

Aylesham Centre – Environmental Statement (ES) Clarifications and Potential Regulation 25 Request Responses

This note contains responses to the Aylesham Centre Environmental Statement (ES) Draft Final Review Report (Draft FRR) prepared by LUC on behalf of the London Borough of Southwark (LBS), dated 12th March 2025.

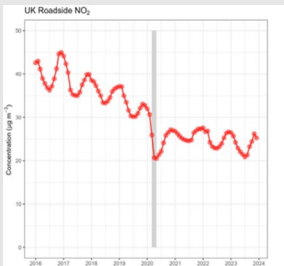
It is considered that the responses provided within this note and the supporting appendices sufficiently address the clarification points raised by the Draft FRR. Furthermore, six Regulation 25 Requests were raised in the Draft FRR, it is considered that this note provides appropriate and robust justification in relation to these items whereby it is considered that this is a clarificatory matter addressed through this response. It is considered that the responses provided in this note should ultimately result in no further information being requested by the LBS via the Regulation 25 process.

Table 1 Summary of Responses to ES Clarifications

DRR Ref	Original Request	Applicant First Response	LUC Reassessment Conclusion	Applicant ES Team Response
Chapter 5: Demolition and Construction				
<i>ES Clarifications Required</i>				
DC1	Clarification as to whether an Outline DCEMP will be made available to review.	An Outline DCEMP was prepared by Berkeley Homes and was submitted in support of the planning application. The Outline DCEMP is available to view via the LBS Planning Portal.	Resolved – No further clarification required.	n/a
DC3	Clarification as to whether phased receptors have been considered within the ES chapters.	Yes, Phasing has been considered throughout the July 2024 ES where appropriate within the technical topics (Socio-Economics, Traffic and Transport, Air Quality, Noise and Vibration, Wind Microclimate).	Resolved – No further clarification required.	n/a
DC4	Clarification as to whether a Construction Logistics Plan will be made available to review	The Applicant prepared a draft outline CLP, although this was not submitted with the planning application. The relevant information (such as indicative Logistics Plans) was replicated within ES Chapter 5 of the July 2024 ES. A CLP is not a validation requirement and absence of the draft CLP within the planning application does not result in a deficient ES. The principal contractor will prepare the Construction Logistics Plan	Resolved - Subject to a Planning Condition being applied for the CLP.	n/a

		prior to the demolition and construction site works commencing, which will provide confirmation on the management strategy to be used to minimise the impact of the works. This will be secured by way of a planning condition and agreed with LBS prior to the commencement of works.		
DC6	Clarification whether WRAP's Net Waste Tool was employed to calculate predicted waste volumes.	The waste arisings for the residential waste are based on the method provided by the council. Whereas the commercial waste is calculated using British standards. This is in line with the guidance provided by the council.	Resolved – No further clarification required.	n/a
DC8	Clarification of DMP parameters and agreed actions should the parameters be breached.	Prior to construction, the Final DCEMP will include details on how the 'agreed' levels for dust parameters will be decided upon and the actions that would result in the event that the 'agreed' level of the parameters be breached. This information will likely comprise the monitoring strategy, i.e., number of units to be used, locations, Site Action Levels (SALs) and actions to be taken in case of an exceedance of the SALs. The contents of the DCEMP and DMP will be agreed and actioned as a planning condition.	Resolved – Subject to a Planning Condition being approved for a DCEMP.	n/a
<i>Planning Condition</i>				
DC2	Submission of an Outline DCEMP pre- commencement along with a full DCEMP.	As above.	Resolved – No further clarification required.	n/a
DC5	Submission of a Construction Logistics Plan.	No direct response provided.	Resolved – No further clarification required.	n/a
<i>Potential Regulation 25 Requests</i>				
DC7	As Waste is scoped out of the ES the Project Waste Management Plan should be included within the ES appendices	The Berkeley Homes Outline DCEMP (that was prepared to accompany the planning application) identified that a prior to any works beginning, a Project Waste Management Plan will be drafted. The plan will include details on waste minimisation strategies incorporated in design and procurement stages. It will also include information on how waste will be managed during the construction phase along with predictions for various waste streams. The Outline DCEMP includes some measure of how waste will be managed during the construction process, which will be further developed in the form of a Project Waste Management Plan once further detail is known prior to construction commencing. Sufficient detail has been provided in order to inform the EIA and the planning application, in the form of the Outline DCEMP, Outline CLP, Demolition and Construction ES Chapter. It is unnecessary (and disproportionate) to replicate the measures already outlined in these documents in the	Resolved - Subject to a Planning Condition being applied for the Project Waste Management Plan described.	n/a

		form of a framework Project Waste Management Plan, when the commitment has been made to produce a detailed Project Waste Management Plan when further detail is known prior to construction. Further to this, the LBS Validation list and Scoping Opinion did not request that a framework Project Waste Management Plan to be submitted with the planning application.		
Chapter 6: Socio-Economics				
<i>ES Clarifications Required</i>				
SE1	It should be made clear that without mitigation cumulative impacts on healthcare will be adverse and significant.	The LUC review states: <i>The assessment concludes that no significant cumulative effects will arise, assuming other developments will be subject to S106 agreements to mitigate impacts. This is considered appropriate.</i> If the cumulative developments are not subject to S106 agreements to mitigate impacts, CIL revenue would be available for the LPA to prioritise healthcare infrastructure. Any adverse effects on healthcare from housing development should be temporary given ICB funding allocation would adjust according to population.	Resolved – No further clarification required.	n/a
Chapter 7: Traffic and Transport				
<i>Planning Condition</i>				
TT1	LUC is satisfied with the proposed mitigation which includes a suite of Plans that will be secured via planning condition.	No direct response provided.	The Applicant has not provided a response. LBS should satisfy themselves that the Applicant has agreed to this condition being applied.	n/a
Chapter 8: Air Quality				
<i>ES Clarifications Required</i>				
AQ1	Clarification as to whether emissions from ventilation exhaust from the proposed basement vehicle parking have been included in the assessment modelling.	The emissions from the ventilation exhaust, from the proposed basement vehicle parking, were not included within the modelling assessment undertaken as part of the Air Quality Chapter of the July 2024 ES. ME-Engineers, the appointed mechanical engineers for the scheme, also confirmed that the ventilation exhaust of the underground car park will be located at the northeastern side of the Proposed Development, at more than 20 m from the nearest existing sensitive receptor. According to the IAQM guidance, no further assessment is therefore required. In contrast, there is sensitive exposure for the proposed residential units within 20 m of the ventilation exhaust, which are located within the same building (Block L) two floors above. A monitoring survey, using passive diffusion tubes, was undertaken as part of the Air	Not resolved – Further clarification is required. As dispersion characteristics from a mechanical point source emission are likely to be significantly different in the horizontal and vertical planes, further information is requested supporting how representable concentrations captured at DT4 are of the proposed residential units two floors above the ventilation exhaust. In addition to the long term (annual mean) exposure, further information is also requested to clarify the relevancy of	Monitoring data at both roadside and urban background locations shows that concentrations at higher floors are usually lower, and certainly no higher, than ground-floor concentrations. As previously mentioned, there is over 10 µg/m3 of a headroom between the 2022 concentrations and the annual mean objective, and the car park vent is not likely to affect concentrations at the receptors closest to the vents to that extent. The below link includes information to support this approach (specifically chapters 2 and 3 of the document entitled, 'City Air Quality at Height: Lessons for Developers & Planners'). https://www.camden.gov.uk/documents/20142/18667687/8-1+City+Air+Quality+at+Height.pdf).

