



ROYAL ARSENAL RIVERSIDE
THE ROPEYARDS
PLOTS D & K

ENVIRONMENTAL COMPLIANCE REPORT

To Support a Reserved Matters
Application

MARCH 2024

Royal Arsenal Riverside, The Ropeyards, Plots D&K

Report for – Berkeley Homes (East Thames) Ltd

Environmental Compliance Report to support the Reserved Matters
Application for Plots D & K

March 2024

Document Version Control

Version	Date	Author	Reviewed by	Reviewed and Approved by
1.0	03/2024	Giacomo Ciavatti	Tony Selwyn	Tony Selwyn

Report for: **Berkeley Homes (East Thames) Ltd**

Copy to



115 Southwark Bridge Road | London | SE1 0AX
+44 (0) 20 7490 7700
webenquiry@plowmancraven.co.uk
<https://www.plowmancraven.co.uk/>

Contents

1.0	INTRODUCTION	4
1.1	BACKGROUND.....	4
1.2	PLANNING CONTEXT.....	6
1.3	STRUCTURE OF THE ENVIRONMENTAL COMPLIANCE REPORT	6
2.0	ENVIRONMENTAL COMPLIANCE REPORT METHODOLOGY	8
2.1	INTRODUCTION.....	8
2.2	REVIEW OF ENVIRONMENTAL ASSESSMENTS AND CONSENTED SCHEME	8
2.3	REVIEW OF BASELINE CONDITIONS	8
2.4	REVIEW AND ASSESSMENT OF DETAILED SCHEME	8
2.5	REVIEW OF CUMULATIVE SCHEMES.....	9
2.6	DEMOLITION AND CONSTRUCTION.....	9
2.7	VERIFICATION OR UPDATE OF THE ENVIRONMENTAL ASSESSMENTS RESIDUAL EFFECTS.....	9
2.8	ARCHAEOLOGY	9
3.0	THE DETAILED SCHEME	11
3.1	INTRODUCTION.....	11
3.2	SUMMARY AND KEY ASPECTS	11
3.3	UNIT AND TENURE MIX	11
3.4	NON-RESIDENTIAL USES	12
3.5	BUILDING HEIGHTS.....	12
3.6	AMENITY AND PLAY SPACE	13
4.0	REVIEW OF EFFECTS	14
4.1	LANDSCAPE AND VISUAL.....	15
4.2	HERITAGE.....	16
4.3	AIR QUALITY	17
4.4	NOISE AND VIBRATION.....	18
4.5	SOIL AND GROUNDWATER	19
4.6	DAYLIGHT, SUNLIGHT AND OVERSHADOWING	20
4.7	WIND MICROCLIMATE	21
5.0	SUMMARY OF EFFECTS AND CONCLUSIONS	22
5.1	CONCLUSIONS	22
	APPENDICES	24
	APPENDIX 2.1.1	25
	APPENDIX 2.1.2	26

1.0 Introduction

1.1 Background

1.1.1 Outline Planning Permission was granted for the Waterfront Masterplan (Ref: 13/0177/O) in June 2013 for 2,032 homes and 2,442 sqm non-residential space across four Plots – A, B, D and K, within the Royal Borough of Greenwich (RBG). The Planning Application was accompanied by an Environmental Statement (the '2013 ES').

1.1.2 The 2013 ES comprised the following:

- **ES Volume 1** - formed the main body of the ES and was divided into a number of background and technical chapters supported with figures and tabular information detailing the results of environmental investigations, potential effects arising and the proposed mitigation measures; the topics covered in the 2013 ES were as follows:
 - Construction;
 - Landscape and Visual;
 - Heritage;
 - Air Quality;
 - Noise and Vibration;
 - Soil and Groundwater;
 - Daylight, Sunlight and Overshadowing;
 - Wind Microclimate; and
 - Cumulative Assessment.

Topics scoped out of the 2013 ES included: Ecology, Archaeology, Water Resources, Waste, Socio-economics and Transport.

