

Royal Arsenal Riverside, The Ropeyards, Plots D&K

Report for – Berkeley Homes (East Thames) Ltd

Non-Technical Summary Addendum

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

CONTENTS	3
1.0 INTRODUCTION	4
2.0 FURTHER INFORMATION	6
3.0 ADDENDUM TO THE ENVIRONMENTAL STATEMENT	7
3.1 INTRODUCTION.....	7
3.2 EIA SCOPING.....	8
3.3 LEGAL FRAMEWORK.....	9
4.0 DEVELOPMENT PROPOSALS	10
4.1 PROPOSED AMENDMENTS	10
5.0 REVIEW OF EFFECTS	11
5.1 INTRODUCTION.....	11
5.2 CONSTRUCTION	11
5.3 LANDSCAPE AND VISUAL.....	11
5.4 HERITAGE.....	11
5.5 AIR QUALITY	12
5.6 NOISE AND VIBRATION.....	12
5.7 SOIL AND GROUNDWATER	12
5.8 DAYLIGHT, SUNLIGHT AND OVERSHADOWING	12
5.9 WIND MICROCLIMATE	12
5.10 CUMULATIVE ASSESSMENT.....	13
6.0 SUMMARY OF EFFECTS, MITIGATION AND CONCLUSIONS	14

1.0 Introduction

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’).

2013 Outline Consent Scheme: The Waterfront Masterplan

1.1.2 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.

1.1.3 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.

1.1.4 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).

1.1.5 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 blocks (D1, D2 and D3) in-between, separated by the on-site road network and a mix of hard and soft landscaping.

1.1.6 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

1.1.7 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.

1.1.8 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).

1.1.9 Collectively the 2013 Outline Consented Scheme and the Section 73 Application Scheme are referred to as the ‘Consented Scheme’.

- 1.1.10 To inform the Reserved Matters Application (RMA) for Plots D & K, the Consented Scheme has been subject to further design development and refinement. In order to capture these Non-Material Amendments, a s.96 Non-Material Amendments Application is being submitted against the Consented Scheme (Specifically: Ref. 22/3782/MA). The Non-Material Amendments relate to changes to the parameter plans. The details of the Non-Material Amendments are outlined in Section 2 below.
- 1.1.11 An RMA providing design details of Plots D & K is to be submitted alongside this s.96 application. The RMA will be applied for against the Consented Scheme (Specifically: Ref. 22/3782/MA), but the proposals will align with the updated parameter plans proposed within this s.96 application. It has been agreed with officers at RBG that the intention is for the RMA and the s.96 application to be determined together.

2.0 Further Information

- 2.1.1 The Environmental Statement Addendum has been submitted together with other Planning Application documents and plans to the Royal Borough of Greenwich for the officers to consider in consultation with various stakeholders in the context of planning policy before making a recommendation to the Royal Borough of Greenwich Planning Committee on the Planning Application.
- 2.1.2 During the period of determination, the Royal Borough of Greenwich will contact government bodies and agencies and other consultees regarding the Proposed Refinements.
- 2.1.3 Members of the general public are also invited by the Royal Borough of Greenwich to make comments on the planning application. The feedback from such consultation will be taken into account by the Royal Borough of Greenwich in reaching their recommendations and decision on the planning application.
- 2.1.4 The Planning Application and Environmental Statement Addendum are available for viewing by the public during normal office hours at the Royal Borough of Greenwich's Planning Department and, are viewable online at the Royal Borough of Greenwich Planning Portal:
- https://www.royalgreenwich.gov.uk/info/200193/planning_applications_and_permissions/21/view_planning_applications_decisions_and_appeals
- 2.1.5 Paper copies can be obtained at cost, via Plowman Craven.

3.0 Addendum to the Environmental Statement

3.1 Introduction

3.1.1 This ES Addendum forms part of a package of revised information being submitted to RBG by the Applicant. A complete set of revised Application Drawings are not included with this ES Addendum but form part of the overall submission.

3.1.2 Part 3, Regulation 9 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 25 if the environmental information already provided is not adequate to assess the environmental effects of the development.

