

# 1. Introduction

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## 1.1 The Scheme and its Content

- 1.1.1 This document comprises an Environmental Statement (ES) which is submitted to the London Borough of Lewisham (“LBL”) on behalf of Renewal New Bermondsey Two Ltd (“The Applicant”). This ES forms part of an outline planning application for the redevelopment of a site known for the purposes of this planning application as “Surrey Canal” (the “Application Site”).
- 1.1.2 The Application Site comprises 10.05 hectares of previously developed land. It is bounded by train lines and embankments to the north, east and west of the Site and Rollins Street to the south. The Application Site includes the sites of Excelsior Works; Rollins Street Jewson’s; The Orion Industrial Estate; a warehouse and land to the south of Stockholm Road; Enterprise Industrial Estate; the Bolina Industrial Estate; the Lions Centre, and Millwall Football Stadium and surrounding land to the south east and south west. The land is identified by the plans at Technical Appendices 3.1 and 3.2.
- 1.1.3 The Application Site is identified for significant mixed use development in the LBL Local Development Framework (LDF) Core Strategy, Submission Version, October 2010.
- 1.1.4 The submission of this planning application follows extensive pre-application discussions with Planning Officers at LBL, the GLA, TfL, CABE, Network Rail and Millwall FC, and the Proposed Development has evolved over a period of several years (please see Chapter 20 for details of any abbreviations).
- 1.1.5 The Application is submitted in outline, with all matters reserved. The Proposed Development is defined by a Development Specification and a set of Parameter Plans. Even where all the matters (access, appearance, landscaping, layout and scale) are reserved until the detailed stage, the Town and Country Planning (General Management Procedure) (England) Order 2010 specifies the requirements for the level of detail that needs to be provided in outline planning applications and these are met by the Development Specification and the Parameter Plans.
- 1.1.6 The Development Specification and the Parameter Plans provide sufficient information to define the scheme (The “Proposed Development”) for the purposes of the Environmental Impact Assessment (EIA) and for the determination of the likely significant effects of the Proposed Development.
- 1.1.7 The Proposed Development is for up to 250,000 sq m (gross external area [GEA]) of mixed use floorspace on the Application Site. The proposals incorporate employment uses,

community uses, residential uses, leisure and retail uses, and publicly accessible open space and public realm. Particularly, it is proposed to build upon the Site's existing sporting and leisure facilities and seek to deliver an area of regional and local sporting excellence, as part of the Proposed Development.

1.1.8 The Proposed Development provides:

- A1/A2 Retail: up to 3,600 sq m;
- A3/A4 Cafes/Restaurants and Drinking Establishments: up to 3,500 sq m;
- A5 Hot Food Takeaways: up to 300 sq m;
- B1 Business: 10,000 - 15,000 sq m;
- C1 Hotels: up to 15,000 sq m;
- C3 Residential: 150,000 sq m - 200,000 sq m (up to 2,500 units);
- D1 Community: 400 sq m - 10,000 sq m;
- D2 Leisure and Entertainment: 3,750sq m - 15,800 sq m;
- Provision of parking spaces (up to 1,100 spaces) plus cycle storage;
- Provision of pedestrian, cycle and vehicle access links;
- Provision of new publicly accessible openspace;
- Commitments to off-site improvements to Bridgehouse Meadows, existing open space in the immediate area;
- Associated highway works;
- Associated engineering works;
- Other associated works in accordance with the Proposed Development.

1.1.9 Notwithstanding the land use content above, the total Proposed Development will not total more than 250,000 sq m.

1.1.10 Furthermore, the total quantum by floorspace on non-residential uses will always be no less than 37,000 sq m or 20% of the total floorspace provided, whichever is the lower, notwithstanding the minima quanta by land use specified above.

## 1.2 The Role of this Environmental Statement

- 1.2.1 This ES follows the undertaking of an EIA, which is the process of assessing likely significant environmental effects to arise from a Proposed Development. Development proposals are systematically and comprehensively appraised against the relevant criteria set out within the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 (as amended) (hereinafter referred to as the “EIA Regulations”). The EIA process requires applications for planning permission to define the Proposed Development and assess the likely significant environmental effects resulting from completion of the development (including effects experienced during the construction period), examine alternative development solutions and possible mitigation measures to alleviate the likely significant environmental effects. The EIA process has considered the likely significant environmental effects and identified measures to prevent, reduce and, where possible, offset any adverse effects on the environment if planning permission is granted. The findings of the EIA process are to be presented within an ES (this document).
- 1.2.2 The Proposed Development for the Application Site falls within Category 10b (Urban Development Projects) of Schedule 2 of the EIA Regulations. A formal screening opinion on the need for EIA was not sought from LBL, however, due to the nature of the Proposed Development, in tandem with other cumulative developments, it was agreed between the Applicant and LBL that the Proposed Development comprises EIA development and that a full EIA be undertaken.
- 1.2.3 In this regard, an EIA Scoping Report, prepared by Signet Planning, on behalf of The Applicant, was submitted to LBL on 16<sup>th</sup> April 2010. A subsequent Scoping Opinion was received from LBL on 14 July 2010 (contained at Technical Appendix 1.2). The Scoping Report sets out in detail the level and type of information and research to be undertaken in terms of ensuring the likely significant environmental effects are minimised and mitigated against as appropriate. Further correspondence on this matter followed which is also provided at Technical Appendix 1.2.
- 1.2.4 This ES (including the EIA process) has been prepared to comply with the EIA Regulations, which implement the Directive No. 85/3376/EEC as amended by the Directive No.s 97/11/EC, 2003/35/E and 2009/31/EC. Reference and appropriate consideration has also been given to currently available good practice for the undertaking of EIA, including:
- European Commissioner (1997);
  - Department of Environment, Transport and the Regions (DETR) Circular 02/1999: Environmental Impact Assessment;
  - Amended Circular on Environmental Impact Assessment, a Consultation Paper June 2006;

