

Our Ref: 70022317-001

Date: 24th May 2016

Terence McLellan
London Borough of Southwark
Regeneration and Neighbourhoods
Planning & Transport, Development and Management
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London
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Dear Terence,

Proposed Development at Aylesbury Estate (Ref: 14/AP/3844) – Plot 18

Request for an EIA Screening Opinion on behalf of Notting Hill Housing Trust: Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2015 (As amended)

WSP | Parsons Brinckerhoff (WSP|PB) have been commissioned by Notting Hill Housing Trust (NHHT) (the 'Applicant') to request an EIA Screening Opinion in relation to the reserved matters application to be submitted to the London Borough of Southwark (LBS) this month for the proposed development of Plot 18 of the Aylesbury Estate in accordance with Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2015 (As amended) (the 'EIA Regulations').

The reserved matters application for Plot 18 is submitted pursuant to the Outline Planning Permission (Ref: 14/AP/3844) dated 5th August 2015 for the comprehensive redevelopment of the 22.1 ha Aylesbury Estate, the design of which has been developed in the context of the approved Control Documents of the Outline Planning Permission which comprise the Parameter Plans, the Development Specification and the Design Code which formed the basis of the 2014 Environmental Statement (the '2014 ES') and ES Addendum (the '2015 ES Addendum') both prepared by WSP|PB on behalf of the Applicant.

The Outline Planning Permission was granted subject to 61 planning conditions and a Section 106 Agreement to control the future reserved matters applications and secure the required controls to mitigate any identified significant effects. Each development phase or plot is required to comply with such controls.

Plot 18 - Proposed Development

Plot 18 extends to approximately 1.02 ha and is located to the south of the 'Taplow' building, between Thurlow Street, Dawes Street and Inville Road as shown on **Figure 1** as appended.

The Plot is currently occupied by 2 large 4 storey residential flat blocks 'Missenden' and 'Northchurch', a single storey Medical Centre which forms an extension of the 'Taplow' building and 3 other single storey prefabricated buildings. The Missenden' and 'Northchurch' blocks have small garden areas adjacent and the south-eastern corner of Plot 18 is occupied by a hard paved play area.

The Plot 18 development proposals include the demolition of all existing buildings, as described above, and the provision of the following:

- 2 Plots: Subplot 18a (North Block) and Subplot 18b (South Block).
- The North Block, comprising four linked blocks of differing heights including 122 residential units, commercial space and a Community Facility in the form of a Library, Stay & Play Facility & Community Trust Space at ground floor level.
- The South Block will provide a public function and comprises a Health Centre with consultation and treatment rooms, community and visitor facilities and an Early Years Facility.
- The remaining areas within the Plot 18 curtilage will accommodate routes for access to the buildings and hard and soft landscaping and will be served by new foul and surface water drainage networks.
- The existing perimeter roads; Thurlow Street, Inville Road and Dawes Street will be retained and the streetscape enhanced.
- A new east-west road is proposed to the north of the North Block linking Dawes Street with Thurlow Street.

Comparison of Plot 18 with the Approved Control Documents

Table 1 below confirms the proposed development for Plot 18 in the context of the approved Control Documents.

Table 1: Context of Proposed Development on Plot 18

Control Documents	Approved Requirement as per Outline Planning Permission	Proposals for Plot 18	Compliant	Information to be provided with reserved matters application if not compliant
Relevant Parameter Plans	Up to 2,745 dwellings	The Plot 18 Proposals are in compliance with the following Parameter Plans: PP 01, PP 02, PP 03, PP 04, PP 05, PP 06 and PP 09.	No	Minor deviations are considered in the context of the 2014 ES and 2015 ES Addendum in Table 2 below.
PP01 Extent of Masterplan Planning Application	600 sqm to 2,500 sqm employment use (B1)	A temporary energy flue is now proposed to sit above the maximum building height parameter for the North Block. This represents a minor deviation from PP 07.		
PP02 Access	200 sqm to 500 sqm of convenience shop pharmacy (A1)			
PP 03 Circulation	800 sqm to 1,150 sqm early years facilities (D1)			
PP 04 Development Parcel Extents	300 sqm to 600 sqm of community use (D1)	The Plot 18 Proposals do not propose a basement under the north block. This represents a minor deviation from PP 08.		
PP 05 Publicly Accessible Open Space	2,000 sqm to 3,000 sqm of medical centre (D1) 600 sqm to 3,000 sqm of flexible use including retail space and			
PP 06 Ground Floor Land Uses	(A1/A2/A3) and workspace (B1)			
PP 07 Maximum Building Heights				
PP 08 Maximum Basement Area				
PP 09 Development Phasing				
Development Specification	Plot 18 has a mix of uses, including Residential (Use Class C3), a Health Facility,	Plot 18 boundary and land uses as per Approved Development Specification. Residential: 122 dwellings.	No	Minor deviations are considered in the context of