3.1.3 Notwithstanding the above, and to ensure compliance with planning conditions: 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, this ES Addendum sets out a review of the Non-Material Amendments highlighted in Section 2, in the context of the Consented Scheme and the environmental assessment undertaken and reported in the 2013 ES and 2016 ESA. This has determined whether the Non-Material Amendments give rise to any new or materially different likely significant environmental effects to those previously assessed.

3.1.4 As a result, the purpose of this ES Addendum is as follows:

- To review and determine if the baseline conditions and position as reported in the 2013 ES and 2016 ESA remain valid or if an updated baseline position and survey information should be provided and reported;
- To review the status of the technical guidance, legislation and policy and determine if any assessments need to be updated. Where relevant, those assessments have been updated to take account of revised guidance;
- If the above position has changed, to undertake technical analysis to determine if the overall significance of effects of the development and cumulative effects as previously reported remain valid; and
- To provide confirmation that the proposed mitigation measures, as reported, remain valid.

3.1.5 If there is a change as a result of the verification exercise, this is reported in this ES Addendum. Where necessary, in the context of the Non-Material Amendments, the technical assessments have been updated. This ES Addendum and any updated technical assessments are presented to be read in conjunction with the 2013 ES and 2016 ESA as submitted. Together these documents comprise the assessment of environmental effects to be relied upon as the 'environmental information'.

3.1.6 This Addendum has been prepared in accordance with statutory requirements and current industry accepted guidance for EIA, together with applicable national and international legislation for the EIA process. The assessment criteria, magnitude of change, sensitivity of receptors and assessment of effect significance remains as set out within the 2013 ES.

3.1.7 In line with the 2013 ES, it is proposed that the ES Addendum covers the following topics:

- Construction;
- Landscape and Visual;
- Heritage;
- Air Quality;
- Noise and Vibration;
- Soil and Groundwater;
- Daylight, Sunlight and Overshadowing;
- Wind Microclimate; and
- Cumulative Assessment.

3.1.8 For completeness an Addendum to the Non-Technical Statement (NTS) has also been provided as part of this submission.

3.1.9 A selection of s.96 Application documents submitted in addition to this Addendum are as follows:

- Covering Letter;
- Application Form;
- Parameter Plans;
- Design Note;
- CIL Additional Information Form;
- Flood Risk Technical Note;
- Transport Technical Note.

3.2 EIA Scoping

3.2.1 No additional formal EIA Scoping Opinion has been requested from RBG and the scope of this ES Addendum follows that of the 2013 ES and 2016 ESA. An EIA Screening Request was submitted to RBG in November 2023 which stated that it was the Applicant's view that a formal EIA was not required to support the Application. It also outlined the scope and intention

of this ES Addendum (Plowman Craven, August 2022 (Appendix 3.1.1)). A response was received from RBG in January 2024 agreeing that a formal EIA was not required (Appendix 3.1.2).

3.3 Legal Framework

3.3.1 It is recognised that since the 2013 ES and 2016 ESA there has been an amendment to the EIA Regulations (16th May 2017), which amongst other matters, implemented changes to the list of environmental factors to be considered as part of the EIA process. These include: biodiversity, climate, land and human health and vulnerability of the project to major accidents or disasters. It is considered however; these topics are already covered by the EIA process in the UK and were certainly covered in the 2013 ES and 2016 ESA.

4.0 Development Proposals

4.1 Proposed Amendments

4.1.1 An application submitted under Section 96a of the Town & Country Planning Act 1990 for a non-material amendment in connection with planning permission reference 16/3025/MA, dated 17.03.2017, to allow changes in relation to Plots D and K for the following:

- Increase height of the zones that contain Buildings 1, 2, 3 and 4 in Plot D and Buildings 3 and 4 in Plot K by 3m.
- Increase height of the zone that contains Building 5 in Plot K by 3.5m.
- Increase height of the setback along Duke of Wellington Avenue of the zones that contains Buildings 1 and 2 in Plot D by 3 metres.
- Removing the setback along Beresford Street of the zones that contain Buildings 3 and 4 in Plot K.
- Removal of the link buildings between buildings D1-D2 and D4-D5.
- Minor modifications of the footprint of Plots D and K.
- Alterations to the Secondary Road and Service / Maintenance Route.
- The vehicular entrance into Plot D moved from the east to the north side.