- **ES Volume 2** – Technical Appendices.
- **Non-Technical Summary of the ES**

2013 Outline Consented Scheme: The Waterfront Masterplan

- 1.1.3 The site of the 2013 Outline Consented Scheme (Ref: 13/0117/0) covered an area of 6.3 hectares (ha) and lies just to the west of the wider Royal Arsenal Riverside (RAR).
- 1.1.4 The 2013 Outline Consented Scheme incorporated residential units and also comprised retail, leisure and office space, open landscaped gardens, basement parking spaces and an energy centre.
- 1.1.5 The 2013 Outline Consented Scheme aimed to create a mixed use community and comprised a proposal for 2,032 units with a total area of circa 212,853 m² Gross External Area (GEA) of which:
- approximately 175,385 m² GEA is residential;
 - approximately 2,442 m² GEA is non-residential; and
 - approximately 35,026 m² GEA is allocated for car parking.
- 1.1.6 The 2013 Outline Consented Scheme was split into four plots (Plot A, B, D and K) each representing a complex of buildings. Six residential buildings (A1, A2, A3, B1, B2, and B3) were proposed to be located along the northern boundary of the site, adjacent to the River Thames. Five buildings (K1, K2, K3, K4 and K5) were also proposed on the northern side of Beresford Street in the south of the site, with a further three buildings (D1, D2 and D3) in-between, separated by the on-site road network and a mix of hard and soft landscaping.
- 1.1.7 An ES was produced in January 2013 (the '2013 ES') for the 2013 Outline Consented Scheme, which reported on the likely significant environmental effects of the predominantly residential scheme.

Section 73 Application to the 2013 Outline Consented Scheme

- 1.1.8 An amended scheme was subject to a Section 73 Application in 2016 which sought to amend the 2013 Outline Consented Scheme, specifically Buildings A & B.
- 1.1.9 The Section 73 Application Scheme was supported by an ES Addendum (the '2016 ESA') which reported on the likely significant environmental effects. The S73 was consented in 2017 (Ref: 16/3025/MA).
- 1.1.10 Collectively the 2013 Outline Consented Scheme and the Section 73 Application Scheme are referred to as the 'Consented Scheme'.
- 1.1.11 To inform the RMA for Plots D & K, the Consented Scheme (Ref. 16/3025/MA) has been subject to further design development and refinement. In order to capture these amendments,

a s.96 application is being submitted against the Consented Scheme (Ref. 16/3025/MA). The s.96 is supported by an ES Addendum (the '2024 ESA').

1.1.12 Collectively the 2013 ES, 2016 ESA and 2024 ESA are referred to as the 'Environmental Assessments'.

1.1.13 This RMA is applied for against the Consented Scheme, but the proposals will align with the updated parameter plans proposed within the s.96 application.

1.1.14 The RMA provides further detail to the Consented Scheme and allows the Environmental Assessments to be verified.

1.1.15 As such, this ECR has been prepared by Plowman Craven to:

- Demonstrate that the detailed scheme meets the commitments made in the Environmental Assessments and that the proposed mitigation measures remain applicable; and
- Demonstrate that either the residual effects of the detailed scheme are unchanged or better than those reported in the Environmental Assessments.

1.2 Planning Context

1.2.1 This RMA seeks approval of all reserved matters (appearance, scale, layout and landscaping) in respect of Plots D & K and has been designed to align with the revised parameters submitted as part of the s.96.

1.2.2 The planning conditions attached to planning permission ref. 16/3025/MA require all RMA to comply with the approved drawings, parameter plans, development specification and other control parameters. In addition, conditions 1, 6 and 7 state the following:

- **Condition 1** - lists the approved parameter plans,
- **Condition 6** - excludes buildings exceeding the maximum heights included in the Environmental Statement and referenced drawing,
- **Condition 7** - states the development should be carried out in accordance with the mitigation measures in the Environment Statement

1.3 Structure of the Environmental Compliance Report

1.3.1 The structure of this ECR is as follows:

- Section 1 (this section) – provides an overview of the planning background;

- Section 2 – describes the methodology used in the ECR, including how the detailed scheme for Plot 9 has been used to verify or update the residual effects and conclusions;
- Section 3 – describes the detailed scheme for Plots D & K;
- Sections 4 – provides a review of the technical impact assessments and the conclusions of the Environmental Assessments and reconfirms/ verifies these conclusions or updates them based upon the further assessment of the detailed scheme described in Section 3. The EIA topic sections are provided in the same order as the original 2013 ES, namely:
 - Construction;
 - Landscape and Visual;
 - Heritage;
 - Air Quality;
 - Noise and Vibration;
 - Soil and Groundwater;
 - Daylight, Sunlight and Overshadowing;
 - Wind Microclimate; and
 - Cumulative Assessment.

1.3.2 Section 5 sets out a summary of residual effects as well as determining whether the detailed scheme for Plots D & K is 'environmentally compliant' with the findings of the Environmental Assessments.

2.0 Environmental Compliance Report Methodology

2.1 Introduction

2.1.1 This section sets out the approach and methodology for determining the environmental effects of the Reserved Matters 'detailed scheme' for Plots D & K in order to determine if they are in conformity with those environmental effects and mitigation measures identified in the Environmental Assessments.