		Quality Chapter of the July 2024 ES (Section 'Baseline Conditions', subsection 'On-Site NO2 Monitoring') and one of the sites ('DT4') was located approximately 15 m from the ventilation exhaust's location. The 2022 bias adjusted and annualised nitrogen dioxide concentration at this location was 29.0 µg/m³, which can be assumed to be representative of conditions at the northeastern façade of Block L. As such, there is a significant headroom in concentrations before an exceedance of the objective of 40 µg/m³ is expected to occur. Since there are no other significant emission sources in the vicinity, and due to the high headroom in concentrations, it is highly unlikely that any exceedances of the objectives would be observed at the proposed residential units.	short term (1-hour/24-hour) exposure at relevant receptors.	With respect to 24-hour concentration, there are only relevant thresholds for PM-10, not NO2. Again, there is a substantial headroom between the existing concentrations and the air quality objective. Local PM10 emissions from vehicles make up only a small proportion of concentrations in urban locations, and the position of some receptors being 20m above the carpark vent, will not affect compliance with the objective. Lastly, the 1-hour NO2 objective allows for 18 exceedances of the standard, per year. The carpark exhaust fans will operate continuously and, therefore, NO-2 concentrations within the exhaust air are unlikely to be higher than from neighbouring roads. There will be limited thermal buoyancy associated with these emissions and the fans will assist in driving emissions away from the building façade. Whilst these emissions may influence long- and short-term concentrations at receptors on floors above to some extent, these combined factors indicate that it is unlikely that exceedances of the objectives will occur. It is our professional judgement that the impact assessment complies with the requirements of the EIA Regulations and as such, no further clarification or information 'directly relevant to reaching a reasoned conclusion' is required to be provided.
<i>Potential Regulation 25 Requests</i>				
AQ2	Inclusion of judgement on how representative the 2022 monitoring data are of a post-pandemic baseline.	 The graph shows the mean monthly 'de-weathered' nitrogen dioxide concentrations from 2016 to 2024, at 99 roadside monitoring stations with sufficient data capture across the UK 2. The vertical grey bar shows the first Covid-19 lockdown. The data during 2022 are shown to have returned to a similar pattern as pre-Covid conditions, with the expected downward trend in concentrations due to the update of cleaner vehicles and the implementation of more stringent legislation. This is also strengthened from the monitoring results presented in the Council's latest Annual Status Report (ASR) for 2023 3, where the 2023 concentrations have shown an overall reduction from 2022.	Resolved – This is considered to be 'further information' under Regulation 25 of the EIA Regulations. This will be advertised/ consulted upon by LBS as required.	n/a

<i>Planning Conditions</i>				
AC3	Planning condition relating to the need to consider potential odour mitigation from commercial kitchens should they be included within the supermarket, drinking establishment, and/or elsewhere within the site.	No direct response provided.	The Applicant has not provided a response. LBS should satisfy themselves that the Applicant has agreed to this condition being applied.	n/a
AC4	Planning condition relating to the maximum number of hours testing that each emergency diesel generator is permitted.	No direct response provided.	The Applicant has not provided a response. LBS should satisfy themselves that the Applicant has agreed to this condition being applied.	n/a
Chapter 9: Noise and Vibration				
<i>Planning Conditions</i>				
NV1	It is recommended that a planning condition requiring a Construction Environment Management Plan and Construction Logistics Plan which includes detailed calculations and mitigation measures should be included to minimise noise impacts.	No direct response provided.	The Applicant has not provided a response. LBS should satisfy themselves that the Applicant has agreed to this condition being applied.	n/a
NV2	A planning condition to control noise from mechanical plant to be assessed in accordance with the approach set out in BS4142:2014 should be included. An updated survey is recommended to establish background sound levels once the development is constructed.	No direct response provided.	The Applicant has not provided a response. LBS should satisfy themselves that the Applicant has agreed to this condition being applied.	n/a
NV3	It is recommended that a planning condition is included to control noise from the proposed entertainment uses, with reference to NANR92 – Noise from Pubs and Clubs.	No direct response provided.	The Applicant has not provided a response. LBS should satisfy themselves that the Applicant has agreed to this condition being applied.	n/a
NV4	A planning condition is recommended that is in accordance with the noise levels detailed in Table 4 Internal ambient noise levels for dwellings set out in BS 8233.	No direct response provided.	The Applicant has not provided a response. LBS should satisfy themselves that the Applicant has agreed to this condition being applied.	n/a

	Individual noise events should not exceed internal levels of 45dB LAmax,F more than 10 times a night. This should include an updated survey include octave band data, to inform mitigation measures, including potential noise impacts during overheating conditions.			
Chapter 10: Daylight, Sunlight and Overshadowing				
<i>ES Clarifications Required</i>				
DSO1	Confirmation of determination of sensitive receptors, including any non-residential uses	Scope of sensitive receptors was determined with reference to the BRE 2022 guidelines as well as from site observation during a site visit, online mapping tools and using professional judgement as to which properties are likely to experience a noticeable change in light conditions. considering residential properties with habitable accommodation which could be affected due to distance from the Application Site. No non domestic buildings have been identified as requiring assessment within a reasonable scope of the site. This is a standard and accepted method to determine sensitive receptors relevant for assessment. Specifically, no education or care facilities are identified.	Resolved – No further clarification required. By adopting this approach the consultant has clarified that they have identified properties with habitable accommodation which could be affected by the proposals. The consultant also concluded that no non-domestic, education or care facilities which require assessment were identified by application of this approach.	n/a
DSO2	How room uses quoted as providing mitigation (i.e. bedrooms) were established.	40 Hanover Park: Room uses suggested from external observations. Subsequently, an internal floor plan has been obtained from Rightmove.com confirming the bedroom and living room uses referred to at paragraph 10.167. Uniform architecture of the building suggests that this layout for flat 40C, can be reliably replicated throughout the building. Copy of layout obtained online included in Appendix 10.1. 30-36 Hanover Park: Room uses suggested from external observations only at paragraph 10.177 within the July 2024 ES chapter. Floor plans not available in public domain and no access obtained as is usual practice. 28 Hanover Park: Room uses suggested from external observations only at paragraph 10.186 within the July 2024 ES chapter. Floor plans not available in public domain and no access obtained as is usual practice. 26 Hanover Park: Room uses suggested from external observations only at paragraph 10.196 within the July 2024 ES chapter. Floor plans not available in public domain and no access obtained as is usual practice.	Not resolved – Further clarification is required. It is not agreed that this provides full certainty regarding the internal arrangement of all properties at 20-36 Hanover Park, as there are Victorian houses of a very different design to the floor plan obtained. These houses are also flatted and therefore may feature living rooms where bedrooms may have been assumed in the original configuration as one house. It is accepted that it is not always possible to obtain layouts or inspect properties, however in this case the uses are put forward as mitigation and therefore take on greater importance. It is recommended that the consultant reviews their categorisation of residual effects in the ES where unconfirmed uses have been put forward as mitigation (e.g. 22-28 Hanover Park).	A review has been undertaken: 30-36 Hanover Park - Major Adverse categorisation of residual effects still considered appropriate. 28 Hanover Park – Moderate Adverse categorisation of residual effects still considered appropriate for this property because the room assumed to be a bedroom at second floor level achieves good retained VSC value in excess of 15% target and a moderate NSL change of 37%. Regardless of the use of this room, the VSC and NSL results indicate moderate adverse categorisation. 26 Hanover Park - Moderate Adverse categorisation of residual effects still considered appropriate for this property because the room assumed to be a bedroom at second floor level achieves good retained VSC value in excess of 15% target. While there is a major adverse NSL change of 40.7%, this is due in large part to the dormer style window which naturally restricts skylight. Regardless of the use of this room, the VSC and NSL results indicate overall moderate adverse categorisation. 24 Hanover Park – Major Adverse categorisation of residual effects still considered appropriate.