Control Documents	Approved Requirement as per Outline Planning Permission	Proposals for Plot 18	Compliant	Information to be provided with reserved matters application if not compliant
	Community Facility and Early Years Facility (Use Class D1) and Retail (Use Class A1/A3/A4).	<p>Temporary energy flue sits above the maximum parameter height for the North Block.</p> <p>No basement being provided under north block.</p> <p>No on-site car parking provided within North Block.</p> <p>Lower proportion of 3-bed units – Plot 18 is proposing 50% 1-bed units.</p>		the 2014 ES and 2015 ES Addendum in Table 2 below.
Design Code	Plot 18 has a mix of uses, including Residential (Use Class C3), a Health Facility, Community Facility and Early Years Facility (Use Class D1) and Retail (Use Class A1/A3/A4).	The detailed design will be in accordance with the specific guidelines as per Design Code.	Yes	N/A

As detailed in **Table 1** above, the Plot 18 Scheme will, for the most part, be in compliance with the Control Documents. The scope of the reserved matters application documentation will be confirmed, but is expected to be supported by the following to discharge the relevant planning conditions and detailed design:

- Site location plan.
- Detailed Plans and Schedules.
- Design and Access Statement (including site waste management).
- Landscape Plan (including External Light Strategy).
- Planning Compliance and Reconciliation Statement.
- Energy Statement.
- Drainage Strategy / Foul Strategy (Planning Conditions 5 and 7).
- Land Contamination Assessment.
- Transport Statement and Travel Plan.
- Arboricultural Impact Assessment (Planning Condition 15).
- BREEAM Pre-Assessment (Planning Condition 33 part a).
- Daylight and Sunlight Assessment
- Ventilation Statement (Planning condition 39 and 41).
- Wind Microclimate Assessment

Where minor deviations from the Control Documents have been highlighted, these are considered below in **Table 2** in the context of the 2014 ES and 2015 ES Addendum.

[Determining whether the Plot 18 Reserved Matters Application is EIA Development](#)

Part 3, Regulation 8 of the EIA Regulations deals with 'subsequent applications where environmental information previously provided' and requires the planning authority to seek further information in accordance with Regulation 22 (1) if the environmental information already provided is not adequate to assess the environmental effects of the development.

Plot 18 does not fall under any of the types of development set out in Schedule 1 of the EIA Regulations, nor is it considered to constitute 'Schedule 2' development in accordance with Section 10(b) and the 2015 Amendments to the Regulations.

A development is considered to fall within Schedule 2 if:

- a. Any part of the development is to be carried out in a sensitive area; or
- b. Any applicable threshold or criterion in the corresponding part of column 2 of the table in Schedule 2 is exceeded or met in relation to that development.

Plot 18 is not located within a sensitive area (as defined in Regulation 2 (a)-(g)). In addition, Plot 18 is 1.02 ha in size and therefore below the revised Schedule 2 10 (b) 'Urban Development Projects' threshold (i.e. 5 ha) outlined in the 2015 Amendments to the EIA Regulations, and the proposed number of residential units does not exceed the 150 dwelling threshold introduced as part of the 2015 Amendments to the EIA Regulations.

Furthermore it is considered that Plot 18 is unlikely to give rise to significant effects on the environment as such effects have already been identified through the original environmental information provided with any required mitigation secured by the Outline Planning Permission. This is confirmed in **Table 2** below, considers if the Plot 18 proposals would be likely to give rise to any additional significant environmental effects to the extent that would require further environmental information in the context of Regulation 8 of the EIA Regulations.

