, properties to the north may experience interference to TV broadcasts from the Crystal Palace transmitter; however the realignment of aerials will restore signals.

3.10 Are there any concerns relating to contaminated land or ground conditions within the Sites?

3.10.1 The Site has historically been developed for commercial and industrial use including a builder's yard, a stone yard, lime works, salt works and wine and mineral water works. Other factories, a depot and works buildings were also identified with associated tanks and chimneys. Site investigations have been completed and small areas of contamination have been identified as expected from the previous site uses and current redevelopment.

3.10.2 Prior to construction, a plan will be developed and agreed with LBS to ensure that existing sources of contamination on the Site are investigated further so that they do not cause harm to the local population or environment. Further assessment will be undertaken and appropriate gas mitigation measures will be incorporated in the building design and construction. If any unexpected contamination is encountered during construction, appropriate remediation measures will be implemented as part of the construction works.

3.10.3 Best practice measures will be implemented by the contractor that will ensure any likely effects from contamination are minimised. This will be achieved through implementation of procedures detailed within the CEMP. A monitoring and maintenance plan will be undertaken prior to redevelopment to confirm levels of ground gas beneath the Site and any contamination within the groundwater. Adoption of the recommended mitigation measures will prevent pollution and promote sustainable development through the improvement of contaminated land. Following the implementation of mitigation measures, no significant effects relating to ground conditions are anticipated as a result of the Comprehensive Development.

3.11 Will the new development have microclimatic effects?

3.11.1 The architects have worked to minimise any potential negative effect on wind and daylight, sunlight and overshadowing and have taken neighbouring residential areas into consideration throughout the design process. An analysis undertaken of the effects on wind and daylight, sunlight and overshadowing has demonstrated that the effects of the Comprehensive Development on the surrounding area are generally considered acceptable.

3.12 Will the new development affect any on-site ecology?

3.12.1 The Site comprises habitats typical of a highly urbanised environment. Ecological surveys have been completed across the Site, which is generally considered to be of low level ecological value.

3.12.2 A proportion of the existing buildings provide suitable habitat for use by bats and nesting birds. As the Comprehensive Development is being brought forward in a phased manner the landscaping created during the demolition and construction phase will become established and deliver overall ecological enhancement opportunities.

3.12.3 The recommended controls to reduce dust deposition will be implemented reducing negative effects on the local parks. The Comprehensive Development will enhance the ecological value of these parks by creating a better connected habitat network able to support a greater diversity of species, more resilient to future change.

3.13 Will the development increase the risk of flooding?

3.13.1 The Comprehensive Development will incorporate Sustainable Drainage Systems (SuDS) techniques in order to attenuate surface water at source, regulate flows and volumes and provide water quality and biodiversity. Following the implementation of a CEMP, no significant effects in terms of hydrology, drainage or flood risk are anticipated during demolition or construction. During the operation of the Development, a new sewer network, surface water storage facilities are likely to give rise to betterment across the Site.

3.14 Does the Site have archaeological potential?

3.14.1 There is currently very low potential within the Site boundary for currently unknown archaeological remains to exist dating between the Prehistoric and Medieval periods.

3.14.2 During the demolition and construction phase there is likely to be negligible effects on potential buried/surface archaeological remains. The requirement for further archaeological investigations will be discussed and agreed with LBS prior to construction of the Development.

3.15 What measures will be used to avoid and reduce the environmental effects of the Development?

3.15.1 A summary of the proposed measures which will be implemented to avoid and reduce any adverse environmental effects and enhance environmental benefits associated with the Comprehensive Development is provided in the tables below.

3.15.2 As mentioned above, these measures have been provided for both the Site Wide Development Option and the FDS Development Option.