		24 Hanover Park: Room uses suggested from external observations only at paragraph 10.206 within the July 2024 ES chapter. Floor plans not available in public domain and no access obtained as is usual practice. 22 Hanover Park: Room uses suggested from external observations only at paragraph 10.214 within the July 2024 ES chapter. Floor plans not available in public domain and no access obtained as is usual practice. 20 Hanover Park: No room uses suggested in ES chapter (relevant paragraphs 10.220-10.228 within the July 2024 ES chapter).		22 Hanover Park - Major Adverse categorisation of residual effects still considered appropriate. 20 Hanover Park - Major Adverse categorisation of residual effects still considered appropriate. It is our professional judgement that the impact assessment complies with the requirements of the EIA Regulations and as such, no further clarification or information 'directly relevant to reaching a reasoned conclusion' is required to be provided.
DSO3	How short-term tenure quoted as providing mitigation was established at 81 Hanover Park.	Information obtained from online searches, including: Case officer report under Southwark planning ref: 10/AP/1240, confirms use of building as 'there are 74 flats which are let as key worker accommodation' – copy provided in Appendix 10.2. 202222/23 Clarion Housing Key Worker Scheme Rents Schedule (Kings College Hospital NHS Foundation Trust) quoting 81 Hanover Park and size of available units. Copy provided in Appendix 10.3.	Not resolved – Further clarification is required. This does not confirm short term use, simply that the building is occupied by key workers such as public sector employees (e.g. teachers, police, NHS etc). In addition, this confirms the existence of 2 and 3 bed dwellings. It is accepted that it is not always possible or necessary to confirm the tenure pattern of affected properties, however in this case we understand this has been put forward as partial mitigation and therefore takes on greater importance. The retained VSC values for a significant number of windows are materially below those agreed with LBS and it is not accepted that sufficient mitigation has been provided in relation to these Major Adverse impacts.	No further evidence found of the 'short term let' status of flats within 81 Hanover Park. Aside from the use of flats within this building, the daylight and sunlight results should be considered in the context of windows currently overlooking a low-rise and partially clear site, which necessitates large proportional changes if the site is to be meaningfully redeveloped. A major adverse categorisation for daylight has been applied based on retained VSC values and it is still considered appropriate. It is our professional judgement that the impact assessment complies with the requirements of the EIA Regulations and as such, no further clarification or information 'directly relevant to reaching a reasoned conclusion' is required to be provided.
DSO4	Confirmation of no SHOG sensitive receptor to the rear of 85 Peckham High St.	Cannot identify 85 Peckham High Street address but assume that the external space in question is the rear of no.86. Peckham High Street. This property is retail at ground floor and has three flats on floors above. There is no evidence of a garden serving the residential uses on the online Southwark planning portal and no site observations of a garden. This space is assumed to be associated with the commercial unit at ground floor. It appears overgrown and unused from online mapping information available. As is usual practice, no access has been obtained to this property, so this is not confirmed by way of a site visit. Based on the information available, it is assumed this is not a garden.	Resolved – No further clarification required. The property in question is 86 Peckham High Street. It is agreed that it is more likely than not that the rear area is associated with the ground floor commercial unit and not the dwellings above.	

<i>Potential Regulation 25 Requests</i>				
DSO5	Disagreement with categorisation of effects as these relate to moderate/ major effects, which means significant effects may have been under-reported in the ES.	For all properties identified, including 18a & 18b Rye Lane, 14-16 Rye Lane, 12-12a Rye Lane, 4 Central Buildings, 98 Peckham High Street, 104 Peckham High Street, 106 Peckham High Street, 108 Peckham High Street, 110 Peckham High Street and 112 Peckham High Street. Overall effect is concluded as minor adverse based upon retained VSC values in excess of the alternative target value of 15%, indicating that sufficient daylight will continue to reach the façade of these buildings in the proposed scenario. An alternative target value of 15% VSC is applied for neighbouring properties to this site as an appropriate benchmark for the urban setting and scale for development. It is accepted practice to consider an alternative, retained daylight value for development within urban settings with existing neighbours in close proximity and a clear and low-rise existing site condition. When alternative target values are considered the BRE recommends that 'VSC is generally recommended as the appropriate parameter to use.' (BRE. Appendix F, para. F7). Whenever alternative targets are adopted it is inevitable that you will get higher proportional reductions in both VSC and NSL, particularly when you develop a low-rise site. Therefore, since NSL does not have a concept of a retained value, it is inevitable that there will be larger NSL reductions and these should be given little weight.	Not resolved – Further clarification is required. It is agreed that the meeting of an alternative target has an influence on categorisation, however taking 14-16 Rye Lane as the worst case example, all potentially affected windows and rooms serving the property would experience a Major Adverse impact. The BRE guidance regarding a Minor Adverse impact is partially satisfied in relation to the Major Adverse effect and therefore we would consider Moderate Adverse to be a more appropriate categorisation on balance.	Categorisation of minor adverse still deemed appropriate in our professional view due to the retained VSC results which has driven the assessment if impacts. As the retained levels of light meet the alternative target that has been agreed by the council, the levels of light are considered appropriate and acceptable for the urban location and therefore the impacts are considered no more than minor adverse. It is our professional judgement that the impact assessment complies with the requirements of the EIA Regulations and as such, no further information 'directly relevant to reaching a reasoned conclusion' (as required by a Regulation 25 request) is required to be provided. It is therefore appropriate to resolve this aspect as a matter of clarification.
Chapter 11: Wind Microclimate				
<i>ES Clarifications Required</i>				
WM1	Given the location of the Site, the list of references in Paragraph 23 in Document 6 should include the City of	This has been added to the references list in the revised ES Addendum: Appendix: Wind Microclimate – Annex 1 for clarity.	Resolved – No further clarification required. The Applicant has added the appropriate reference in the revised ES Addendum.	n/a