- Preparation of Environmental Statements for planning project that require Environmental Assessment; Good Practice Guide, Department of the Environment (DoE) 1995;
- Office of the Deputy Prime Minister (ODPM) Environmental Impact Assessment – A Guide to Procedures: 2001.

## 1.3 Key Issues

1.3.1 As part of the EIA Scoping process undertaken with the LBL, the following topics have been identified as being the areas for likely significant environmental impacts, resulting from the construction and/or operation of the Proposed Development. Each of these topics have been extensively assessed against the EIA Regulation requirements and reported upon in this ES. The topics are as follows:

- Landscape, Townscape and Visual Assessment;
- Cultural Heritage;
- Microclimate: Daylight and Sunlight;
- Wind Microclimate;
- Socio-Economics and Population;
- Transport and Movement;
- Noise and Vibration;
- Air Quality;
- Ground Conditions, Soil and Contamination;
- Water Resources and Flood Risk.
- Ecology and Nature Conservation;

1.3.2 As part of the scoping process, undertaken with LBL, it has been agreed that additional topics should be addressed outside the EIA process, as these are not concerned with the assessment of the likely significant effects of the development. These topics include Telecommunications (i.e. interference to radio and television signals), Urban Services (i.e. assessment of the adequacy of existing urban services and quantification of additional provision), Human Health and Safety and Sustainability (including Energy and Waste). Notwithstanding, the commitments within the Proposed Development in relation to the Energy, Sustainability and Waste, are described in Chapter 5 and form part of the basis on

which the EIA has been undertaken. Also, a description of the demolition and construction process is provided at Chapter 6 and the consideration of the construction effects within the EIA has been undertaken from this basis. In addition, a separate Planning Statement, Design and Access Statement, Flood Risk Assessment Report and Transport Assessment are also submitted with this planning application, together with other reports.

## 1.4 Organisation of the Environmental Statement

1.4.1 This Environmental Statement is sub-divided into four Volumes. These are sub-divided as follows:

- Volume 1: Environmental Statement, including the main ES text (sub-divided into the topics set out above);
- Volume 2: Environmental Statement – Technical Appendices (corresponding to each of the chapters of Volume 1);
- Volume 3: Transport Assessment Report; and,
- Volume 4: Transport Assessment Report - Technical Appendices.

1.4.2 A separate Non-Technical Summary of the ES is also submitted.

1.4.3 Volume 1 of the ES is sub-divided into four parts. Part A sets out the introduction; Part B sets out the Proposed Development, Part C addresses the environmental considerations contained in the results of the Environmental Impact Assessment process; and Part D draws conclusions to the ES, including a summary of the residual effects.

1.4.4 In this respect, Volume 1 (this document) is structured as follows:

### **Part A: Introduction**

- Chapter 1: Introduction;
- Chapter 2: EIA Methodology and Approach to Assessment;
- Chapter 3: The Site, Land Uses and Planning Policy Context.

### **Part B: The Proposed Development**

- Chapter 4: Alternatives and Design Evolution;
- Chapter 5: Description of the Proposed Development;
- Chapter 6: Demolition and Construction.

### **Part C: Environmental Considerations**

- Chapter 7: Landscape, Townscape and Visual Assessment;
- Chapter 8: Cultural Heritage;
- Chapter 9: Microclimate – Daylight and Sunlight;
- Chapter 10: Wind Microclimate;
- Chapter 11: Socio-Economics and Population;
- Chapter 12: Transport and Movement;
- Chapter 13: Noise and Vibration;
- Chapter 14: Air Quality;
- Chapter 15: Ground Conditions, Soil and Contamination;
- Chapter 16: Water Resources and Flood Risk;
- Chapter 17: Ecology and Nature Conservation;

#### **Part D: Conclusions**

- Chapter 18: Cumulative Effects;
- Chapter 19: Summary of Residual Effects;
- Chapter 20: Glossary and References

1.4.5 Whilst there is a Chapter within the Conclusions Section dealing with cumulative effects of the Proposed Development, each of the Chapters contained within Part C consider cumulative effects resulting in the individual specialist areas.

1.4.6 For continuity and ease of reference, the Figures and Technical Appendices have each been prefixed with the number corresponding to the respective Chapter to which they relate. For example, Figures and Appendices relating to Chapter 9: Microclimate – Daylight and Sunlight are prefixed with a “9”.

## **1.5 Consultation**

1.5.1 As part of the Environmental Impact Assessment Scoping Process, LBL consulted the following external bodies and took account of comments received when issuing its Scoping Opinion dated 14 July 2010.

- English Heritage;
- London Borough of Southwark;

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- Environment Agency;
- Natural England.