Site Wide Development Option

Topic area	Measures to avoid or offset potential negative environmental effects / Enhancement measures	
	Construction Phase	Completed Development
Ecology & Nature Conservation	■ Measures to reduce dust generation as set out in the CEMP. ■ Seasonal timing of works and working methods to avoid direct effects. ■ Provision of replacement roosting opportunities. ■ Provision of replacement nesting habitat. ■ Measures to relocate individual animals during construction if encountered.	■ Habitat creation within landscaping proposals, and management of newly created habitats ■ Sensitive lighting scheme.
Socio-Economics	■ Construction workplace coordinator and management fee. NHHT community investment programme to include targeted employment and training opportunities for local residents.	■ Steps will be taken to accommodate existing employers where possible.
Telecommunications	None Required	■ Realigning end-user reception aerials in to an alternative transmitter ■ Realigning end-user aerials to ensure maximum reception strength; ■ Upgrading end-user equipment (television reception aerials, cables and/or signal boosters/amplifiers); and ■ Relocating end-user aerials or satellite dishes on building façades or rooftops to maintain a direct line of sight.
Wind	None Required	■ Inclusion of screens/parapets.
Daylight, Sunlight & Overshadowing	None Required	None Required
Transport and Access	■ Construction Logistics Plan	■ Detailed design of pedestrian routs and open space
Noise	■ Measures to reduce noise as set out in the CEMP.	■ Careful selection, installation and noise attenuation of all fixed plant to ensure that the proposed plant noise emission criteria are achieved
Local Air Quality	■ Implementation of a CEMP.	■ Travel Plan.
Archaeology and Built Heritage	■ Archaeological fieldwork to be agreed with LBS in response to planning conditions.	None Required.
Ground Conditions, Hydrogeology and Contamination	■ CEMP, good working practice and good housekeeping ■ PPE and RPE for construction workforce and an appropriate Health and Safety risk assessment ■ Completion of site investigation works secured by planning condition. Any additional contamination that is encountered is to be remediated in accordance with a Remediation Method Statement. ■ Implementation of a watching brief during excavation to identify any unexpected contamination within the Made Ground and provide for risk assessments and treatment if required. ■ Water supply pipes to be installed in accordance with published guidance ■ CEMP, good working practice and good	■ Appropriate remediation / mitigation strategy to be agreed by planning condition with LBS in response to planning conditions, including localised source removal, provision of clean engineered cover and installation of gas protection measures ■ Water supply pipes to be installed in accordance with published guidance

Topic area	Measures to avoid or offset potential negative environmental effects / Enhancement measures	
	Construction Phase	Completed Development
	housekeeping	
Water Resources, Water Quality, Flood Risk and Drainage	■ A CEMP will be developed and implemented by principal contractor including surface water management where appropriate ■ A localised run-off management system will be employed by the principal contractor ■ Temporary above ground storage facilities will be provided ■ Contractor to provide a flood emergency and contingency plan ■ A CEMP will be developed that will provide measures on temporary foul water control measures	■ Development will discharge to the TWUL combined sewers at a minimum of 50% less existing brownfield rates as agreed with TWUL ■ The perceived flood risk associated with sheet flows to off-site areas will be alleviated. ■ Increase of surface water runoff and volumes will be mitigated by SuDS techniques. ■ All SuDS and drainage to be designed in accordance with relevant standards and best practice procedure s ■ Correspondence with TWUL will confirm available capacity to serve the Applications Site and any off site reinforcement required. ■ Water saving measures will be considered within development areas ■ Overland flow routes will be maintained/ incorporated to direct overland flow routes away from habitable development.
Townscape, Visual and Built Heritage	■ Implementation of good site management; ■ Use of high quality hoardings with advertising or artwork; ■ Use of building wraps; and ■ Advance planting and tree protection.	■ Use of high quality materials in the public realm; ■ Use of appropriate lighting, signage, street furniture and planters; ■ Use of appropriate tree pit systems; ■ Undertake monitoring and management of planting; and ■ Replacement of any trees that die within 5 years.

FDS Development Option

Topic area	Measures to avoid or offset potential negative environmental effects / Enhancement measures	
	Construction Phase	Completed Development
Ecology & Nature Conservation	■ Measures to reduce dust generation as set out in the CEMP. ■ Seasonal timing of works and working methods to avoid direct effects. ■ Provision of replacement roosting opportunities / nesting habitat. ■ Measures to relocate individual animals during construction if encountered.	■ Habitat creation within landscaping proposals, and management of newly created habitats. ■ Sensitive lighting scheme.
Socio-Economics	■ Construction workplace coordinator and management fee. NHHT community investment programme to include targeted employment and training opportunities for local residents.	■ NHHT intends to provide a financial contribution in the case of the FDS Development Option
Telecommunications	None Required	■ Realigning end-user reception aerials in to an alternative transmitter ■ Realigning end-user aerials to ensure maximum reception strength; ■ Upgrading end-user equipment (television reception aerials, cables and/or signal boosters/amplifiers); and ■ Relocating end-user aerials or satellite dishes