	London Wind Microclimate Guidelines.			
WM2	There looks to have been a typographic error when referring to the number of years of processed wind data – please clarify.	The regional climate model uses combined data records from the airports referenced this represents a total of 136 years of data.	Resolved – No further clarification required. The Applicant has clarified that the number of years refers to cumulative data rather than the number of years for each individual airport.	n/a
WM3	Paragraph 11.35 of Document 1 mentions that 148 probe point locations are chosen, yet there are results for 150 different points. This is another potential typographic error – please clarify.	150 Probes were initially installed on the model however due to a design change excluding a balcony and a broke pressure tap only 148 were used for the final analysis. The testing is considered robust.	Resolved – No further clarification required. The Applicant has clarified that 2 of the probes were not used due to design changes from the initial model. The response is considered acceptable.	n/a
WM4	For consistency with presentation of results in Figure 5, include the Scenario number in the caption for Figures 5a-e in addition to using the full textual description of what the scenario corresponds to.	This has been added to the ES Addendum: Appendix: Wind Microclimate – Annex 1.	Resolved – No further clarification required. The Applicant has added the scenario number in the revised ES Addendum. The response is considered acceptable.	n/a
WM5	The demarcation using the colours is a neat way to present the results but cannot be visualised by someone who is colour blind. Is it possible to categorise the different probe points and the associated Comfort and Safety Levels using different marker styles?	This not a requirement of the city of London wind microclimate guidelines and does not form part of the wind engineer's standard assessment.	Resolved – No further clarification required. The Applicant has acknowledged that the original request is not a requirement for the assessment. The response is considered acceptable given that it fulfils the set criteria in the current guidelines.	n/a
WM6	Why is there no presentation of a similar table for Scenario 3 for proposed mitigations, as has been done for Scenarios 2 and 4?	Scenario 3 represents the baseline testing case for the full proposed site configuration without any mitigation either soft or hard landscaping. Scenario 4 would supersede Scenario 3 given it contains on site landscaping. It is therefore not required to define for Scenario 3 initial mitigation or additional mitigation.	Resolved – No further clarification required. The Applicant has clarified and explained that the results from Scenario 4 make the original request for Scenario 3 redundant. This is considered acceptable.	n/a
WM7	Note that there is a referencing error in Paragraph 11.125 of Document 1, and the correct reference should be provided.	This has been addressed in the ES Addendum: Appendix: Wind Microclimate – Annex 1	Resolved – No further clarification required. The Applicant has added the appropriate reference in the revised ES Addendum. The response is considered acceptable.	n/a
<i>Potential Regulation 25 Requests</i>				

WM8	The implementation of balustrades and/or soft landscaping for each Scenario could require a Potential Regulation 25 Request	The CifA's 2021 Principles of Cultural Heritage Impact Assessment was reviewed and considered when undertaking the July 2024 ES Chapter. The reference to the DMRB is considered appropriate, as although it is intended specifically for road schemes, it is published and established guidance which sets out a widely applicable methodology for assessment.	Resolved – No further clarification required. DMRB remains not recommended, but the additional explanation provides sufficient clarification on application of PCHIA.	n/a
Chapter 12: Archaeology				
<i>ES Clarifications Required</i>				
ARCH01	Explanation should be provided that the assessment follows an appropriate, agreed source such as IEMA, IHBC, CifA's 2021 Principles of Cultural Heritage Impact Assessment in the UK and/ or GLA 2023 Planning Practice Note: Heritage Impact Assessments and the Setting of Heritage Assets.	The CifA's 2021 Principles of Cultural Heritage Impact Assessment was reviewed and considered when undertaking the July 2024 ES Chapter. The reference to the DMRB is considered appropriate, as although it is intended specifically for road schemes, it is published and established guidance which sets out a widely applicable methodology for assessment.	Resolved – No further clarification required. DMRB remains not recommended, but the additional explanation provides sufficient clarification on application of PCHIA.	n/a
ARCH02	Confirmation of the full list of sources applied should be provided.	The technical appendix includes reference to all sources consulted and this ES Addendum includes a list of all relevant sources used (Appendix 12.1).	Resolved – No further clarification required.	n/a
ARCH04	Confirmation should be provided that the approach to cumulative assessment has been agreed with the LBS archaeology advisor.	Confirmation of the approach from LBS is not required as the methodology is based upon professional judgement and regularly applied and accepted in other ES Chapters prepared for sites in the LBS. The final list of potential cumulative schemes has been checked, updated and considered within this ES Addendum.	Not resolved – LBS to confirm they are satisfied with the approach. Confirmation that the approach has been agreed with stakeholders helps indicate to readers that good practice has been followed and an appropriate way of considering potential cumulative effects has been put forward. This forms part of the demonstration of reasoned conclusions on likely significant effects. However, if LBS is satisfied that the approach presented is acceptable, no further action is required on this matter.	The ES Chapter was reviewed by LBS' archaeological advisor, who raised no issues concerning this approach. The methodology is based upon professional judgement and regularly applied and accepted in other ES Chapters prepared for sites in the LBS and across London. It is our professional judgement that the impact assessment complies with the requirements of the EIA Regulations and as such, no further clarification or information 'directly relevant to reaching a reasoned conclusion' is required to be provided.
<i>Planning Condition</i>				
ARCH07	To be confirmed under advice from LBS' archaeology adviser.	No direct response provided.	The Applicant has not provided a response. LBS should satisfy themselves that the Applicant has agreed to this condition being applied.	n/a
<i>Potential Regulation 25 Requests</i>				

ARCH03	Further information on the ascription of heritage value should be provided to make conclusions clear – i.e. to explain the link between the assessment of heritage significance and the significance of effect. Application of the differentiation between 'significance' and 'importance', as per IEMA, IHBC, ClfA's 2021 Principles of Cultural Heritage Impact Assessment in the UK, is recommended to help achieve clarity.	Point 60 in the Scoping Opinion states "The aim to differentiate clearly between the two terms is understandable but may prove difficult to achieve in practice. If this does prove to be the case, then a different term for the significance of a buried heritage asset can be adopted and the term 'heritage significance' would be appropriate in reference to this aspect of a receptor." It is considered that the methodology set out and applied in the ES Chapter is proportionate, straightforward and consistent. It has been accepted by LBS Archaeology Advisors previously and as yet there has been no concern expressed by the Advisors as to the transparency of the approach and results, and the use of 'significance' rather than 'importance' thus it is not considered necessary to adopt different terminology.	Resolved – No further clarification required. It remains the case that the use of the term 'significance' as applied in section 10 of the archaeology appendix and section 12.4 onwards of the archaeology chapter could give rise to confusion between the concepts of heritage significance and heritage importance, and this is not addressed further in the response or Addendum. However, adjusting the terminology is unlikely to change the conclusions on significant effects, and further action is therefore not required in this case. This is considered acceptable and does not constitute 'further information' under Regulation 25 of the EIA Regulations. No additional information is required.	n/a
ARCH05	Conclusions on residual effects to archaeology should be amended to remove inappropriate reduction of level of harm ascribed to off-setting measures.	The reasoning behind the 'one step' reduction is clearly explained in paragraphs 12.28 and 12.29 of the July 2024 ES (Chapter 12) and it sets out the general industry understanding of off-setting when archaeological remains would otherwise be removed by development without the opportunity to investigate and record them. It is recognised and understood that the archaeological work to off-set the impacts of a proposed development is itself destructive but it is also recognised within the industry that the appropriate dissemination of the results balances to some degree the loss of the asset within the impacted area. The reduction of the significance of the Environmental Effect is the recognition of this. The removal of this from the consideration of off-setting would potentially result in a disproportionate level of Residual Environmental Effect being applied to any proposed development. The archaeology advisor for LBS has never taken issue with this approach or raised any objection to it.	Not resolved – Further clarification is required. It is not accepted that investigation and recording <i>reduce</i> harm. The harm remains, even if the process and outcomes of it are recorded. The public benefits of the resulting record may be counted as a compensatory measure balancing the residual effect, but do not count towards it. This is made explicit in Historic England guidance, Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2, "the ability to investigate and record a heritage asset is not a factor in deciding whether consent for its destruction should be given." It is noted that the LBS archaeology adviser has further queried the proposed investigation strategy. This appears to be the appropriate channel to resolve this issue, as the strategy provides the opportunity to test the assumptions and conclusions of the DBA, to gain a clearer picture on likely significant effects to archaeology and to agree the mitigation	The response does not attempt to suggest that the investigation, recording and publication made necessary by a proposal reduces the harm to any heritage asset that may be directly affected by that proposal, nor is it intended to persuade the LPA that "consent for its destruction should be given". The conclusions simply present whether the scheme results in any Significant Residual Effects. The ES Chapter has been carried out in accordance with the EIA regulations 2017 (as amended) and as such deals with the effect of the scheme on the environment, in this case buried heritage assets, and its impact to their significance. The Chapter also provides a description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). It also sets out the extent to which significant adverse effects on the environment can be reduced or offset (on the understanding that there has been no embedded mitigation), in the both the construction and operational phases as is outlined in the Schedule 4, paragraph 7, of the EIA Regulations 2017 (as amended). In essence the ES Chapter provides the LPA with a measured, transparent description of the impact of scheme on assets and the resulting environmental effect, so that in line with the NPPF, the LPA can determine the level of Harm (as set out in the NPPF) and thus whether the scheme is acceptable or not.

