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Mr Bob McCurry
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**Directorate of Regeneration,
Enterprise & Skills**
The Woolwich Centre, 5th Floor
35 Wellington Street
London, SE18 6HQ

23/3844/EIA

05 January 2024

DECISION NOTICE

Environmental Impact Assessment is NOT required (SCREENING OPINION)

Dear Mr McCurry,

Town & Country Planning Act 1990 (As Amended)
Town & Country Planning (Development Management Procedure)(England) Order 2015
Town & Country Planning (Environmental Impact Assessment) Regulations 2017

Site: Royal Arsenal Riverside - Blocks D & K3, K4 & K5 - The Waterfront Masterplan, Land Off Beresford Street/Woolwich High Street, Woolwich, SE18

Applicant: Berkeley Homes (East Thames) Ltd

Proposal: Request for an EIA Screening Opinion in accordance with Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for a proposed reserved matters application for a mixed-use development within Plots D and K3, K4 & K5 with up to 660 residential units, and up to 1,100m² (GEA) non-residential floorspace and landscaping pursuant to outline planning permission dated 17/03/2017 (Reference: 16/3025/MA). The submission of the reserved matters application will be subject to the submission and approval of an application submitted under Section 96a of the Town & Country Planning Act 1990 for a non-material amendment to the planning permission dated 17/03/2017 (Reference: 16/3025/MA) to allow amendments to the parameter plans including building plots, basement car parking, vehicular access and circulation, maximum and minimum heights.

The Royal Borough of Greenwich as Local Planning Authority hereby determines the development described above and referred to in your letter received on the 30 November 2023 DOES NOT require an Environmental Statement for the following reason(s) set out in this notice.

A copy of this opinion has been sent to the Secretary of State for information in accordance with the regulations.

SCHEDULE OF REASONS

Application Reference: 23/3844/EIA

At: Royal Arsenal Riverside - Blocks D & K3, K4 & K5 - The Waterfront Masterplan, Land Off Beresford Street/Woolwich High Street, Woolwich, SE18

Reason 1

The Royal Borough of Greenwich as Local Planning Authority hereby determines that the proposed development comprising the Proposed Amendments, listed in paragraph 1.2 of this report, DOES NOT require an Environmental Statement to accompany the planning application for the following reason(s):

The proposal falls under Category 10b (Urban Development Projects) of Schedule 2 of the EIA Regulations 2017 and would involve the development of more than 150 dwellings, thus exceeding the threshold for Schedule 2 development. However, the proposed development is unlikely to give rise to significant environmental effects due to the nature of the proposed changes in relation to the planning permission dated 17/03/2017 (LPA ref 16/3025/MA) and the original planning permission dated 19/06/2013 (LPA refs 13/0117/O), and in particular, it is not anticipated that the proposed changes would substantially depart from the conclusions of the Environmental Statement and supporting environmental materials approved as part of those permissions.

Informatives

1. Notwithstanding the officer's opinion that the application does not warrant formal EIA, it is considered that an Environmental Statement Addendum, and supporting technical reports as required, should be included with the application and include the following topics:
 - Construction;
 - Townscape and Visual Impact Assessment;
 - Built Heritage;
 - Air Quality;
 - Noise and Vibration;
 - Ground Conditions, Hydrogeology and Contamination;
 - Daylight, Sunlight and Overshadowing;
 - Environmental Wind; and
 - Cumulative Assessment.

Further, officer consider that the planning submissions should be supported by the following documents. This however this is not an exhaustive list and does not preclude Officers from requesting further information at the validation stage, as required to meet local and national validation requirements.

Section 96a

- Covering Letter;
- Application Form, Notices and Certificates;
- CIL Additional Information Form;
- Updated Outline Parameter Plans;
- Design and Access Statement Addendum;

- Heritage Impact Assessment; and
- Daylight and Sunlight Assessment.

Reserved Matters

- Covering Letter;
- Application Form, Notices and Certificates;
- CIL Additional Information Form;
- Archaeological Assessment;
- Heritage Impact Assessment;
- Flood Risk Assessment (as stated on page 7);
- Architectural Drawings;
- Landscape Drawings;
- Accommodation Schedule;
- Design and Access Statement;
- Planning Statement (Including Affordable Housing Statement);
- Transport Assessment (Including Travel Plan);
- Daylight and Sunlight Assessment;
- Energy Statement;
- Circular Economy Statement;
- Whole Life Cycle Carbon Assessment;
- Sustainability Statement;
- Tree Survey, Arboricultural Impact Assessment and Methodology;
- Ecological Assessment and Biodiversity Net Gain;
- Foul Sewage and Utilities Assessment;
- Statement of Community Involvement;
- Fire Statement;
- Gateway One Application Form.

Yours faithfully



Assistant Director