5.0 Review of Effects

5.1 Introduction

5.1.1 As above, this Environmental Statement Addendum sets out a review of the Amendments, in the context of the Consented Scheme and the environmental assessment undertaken. This has determined whether the Amendments give rise to any materially new or materially different likely significant environmental effects to those previously assessed.

5.2 Construction

5.2.1 Chapter 5 of the 2013 ES reported a summary of the proposed construction works associated with the Proposed Development. The construction programme has 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.

5.2.2 An updated construction assessment is provided within each of the topics below in Section 5.

5.3 Landscape and Visual

5.3.1 The significant effects, mitigation proposals and residual effects associated with the Non-Material Amendments remain unchanged when compared to the 2013 Environmental Statement and 2016 Environmental Statement Addendum.

5.3.2 The summary provided in the 2013 Non-Technical Summary reflects the findings of this Environmental Statement Addendum.

5.4 Heritage

5.4.1 The significant effects, mitigation proposals and residual effects associated with the Non-Material Amendments remain unchanged when compared to the 2013 Environmental Statement and 2016 Environmental Statement Addendum.

5.4.2 The summary provided in the 2013 Non-Technical Summary reflects the findings of this Environmental Statement Addendum.

5.5 Air Quality

5.5.1 The significant effects, mitigation proposals and residual effects associated with the Non-Material Amendments remain unchanged when compared to the 2013 Environmental Statement and 2016 Environmental Statement Addendum.

5.5.2 The summary provided in the 2013 Non-Technical Summary reflects the findings of this Environmental Statement Addendum.

5.6 Noise and Vibration

5.6.1 The significant effects, mitigation proposals and residual effects associated with the Non-Material Amendments remain unchanged when compared to the 2013 Environmental Statement and 2016 Environmental Statement Addendum.

5.6.2 The summary provided in the 2013 Non-Technical Summary reflects the findings of this Environmental Statement Addendum.

5.7 Soil and Groundwater

5.7.1 The significant effects, mitigation proposals and residual effects associated with the Non-Material Amendments remain unchanged when compared to the 2013 Environmental Statement and 2016 Environmental Statement Addendum.

5.7.2 The summary provided in the 2013 Non-Technical Summary reflects the findings of this Environmental Statement Addendum.

5.8 Daylight, Sunlight and Overshadowing

5.8.1 The significant effects, mitigation proposals and residual effects associated with the Non-Material Amendments remain unchanged when compared to the 2013 Environmental Statement and 2016 Environmental Statement Addendum.

5.8.2 The summary provided in the 2013 Non-Technical Summary reflects the findings of this Environmental Statement Addendum.

5.9 Wind Microclimate

5.9.1 The significant effects, mitigation proposals and residual effects associated with the Non-Material Amendments remain unchanged when compared to the 2013 Environmental Statement and 2016 Environmental Statement Addendum.

5.9.2 The summary provided in the 2013 Non-Technical Summary reflects the findings of this Environmental Statement Addendum.

5.10 Cumulative Assessment

5.10.1 The significant effects, mitigation proposals and residual effects associated with the Non-Material Amendments remain unchanged when compared to the 2013 Environmental Statement and 2016 Environmental Statement Addendum.

5.10.2 The summary provided in the 2013 Non-Technical Summary reflects the findings of this Environmental Statement Addendum.

6.0 Summary of Effects, Mitigation and Conclusions

- 6.1.1 This ES Addendum sets out a review of the Non-Material Amendments in the context of the environmental assessment undertaken and reported in the 2013 ES and 2016 ESA
- 6.1.2 As is evident from the scope and assessment outlined in Section 5, the review has concluded that for all of the technical topics, the environmental information as provided and reported in the 2013 ES and 2016 ESA remains valid. This is highlighted in Table 6.1.

Table 6.1.1: Summary of Effects

Technical Chapter Considered within the Addendum	Any Change to the Conclusions Reached in the 2013 ES and 2016 ESA (Yes / No)
Construction	No
Landscape and Visual	No
Heritage	No
Air Quality	No
Noise and Vibration	No
Soil and Groundwater	No
Daylight, Sunlight and Overshadowing	No
Wind	No
Cumulative Assessment	No