			strategy. If LBS and the archaeology adviser are satisfied that the approach presented is acceptable and results in no change to conclusions on significant effects to archaeology, no further action is required on this matter.	LUC's comment regarding LBS' query concerning the proposed investigation strategy is noted. However, it should be understood that the above methodology takes into consideration that the results of any agreed investigation/evaluation strategy would help inform an appropriate off-setting programme as set out by LBS' archaeological advisor, which it is anticipated would not materially change the conclusions regarding significant effects to archaeology. It is our professional judgement that the impact assessment complies with the requirements of the EIA Regulations and as such, no further information 'directly relevant to reaching a reasoned conclusion' (as required by a Regulation 25 request) is required to be provided. It is therefore appropriate to resolve this aspect as a matter of clarification.
ARCH06	As a result of the further information requested at ARCH05, changes may be required to the NTS. These should be incorporated into an amended NTS, if found to be required.	No changes to the NTS are required.	Not resolved – Further clarification is required as noted above.	No changes to the NTS are required. It is our professional judgement that the impact assessment complies with the requirements of the EIA Regulations and as such, no further information 'directly relevant to reaching a reasoned conclusion' (as required by a Regulation 25 request) is required to be provided. It is therefore appropriate to resolve this aspect as a matter of clarification.
Chapter 13: Ground Conditions				
<i>ES Clarifications Required</i>				
GC1	Further explanation as to the justification of this selected study area extent is required.	Refer to Paragraph 13.6 below.	Resolved – No further clarification required.	n/a
GC2	Clarification whether consultation with a petroleum licencing officer is to be undertaken.	Refer to Paragraph 13.13 below (LUC	Not resolved – Further clarification is required. We currently disagree with pushing this to the 'detailed design' stage. Consultation with the PLO may produce additional historical and contemporary information on the site which could not be understood from the environmental report alone. Without this, we feel the desk-based baseline is not complete.	This consultation is currently being undertaken and clarification information can be provided should any further baseline information be identified of note. However, it is still concluded that the embedded mitigation measures which would be implemented in a Demolition and Construction Environmental Management Plan (DCEMP) controlled via a condition (Para 13.12 of the July 2024 ES chapter) will ensure that there would be no detrimental or adverse impacts as a result of the decommissioning and demolition of the existing petrol filling station on nearby receptors. It is therefore considered that the result of consultation with the Petroleum Licencing Officer would not change the conclusions of the July 2024 ES Ground Conditions and Land Contamination chapter. It is our professional judgement that the impact assessment complies with the requirements of the EIA Regulations and as such, no further clarification or information 'directly relevant to reaching a reasoned conclusion' is required to be provided.
GC3	Clarification whether the groundwater receptor includes	Refer to Paragraph 13.15 below.	Resolved – No further clarification required.	n/a

	consideration of the Thanet Sands Secondary A aquifer and underlying Chalk Principal aquifer.			
GC4	Revision of UXO potential effects classifications, as a result for demolition and construction works.	Refer to Paragraph 13.19 to 13.22 below	Not resolved – Further clarification is required. We do not accept this statement for UXO: <i>“Should any UXO be identified on-site, then the immediate area surrounding the UXO should be tested for potential leaching and/ or pollution and from here a remediation strategy will be prepared, agreed and employed prior to any further works on-site. It is also recommended that UXO awareness briefings are given to all personnel undertaking any works on-site.” Whilst UXO awareness briefings are part of the requirement, the key risk here is disturbance, explosion and death – which is neither short term or temporary. The addendum leads on to say “any UXO found on site would be removed quickly and poses no long term risk.” Again, this is neither the way to deal with UXOs nor appropriate mitigation.</i>	It is understood that without mitigation measures in place, the risk of UXO impacts on site is considered long-term and permanent. However, A pre-commencement condition is requested by the LPA (GC9) which states that the Applicant should submit a detailed UXO risk assessment together with details of mitigation measures to be employed as part of the proposed development in relation to UXO. A suitably worded pre-commencement condition will be agreed by the applicant. This detailed UXO Risk Assessment will provide detailed mitigation measures where necessary to ensure that any UXO is suitably removed by a qualified professional prior to any works on site to ensure there are no long-term permanent effects as a result of UXO impacts on the receptors. It is our professional judgement that the impact assessment complies with the requirements of the EIA Regulations and as such, no further clarification or information 'directly relevant to reaching a reasoned conclusion' is required to be provided.
GC8	Inclusion of mitigation measures for receptors such as surface water, construction works and nearby residents in Paragraph 13.140.	Refer to Paragraph 13.24 to 13.30 below.	Resolved – No further clarification required.	n/a
GC10	Update to the NTS with respect to clarifications and information detailed within this review.	Based on the responses to clarifications (GC1- GC4 and GC8) above, the NTS does not require updating. The level of detail provided on the proposed mitigation is sufficient for the purposes of the NTS, and the likely significant effects remain unchanged.	Resolved – No further clarification required.	n/a
<i>Potential Regulation 25 Requests</i>				
GC5	No combined effects have been considered for Ground Conditions and Contamination in Chapter 15 or elsewhere is the ES.	Refer to Paragraph 13.38 to 13.40 below.	Resolved – No further clarification required.	n/a
<i>Planning Conditions</i>				
GC6	Pre-commencement: The Applicant shall submit to the	No direct response provided.	The Applicant has not provided a response. LBS should satisfy	n/a