2.2 Review of Environmental Assessments and Consented Scheme

2.2.1 The first stage of this assessment is to review the Consented Scheme, the Environmental Assessments and the planning conditions. This gives us a clear understanding of the parameters previously assessed together with the proposed mitigation, resulting residual effects and associated planning conditions, which together constitute the 'base case' against which the environmental compliance of the detailed scheme is assessed. This assessment seeks to confirm that any effects are materially unchanged or show betterment to the findings of the Environmental Assessments, accounting for the detailed designs and greater certainty over the proposed mitigation.

2.3 Review of Baseline Conditions

2.3.1 Each ECR technical assessment has considered, if and where the baseline conditions may have changed.

2.4 Review and Assessment of Detailed Scheme

2.4.1 Each ECR technical assessment author has reviewed the detailed scheme for Plots D & K. As set out in section 3 of this ECR, these details have been used to assess the proposed development using the topic-specific methodology explained in the corresponding sections of this ECR.

2.4.2 Where possible this assessment follows the same criteria for assessing the significance of an effect as used in the Environmental Assessments, to allow a like for like comparison. The details of proposed mitigation measures set out in the Environmental Assessments are reproduced and further explained or elaborated upon as necessary. Should an effect be assessed as having the potential to become moderately worse under the detailed scheme (i.e. a negative change in the significance of effect compared to that concluded in the Environmental Assessments), a new or supplementary mitigation measure are proposed as to ensure the residual negative effect can be minimised or otherwise reduced to an acceptable (insignificant) level.

2.5 Review of Cumulative Schemes

2.5.1 Chapter 2 of the 2013 ES confirmed the committed developments which were the subject of the cumulative assessment and the reasons for their selection as reported for all relevant technical disciplines, which were agreed with RBG. It is recognised that this position has changed over the last few years and an update selection of committed developments has been discussed and agreed with RBG. These development are assessed within the individual technical chapters as part of this ES Addendum. **Appendix 2.1.1** provides a list of the developments.

2.6 Demolition and Construction

2.6.1 Chapter 5 of the 2013 ES reported a summary of the proposed demolition and construction works associated with the Proposed Development. The construction programme and phasing have been amended as below, with all other elements of the Chapter remaining the same.

- Construct Blocks K3, K4 and K5 – C.2026 – C.2028.
- Construct Blocks D1 and D5 – C.2026 – C.2029.
- Construct Blocks D2 and D4 – C.2026 – C.2030.
- Construct Block D3 – C.2026 – C.2031.

2.6.2 A construction assessment is provided within each of the topics below in Section 4.

2.7 Verification or update of the Environmental Assessments Residual Effects

2.7.1 Each technical section takes into account the proposed mitigation application to Plots D & K, which includes environmental strategies, management plans and other measures to be implemented at the Plot level. These include the overarching mitigation measures proposed in the Environmental Assessments. The residual effects of the proposed development are set out, where necessary identifying where additional mitigation measures can be brought forward by the submission details to discharge the remaining 'prior to commencement' conditions. A statement is made outlining that the findings conform with those in the Environmental Assessments.

2.8 Archaeology

2.8.1 Archaeology was assessed as part of the 2008 ES and then scoped out of both the 2013 ES (Ref: 13/0117/0) and the 2017 ES Addendum (Ref: 16/3025/MA). The reasoning behind this was that the application site sat within the footprint assessed in the 2008 ES. This is still true with the current application. With the mitigation measures identified in the 2008 ES, the archaeology assessment concluded that there would be no likely significant negative effects

and there is no reason why the conclusions of the 2008 ES should not remain valid with respect to archaeology. In support of this position we append to this ECR correspondence with GLAAS, as archaeological advisors to the London Borough of Greenwich, agreeing to the proposed archaeological investigation for the site (**Appendix 2.1.2**).

3.0 The Detailed Scheme

3.1 Introduction

3.1.1 Plots D & K are located on the western edge of the wider Royal Arsenal Riverside masterplan and have a site area of approximately 2.3 ha. The Site currently sits on a temporary park and is bound to the south by the A206, the RAR A & B Blocks to the north (and north east) and RAR Phase 3, the Brass Foundry and The Guard House to the west.

3.1.2 Beyond the immediate site boundaries, to the north of the site is the River Thames and to the south and south east of the site is Woolwich Town Centre including the main shopping area along Powis Street, General Gordon Square, the Woolwich Arsenal Overground Train Station and the Woolwich DLR Station.

3.2 Summary and Key Aspects

3.2.1 A summary of the key aspects of the design of are below.

- Total Housing Provision – 663 units on-site (382 private and 281 other).