Topic area	Measures to avoid or offset potential negative environmental effects / Enhancement measures	
	Construction Phase	Completed Development
		on building façades or rooftops to maintain a direct line of sight.
Wind	None Required	■ Inclusion of screens/parapets.
Daylight, Sunlight & Overshadowing	None Required	None Required
Transport and Access	■ Construction Logistics Plan	■ New Streets and Urban Realm
Noise	■ Measures to reduce noise as set out in the CEMP.	■ Careful selection, installation and noise attenuation of fixed plant to ensure that the proposed plant noise emission criteria are achieved
Local Air Quality	■ Implementation of a CEMP.	■ Travel Plan.
Archaeology and Built Heritage	■ Archaeological fieldwork to be agreed with LBS	None Required
Ground Conditions, Hydrogeology and Contamination	■ CEMP, good working practice and good housekeeping ■ PPE and RPE for construction workforce and an appropriate Health and Safety risk assessment ■ Completion of site investigation works secured by planning condition. Any additional contamination that is encountered is to be remediated in accordance with a Remediation Method Statement. ■ Implementation of a watching brief during excavation to identify any unexpected contamination within the Made Ground and provide for risk assessments and treatment if required. ■ Water supply pipes to be installed in accordance with published guidance	■ Appropriate remediation / mitigation strategy to be agreed by planning condition with LBS, including localised source removal, provision of clean engineered cover and installation of gas protection measures. ■ Water supply pipes to be installed in accordance with published guidance.
Water Resources, Water Quality, Flood Risk and Drainage	■ A CEMP will be developed and implemented by principal contractor including surface water management where appropriate ■ A localised run-off management system will be employed by the principal contractor ■ Temporary above ground storage facilities will be provided ■ Contractor to provide a flood emergency and contingency plan ■ A CEMP will be developed that will provide measures on temporary foul water control measures	■ Development will discharge to the TWUL combined sewers at a minimum of 50% less existing brownfield rates as agreed with TWUL ■ The perceived flood risk associated with sheet flows to off-site areas will be alleviated. ■ Increase of surface water runoff and volumes will be mitigated by SuDS techniques. ■ All SuDS and drainage to be designed in accordance with relevant standards and best practice procedure s ■ Water saving measures will be considered within development areas ■ Overland flow routes will be maintained/ incorporated to direct overland flow routes away from habitable development. ■ Correspondence with TWUL will confirm available capacity to serve the FDS and any off site reinforcement required.
Townscape, Visual and Built Heritage	■ Implementation of good site management ; ■ Use of high quality hoardings with advertising or artwork; ■ Use of building wraps; and ■ Advance planting and tree protection.	■ Use of high quality materials in the public realm; ■ Use of appropriate lighting, signage, street furniture and planters; ■ Undertake monitoring and management of planting; and

Topic area	Measures to avoid or offset potential negative environmental effects / Enhancement measures	
	Construction Phase	Completed Development
		■ Replacement of any trees that die within 5 years.

3.16 What happens next?

3.18.1 The Environmental Statement has been submitted together with other planning application documents and drawings to LBS for the officers to consider in consultation with various stakeholders in the context of planning policy before making a recommendation to the Planning Committee on the planning applications. During the period of determination, the Council will contact government bodies and agencies and other consultees regarding the Comprehensive Development. Members of the general public are also invited to make comments on the planning applications. The feedback from these discussions will be taken into account by LBS in reaching the decision on the planning applications.

3.17 Who can I contact if I want some more information?

3.19.1 Further information, including a copy of the planning application documents, the Environmental Statement and this Non-Technical Summary, is available at the following website:

http://www.southwark.gov.uk/info/485/planning_applications

Any comments can be sent to:

Planning Department
Southwark Council
PO BOX 64529
London
SE19 5LX

Email: planning.enquiries@southwark.gov.uk

3.18 Can I have a copy of the Environmental Statement or this Non-Technical Summary?

3.20.1 The Environmental Statement and the Non-Technical Summary will be available to view online on LBS's planning website and paper copies can be viewed at the Council offices. Paper copies of the ES documents can be provided at a cost, via WSP.

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