	LBS approval the following documents; • A site investigation report detailing the design, implementation and undertaking of an intrusive ground investigation and subsequent assessment of ground conditions and land quality in accordance with best practice in contaminated land assessment (BS10175/ CIRIA 552 etc.). • A detailed DCEMP that identifies the potential risks to human health and the wider environment posed by the proposed construction works, and the series of measures to be implemented by the developer to suitably mitigate these risks. An Asbestos refurbishment / demolition survey in line with CAR 2012.		themselves that the Applicant has agreed to this condition being applied.	
GC7	Pre-commencement: The Applicant shall submit to the LBS approval the following documents; A remediation/ risk management strategy detailing how the risks identified following completion of the Site investigation report are to be addressed during the redevelopment of the Site. This report should include a verification plan detailing how the proposed works will be monitored and validated.	No direct response provided.	The Applicant has not provided a response. LBS should satisfy themselves that the Applicant has agreed to this condition being applied.	n/a
GC9	Pre-commencement: The Applicant shall submit to LBS a Detailed UXO Risk Assessment together with details of mitigation measures to be employed as part of the proposed development in relation to UXO.	No direct response provided.	The Applicant has not provided a response. LBS should satisfy themselves that the Applicant has agreed to this condition being applied.	n/a

Chapter 14: Climate Change and Greenhouse Gases				
ES Clarifications Required				
CC1	Clarification is sought as to whether the regional or sub-regional scale existing conditions have been considered as part of the climate change adaptation and resilience assessment.	Although it is not explicitly stated in the chapter, where relevant to an aspect of the climate change adaptation and resilience assessment, the existing conditions are considered on a regional (i.e.London) scale. In relation to the In-Combination Climate Change Impacts, as these are qualitative in nature, these assessments are based more on trends against the (national level) historic baseline and the projected future scenario for the region	Resolved – No further clarification required.	n/a
CC2	Key assumptions from the WLC assessment should be included in the methodology section of the chapter	The key assumptions made during the preparation of the Whole Life Cycle Carbon Emissions Assessment (WLCA) ¹ have been included in Table 14.2 of the Climate Change and Greenhouse Gases ES Addendum Chapter.	Resolved – No further clarification required. Table 14.2 presents the key assumptions made during the preparation of the Whole Life Cycle Carbon Emissions Assessment (WLCA). This is acceptable	n/a
CC3	The NTS may need updating with respect to the additional clarifications as detailed within this review.	Based on the responses to clarifications (CC1 and CC2) above, the NTS does not require updating. The level of detail provided is sufficient for the purposes of the NTS, and the likely significant effects remain unchanged.	Resolved – No further clarification required.	n/a
Heritage, Townscape, and Visual Assessment (HTIVA)				
ES Clarifications Required				
TVIA01	Paragraphs 2.75 and 2.76, detailed criteria are not presented for assessing susceptibility, value, sensitivity or magnitude of change in line with Scoping Opinion TVIA9 and these should be provided	Paragraphs 2.75 and 2.76 within the July 2024 HTVIA provide examples of how the professional judgement of assessor may be applied in light of the previous paragraphs 2.67-2.74. All of these paragraphs should be read together. In addition, and for further clarity, four tables setting out these criteria, as requested, are appended, namely: • 2024 Townscape and Visual Magnitude of Change Criteria • 2024 Townscape and Visual Sensitivity Matrix • 2024 Townscape and Visual Susceptibility Criteria 2024 Townscape and Visual Value Criteria"	Resolved – No further clarification required. The tables appended provide an appropriate level of detail which is acceptable.	n/a
TVIA03	It is not clear at what year of operation the AVR images show, particularly relevant for those near-distance views where the proposed landscape	The AVRs show the Proposed Development in operation after all phases of it have been built and the landscaping scheme is in place. The Proposed Development is expected to be fully complete and operational in Q4 2034 and the first occupation will	Resolved – No further clarification required.	n/a

	interventions are visible. This should be clarified.	occur in 2029. The AVRs therefore depict a year after 2034 when the landscaping is expected to be mature, as illustrated in the AVRs.		
TVIA05	The TVIA describes the characteristics of each TCA and concludes on the overall sensitivity to change. However, it is not clear what the individual ratings are for value and susceptibility, and this should be clarified with reference to the methodology.	See the four appended tables which set out the criteria for value and susceptibility and how they have been combined to come to conclusions about sensitivity in each case. Decisions on the criteria related to individual receptors have been made on the basis of professional judgement as described in the methodology.	Resolved – No further clarification required.	n/a
TVIA07	However, it is not clear how the sensitivities of local communities/residents have been treated for several views, with a low sensitivity assigned to some views (e.g. View 14, 15, 18, 20, 22, 23, 25, 29, 34 and 36) and this should be clarified.	Decisions on sensitivity of views were undertaken in accordance with the methodology (see paras 2.67 – 2.77 in particular). Para 2.68 notes that sensitivity of the townscape or view is dependent on the importance, value and quality of the townscape or view; and the susceptibility to change of the receptor (this includes, for views, the nature and expectation of the viewer). Para. 2.74 acknowledges that the assessment of sensitivity is a matter of professional judgement, and that a number of factors are likely to be relevant to each individual receptor, such that the assessment of sensitivity will be different in every case. The sensitivities of local communities/residents are considered, therefore, in a narrative way in each view and are inherent in the assessment. Views 14 and 15: The sensitivity of these views was considered to be low on the basis that their Value could be considered low to medium, and their Susceptibility to change to buildings in the location and to the height of the Proposed development was likely to be low; see 2024 Townscape and Visual Sensitivity Matrix. There only reasonable alternative would be a medium sensitivity, but this would still lead to a Minor (i.e. non-significant) effect at most because the Magnitude of Change would remain very small owing to occlusion by trees even in winter conditions. View 18: The sensitivity of this view was considered to be low overall on the basis that its Value could be considered low to medium, and its Susceptibility to change to buildings in the location and to the height of the Proposed development likely to be low; see 2024 Townscape and Visual Sensitivity Matrix. This assessment took into account that the 20 storey tower at Witcombe Point can already be seen further in the distance, beyond a modern school building, indicating	Resolved – No further clarification required. The Applicant's response seems to judge susceptibility of the visual receptor on the <i>"Susceptibility to change to buildings in the location and to the height of the Proposed development"</i> rather than the occupation or activity of the viewer and hence the importance the person would place on the view (in accordance with the tables presented within Appendix 1 of the Addendum). Paragraph 2.73 of the original HTVIA stated, in relation to visual receptor susceptibility, that <i>"... people in their street of residence are likely to have a higher sensitivity..."</i>. TVIA07 was related to the transparency of sensitivity judgements, however the conclusions regarding the overall significance of effects seem reasonable (notwithstanding comments made in paragraph 18.36 of the ES Review – i.e. questioning the beneficial or neutral direction of effect in certain views: e.g. where the Proposed Development would impact views towards a local landmark or where it would result in the loss of positive features/characteristic of a view, such as in View 9, 30, 31, 32, 33, 36 and 37).	n/a