3.3 Unit and Tenure Mix

Table 3.1.1: Total (all blocks)

	1B1P	1B2P	2B3P	2B4P	3B5P
Total = 663	35	253	125	180	70

Table 3.1.2: Breakdown (by blocks and tenures)

D1	1B1P	1B2P	2B3P	2B4P	3B5P
Private	0	11	2	1	0
Discount Market Sale	0	40	28	1	0
Total	0	51	30	2	0
D2	1B1P	1B2P	2B3P	2B4P	3B5P
Private	0	18	0	27	0
Discount Market Sale	0	1	0	2	0
Total	0	19	0	29	0
D3	1B1P	1B2P	2B3P	2B4P	3B5P
Private	1	34	33	34	34
Total	1	34	33	34	34

D4	1B1P	1B2P	2B3P	2B4P	3B5P
Private	0	76	19	25	0
Total	0	76	19	25	0
D5	1B1P	1B2P	2B3P	2B4P	3B5P
Shared Ownership	0	64	25	12	0
Total	0	64	25	12	0
K3 K4	1B1P	1B2P	2B3P	2B4P	3B5P
Affordable Rent	0	9	18	27	36
Total	0	9	18	27	36
K5	1B1P	1B2P	2B3P	2B4P	3B5P
Private	16	0	0	50	0
Discount Market Sale	18	0	0	1	0
Total	34	0	0	51	0

3.4 Non-Residential Uses

- D3 – Class E = 288 sqm
- D5 – Class E = 401 sqm (over two storeys)
- K3/4 – Class E = 158.8 sqm
- K5 – Class E = 111.3 sqm
- **Total – 959.1sqm**

3.5 Building Heights

Table 3.1.3: Building Heights

Building	Height mAOD
D1	30.6
D2	31.2
D3	58
D4	50.2
D5	45
K3/4	32.7
K5	57.3

3.6 Amenity and Play Space

3.6.1 Private amenity spaces (balconies/terraces) - All balconies meet or exceed the minimum requirements.

3.6.2 Podium amenity spaces in D Buildings.

3.6.3 Total play space provision: 2,059sqm.

3.6.4 Play space provision across Plots D&K = 1,884sqm.

3.6.5 Additional play space requirement from Plots A & B Blocks = 175sqm.

4.0 Review of Effects

4.1 Landscape and Visual

4.2 Heritage

4.3 Air Quality

4.4 Noise and Vibration

4.5 Soil and Groundwater

4.6 Daylight, Sunlight and Overshadowing

4.7 Wind Microclimate

5.0 Summary of Effects and Conclusions

5.1 Conclusions

- 5.1.1 This section summarises the residual (remaining) effects of the detailed scheme for Plots D & K. Residual effects have been determined based on the assumption that the proposed mitigation measures are fully implemented.
- 5.1.2 A summary is presented in Table 5.1, along with clarification of whether the findings of the environmental effects within this ECR are environmentally compliant (i.e. not materially worse) with the findings identified in the Environmental Assessments.

Table 5.1: Operational phase residual effects of the detailed scheme and environmental compliance with the Environmental Assessments

Technical Chapter Considered within the ECR Report	Impact	Residual Effect	Compliant?
Construction	No difference from Environmental Assessments	No difference from Environmental Assessments	Yes
Landscape and Visual	No difference from Environmental Assessments	No difference from Environmental Assessments	Yes
Heritage	No difference from Environmental Assessments	No difference from Environmental Assessments	Yes
Air Quality	No difference from Environmental Assessments	No difference from Environmental Assessments	Yes
Noise and Vibration	No difference from Environmental Assessments	No difference from Environmental Assessments	Yes

Soil and Groundwater	No difference from Environmental Assessments	No difference from Environmental Assessments	Yes
Daylight, Sunlight and Overshadowing	No difference from Environmental Assessments	No difference from Environmental Assessments	Yes
Wind	Additional impacts reported at selected balconies on the detailed scheme, although not tested in the Environmental Assessments.	With proposed mitigation in place, residual effects would be negligible	No
Cumulative Assessment	No difference from Environmental Assessments	No difference from Environmental Assessments	Yes

Appendices

Appendix 2.1.1

Appendix 2.1.2

Appendix 4.1.1

Appendix 4.5.1

Appendix 4.5.2

Appendix 4.5.3

Appendix 4.5.4

Appendix 4.7.1



115 Southwark Bridge Road | London | SE1 0AX

+44 (0) 20 7490 7700

webenquiry@plowmancraven.co.uk

<https://www.plowmancraven.co.uk/>