Table 2: Review of the Plot 18 Proposals against the Environmental Information

2014 ES & 2015 ES Addendum Discipline	Review
Ecology and Nature Conservation	The proportion of habitat creation (including - landscaping, open space and public realm) remains unchanged from the Outline Permission and as such there would be no change in the significance of effect during construction and operation identified in the environmental information.
Socio-economics and Population	The Plot 18 proposals are compliant with the permitted land use and the minor deviation outlined in Table 1 in relation to the bedroom mix is considered to be negligible and as such there would be no change in the significance of effect during construction and operation with regard to the following: <ul style="list-style-type: none"> • Employment; • Local Spend; • Demand for local healthcare; • Demand for pre-school, primary and secondary education.
Telecommunications	Building heights and massing is compliant with the approved parameter plans and the effects of the temporary flue on the North Block are considered to be negligible.
Environmental Wind	The proposed building footprints, heights and massing are compliant with the approved parameters and the assessment of pedestrian comfort and safety within and around the Plot remains valid and effects of the temporary flue on the North Block are considered to be negligible.
Daylight, Sunlight and Overshadowing	The building footprints, heights and massing are compliant with the parameters and there would be no change in the significance of effect during construction and operation identified through the environmental information.
Transportation and Access	The overall provision of car and cycle parking generally remains the same for the Plot 18 proposals. The removal of the car parking in the North Block and the minor deviation outlined in Table 1 in relation to the bedroom mix is considered negligible. There is no expected significant change in traffic generation and as such there would be no change in the significance of effect during construction and operation identified through the environmental information.
Noise and Vibration	No expected change in traffic generation during the construction and operational phases and the mechanical plant and ventilation strategies remain unchanged and as such there would be no change in the significance of effect during construction and operation identified through the environmental information.
Air Quality	No expected change in traffic generation during the construction and operational phases and the mechanical plant and ventilation strategies remain unchanged and as such there would be no change in the significance of effect during construction and operation identified through the environmental information.
Archaeology	Construction methodology remains unchanged from that reported in the 2014 ES and 2015 ES Addendum. As such there would be no change in the significance of

2014 ES & 2015 ES Addendum Discipline	Review
	effect during construction and operation identified through the environmental information. The removal of the basement from the Plot 18 proposals will only lead to betterment in terms of the archaeological effects.
Ground Conditions, Hydrogeology and Contamination	Construction methodology remains unchanged from that reported in the 2014 ES and 2015 ES Addendum. As such there would be no change in the significance of effect during construction and operation identified through the environmental information. The removal of the basement from the Plot 18 proposals will only lead to betterment in terms of effects.
Water Resources, Water Quality, Flood Risk and Drainage	Construction methodology remains unchanged from that reported in the 2014 ES and 2015 ES Addendum. In addition, the surface water drainage strategy reported and assessed as part of the 2015 ES and 2015 ES Addendum remains unchanged. As such there would be no change in the significance of effect during construction and operation identified through the environmental information.
Townscape, Built Heritage and Visual Impact	The building footprints, heights and massing are compliant with the parameters and there would be no change in the significance of effect during construction and operation identified through the environmental information. Effects of the temporary flue on the North Block are considered to be negligible.

On the basis of the above, it is considered that LBS should adopt a Screening Opinion to confirm that no further EIA is required at this stage.

We would be grateful for an acknowledgement of formal receipt of this Request, together with notification of the expiry of the statutory period as well as confirmation that the Screening Opinion will be placed on the Public Register in accordance with Regulation 23(2).

In accordance with Regulation 5(5) the Council has three weeks to adopt a Screening Opinion beginning with the date of the receipt of a Screening Request. Therefore we anticipate hearing from you in this regard no later than 3 weeks from receipt of this Screening Letter (unless otherwise agreed in writing).

Should you have any queries, please do not hesitate to contact us.

Yours sincerely,



Tony Selwyn

Associate

WSP|PB

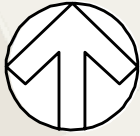
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FIGURE 1

PLOT 18 - SITE APPLICATION BOUNDARY



Aylesbury Medical Centre

Key
Site Application Boundary



TITLE:
Aylesbury Estate: Plot 18

FIGURE No:
Figure 1: Site Application Boundary