		that residents would already be aware of the urban presence of Peckham town centre. View 20: The sensitivity of this view was considered to be low on the basis that its Value could be considered low overall, and its Susceptibility to change to buildings in the location and to the height of the Proposed development likely to be low or medium; see 2024 Townscape and Visual Sensitivity Matrix. This assessment took into account the low compositional value of the view. Were the view to be considered of a medium sensitivity, this would still lead to a Minor (i.e. non-significant) effect at most because the Magnitude of Change would remain very small owing to occlusion by trees even in winter conditions. View 22: The sensitivity of this view was considered to be low on the basis that its Value could be considered low, and its Susceptibility to change to buildings in the location and to the height of the Proposed development also likely to be low; see 2024 Townscape and Visual Sensitivity Matrix. This assessment took into account the low compositional value of the view. View 23: The sensitivity of this view was considered to be low on the basis that its Value could be considered low, and its Susceptibility to change to buildings in the location and to the height of the Proposed development also likely to be low; see 2024 Townscape and Visual Sensitivity Matrix. This assessment took into account the low compositional value of the view and the existing visibility of background buildings indicating that residents would already be aware of the urban presence of Peckham town centre. View 25: The sensitivity of this view was considered to be low on the basis that its Value could be considered low overall, and its Susceptibility to change to buildings in the location and to the height of the Proposed development likely to be low or medium; see 2024 Townscape and Visual Sensitivity Matrix. Were the view to be considered of a medium sensitivity (and the view does have some compositional value), this would still lead to a Minor (i.e. non-significant) effect in EIA terms (see Table 2.4 in July 2024 HTVIA). View 29: The sensitivity of this view was considered to be low on the basis that its Value could be considered low, and its Susceptibility to change to buildings in the		
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		location and to the height of the Proposed development could be considered low or medium; see 2024 Townscape and Visual Sensitivity Matrix. This assessment took into account the low compositional value of the view. View 34: The sensitivity of this view was considered to be low on the basis that its Value could be considered low, and its Susceptibility to change to buildings in the location and to the height of the Proposed development also likely to be low; see 2024 Townscape and Visual Sensitivity Matrix. This assessment took into account the low compositional value of the view. View 36: The sensitivity of this view was considered to be low on the basis that its Value could be considered low, and its Susceptibility to change to buildings in the location and to the height of the Proposed development likely to be medium; see 2024 Townscape and Visual Sensitivity Matrix. This led to significant effect in EIA terms because of the large magnitude of change. Were the view to be considered of a medium sensitivity, this would also lead to a significant effect in EIA terms (see Table 2.4 in July 2024 HTVIA).		
<i>Potential Regulation 25 Requests</i>				
BH01	Amended figure(s) should be provided to clearly illustrate the ZTV extent and the assets scoped into assessment.		Not resolved – Further clarification is required. No figure appears to show how the ZTV overlaps with heritage assets. Paragraphs 2.23 to 2.25 of the methodology set out the process to be followed, but the evidence of its application and results is not presented. As such, the reasoning behind decisions of inclusion or exclusion from detailed assessment, and therefore the identification of potential significant effects, is not set out clearly.	Please refer to Appendix 1 of this March 2025 Response document. It is our professional judgement that the impact assessment complies with the requirements of the EIA Regulations and as such, no further information 'directly relevant to reaching a reasoned conclusion on the likely significant effects of the development' (as required by a Regulation 25 request) is required to be provided. It is therefore appropriate to resolve this aspect as a matter of clarification.
BH02	The conclusions on heritage, and townscape and visual, should be summarised separately for clarity in the NTS.		Resolved – No further clarification required. The conclusions on heritage and townscape and visual are split out in the NTS Addendum. This is considered to be 'further information' under Regulation 25 of the EIA Regulations. This will be advertised/consulted upon by LBS as required.	n/a

TVIA02	It is not clear what the magnitude of change is for individual receptors, which should be provided in line with Scoping Opinion response TVIA8.	<i>"The magnitude of change for all receptors is provided within the narrative assessment in HTVIA chapters 7, 8 and 9 and within the tables at chapter 11 Conclusion. The significance of effect from each receptor has been determined by considering the sensitivity of the affected heritage, townscape or visual receptor, and the magnitude of change acting on that resource/receptor. Clear justification for how sensitivity and magnitude are combined to determine overall effects have been included in the HTVIA, see chapter paras. 2.33, 2.39, and 2.41, alongside table 2.3 for heritage assessment; and chapter 2 paras. 2.67, 2.78 and 2.80, alongside table 2.4 for townscape and visual impact assessment."</i>	Not resolved – Further clarification is required. This point was related specifically to townscape and visual effects during the demolition and construction phase as set out within Chapter 10. The applicant should confirm what phase of the proposed development (i.e. construction and demolition, or operational) the magnitude of change ratings presented within Tables 11.1, 11.2 and 11.3 of the 2024 ES apply to.	Please refer to Appendix 1 of this March 2025 Response document. It is our professional judgement that no further information 'directly relevant to reaching a reasoned conclusion on the likely significant effects of the development' (as required by a Regulation 25 request) is required to be provided. It is therefore appropriate to resolve this aspect as a matter of clarification.
TVIA04	No assessment is made considering the loss/ retention of trees within the site in line with Scoping Opinion response TVIA2 and this should be provided. The TVIA does not refer to an Arboriculture Impact Assessment or Tree Survey. If this has been produced and submitted with the planning application, it should be referred to in order to assist with an assessment of effect on trees.	<i>"Reference to trees and the tree strategy of the Proposed Development is made proportionately and where relevant, for example at paras. 6.52-6.53 of the HTVIA. It is not considered that the role of the tree strategy is significant in the context of the heritage, townscape and visual effects of the scheme as a whole, but reference is made to the role of the tree strategy individually where relevant (e.g. View 8).</i>	Not resolved – Further clarification is required. No assessment is made of the trees as landscape/townscape features/elements in their own right. This should be provided as requested in Scoping Opinion response TVIA2 and in line with GLVIA3. Reference should be made to any TPOs etc and the Arboricultural Impact Assessment (AIA).	Please refer to Appendix 1 of this March 2025 Response document. It is our professional judgement that no further information 'directly relevant to reaching a reasoned conclusion on the likely significant effects of the development' (as required by a Regulation 25 request) is required to be provided. It is therefore appropriate to resolve this aspect as a matter of clarification.
TVIA06	Townscape assessment does not provide a narrative to justify the magnitude of change ratings with reference to the methodology. This should be provided with reference to the methodology.	<i>"See paragraphs 8.44 to 8.49 for an overall summary of TCA conclusions.</i> The applicant also provides further clarification for each TCA.	Resolved – No further clarification required. This is considered to be 'further information' under Regulation 25 of the EIA Regulations. This will be advertised/ consulted upon by LBS as required.	n/a

Appendix 1: TTC Response to Draft FRR Reference Codes BH01, TVIA02 and TVIA04



THE AYLESHAM CENTRE, PECKHAM

RESPONSES TO LONDON BOROUGH OF
SOUTHWARK'S 'REVIEW OF ENVIRONMENTAL
STATEMENT FOR AYLESHAM CENTRE, PECKHAM
– DRAFT FINAL REVIEW REPORT' (MARCH 2025)

March 2025

PROJECT DATA



TITLE
The Aylesham Centre, Peckham

CLIENT
Berkley Homes (Capital) PLC

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This report is compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.
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INTRODUCTION



1.1. This report responds to the London Borough of Southwark’s ‘Review of Environmental Statement for Aylesham Centre, Peckham – Draft Final Review Report’, issued by LUC in March 2025.

1.2. The intention of this report is to provide further clarification on three issues identified as ‘UNRESOLVED’ in Table 19.1 ‘Assessment of Submitted Regulation 25/Clarification Information’, namely those identified by LUC in relation to the July 2024 ES Volume 2 Heritage, Townscape and Visual Impact Assessment (July 2024 ES Volume 2 HTVIA). The codes provided in the table are BH01, TVIA02 and TVIA04.

1.3. The following sections provide the further clarification requested.

ZTV

RESPONSE TO BH01



1.4. With regard to BH01, Land Use Consultants (LUC) state: “Amended figure(s) should be provided to clearly illustrate the ZTV extent and the assets scoped into the assessment”.

1.5. The following figures include an overlay between the ZTV of the scheme (as submitted) and the heritage mapping provided at p.40 (Fig. 7.1), p.41 (Fig. 7.2), p. 42 (Fig. 7.3) of the July 2024 ES Volume 2 HTVIA, to address the clarification.

1.6. It should be noted that the extent of the ZTV (produced in London 3D modelling software Vu City) is itself shown on page 197 of the July 2024 ES Volume 2 HTVIA (Figure A3.1) and there is also an overlay of the townscape views on the ZTV at p. 68 (p. 91).

1.7. The Townscape Consultancy, the authors of the July 2024 ES Volume 2 HTVIA, left the ZTV and the heritage mapping disaggregated in the July 2024 ES Volume 2 HTVIA, with no overlaying, because it was considered interpolation between the ZTV and heritage mapping was appropriate and relatively easy, and that overlaying all maps together could be difficult to read owing to the number of heritage assets involved.

1.8. While we consider that the ZTV provided in the July 2024 ES Volume 2 HTVIA was sufficient to identify the heritage assets potentially affected by Proposed Development (alongside other tools including desk top-assessment and research, Vu City imagery, site visits and the production of Accurate Visual Representations (AVRs) themselves), and thereafter make a proportionate assessment of likely effects, we have sought to undertake an overlaying of maps to provide the clarification.

MAP UPDATE - CONSERVATION AREAS

RESPONSE TO BH01

Conservation Areas

1. Rye Lane Peckham Conservation Area
2. Peckham Hill Street Conservation Area
3. Holly Grove Conservation Area
4. Caroline Gardens Conservation Area
5. Nunhead Green Conservation Area
6. Kentish Drovers and Bird in Bush Conservation area
7. Camberwell Grove Conservation Area
8. Sceaux Gardens Conservation Area

Legend

- Site
- Conservation Area



Figure 1.1 Conservation Area map with ZTV overlaid. Approximate Site boundary marked in red for indicative purposes only. Ordnance Survey Licence Number 100022432.

MAP UPDATE - LISTED BUILDINGS

RESPONSE TO BH01

Legend

- Site
- Grade II
- Locally Listed Building



Figure 1.2 Listed Building map with ZTV overlaid. Approximate Site boundary marked in red for indicative purposes only. Ordnance Survey Licence Number 100022432.

MAP UPDATE - PECKHAM TOWNSCAPE HERITAGE INITIATIVE BUILDINGS

RESPONSE TO BH01

Legend

- Site
- Peckham Townscape Heritage Initiative Buildings



Figure 1.3 Peckham Townscape Heritage Initiative Buildings map with ZTV overlaid. Approximate Site boundary marked in red for indicative purposes only. Ordnance Survey Licence Number 100022432.

DEMOLITION & CONSTRUCTION EFFECTS

RESPONSE TO TVIA02



1.9. With regard to TVIA 02, LUC state: “In regard to townscape and visual effects during the demolition and construction phase, these are set out separately within Chapter 10 with a summary included within Tables 11.2 and 11.3 of Chapter 11. However, it is not clear what the magnitude of change is for individual receptors, which should be provided in line with Scoping Opinion response TVIA8”.

1.10. In table 19.1 LUC clarify further that their point is related specifically to townscape and visual effects during the demolition and construction phase, and that the applicant should confirm what phase of the proposed development (i.e. construction and demolition, or operational) the magnitude of change ratings presented within Tables 11.1, 11.2 and 11.3 of the July 2024 ES Volume 2 HTVIA apply to.

RESPONSE

1.11. In Chapter 10 of the July 2024 ES Volume 2 HTVIA demolition and construction effects are considered in narrative manner, and while references to magnitude of change are made, it is accepted that consideration of magnitude of change in respect of all individual townscape and visual receptors is not transparently made either in Chapter 10 or in the tables in Chapter 11.

1.12. To provide the clarity requested on townscape and visual receptors during construction and demolition, amended versions of 11.2 Townscape Effects Table, and 11.3 Visual Effects table are included here. Please note that we have not repeated all the information in the tables in the July 2024 ES Volume 2 HTVIA in full but, rather have included only columns related to demolition and construction effects, for simplicity and transparency. We have explicitly added a column showing the magnitude of change for each townscape and heritage receptor (in blue text) to provide the clarification information requested by LUC.

1.13. It is confirmed in relation to LUC’s question above, that in the submitted July 2024 ES Volume 2 HTVIA the magnitude of change ratings related to the Proposed Development in operation. The magnitude of change ratings below, in tables 11.1, 11.2 and 11.3 of the July 2024 ES Volume 2 HTVIA, relate to the townscape and visual effects of the Proposed development during the peak period of demolition and construction. This information does not alter the residual effects or conclusions previously presented within the July 2024 ES Volume 2 HTVIA.

1.14. Table 11.2 Townscape Effects Table (Demolition and Construction only)

Name	Sensitivity	Magnitude of change (during demolition and contruction - peak period)	Significance of effect and nature of effect (demolition and construction)	Significant/not significant (demolition and construction)
TCA A - central Peckham, retail, civic and leisure	Medium	Large	Moderate to major, adverse	Significant
TCA B - historic residential Peckham	High	Small	Minor to moderate, adverse	Not significant
TCA C - central Peckham housing, east of Site	Low	Medium	Minor, adverse	Not significant
TCA D - central Peckham housing, north of Site	Medium	Small	Minor, adverse	Not significant
TCA E - terraced streets, north of Queen's Road	Medium	Very small	Negligible to minor, adverse	Not significant

1.15. Table 11.3 Visual Effects Table (Demolition and Construction only)

Name	Sensitivity	Magnitude of Change (during demolition and construction - peak period)	Significance of effect and nature of effect (demolition and construction)	Significant/not significant (demolition and construction)
View 1 - One Tree Hill, Honour Oak Park	High	Medium	Moderate to major, adverse	Significant
View 2 - Nunhead Cemetery	High	No change	No effect	No effect
View 3 - Peckham Rye Park	Medium	No change	No effect	No effect
View 4 - Peckham Hill Street	Medium	Large	Moderate to major, adverse	Significant
View 5 - Peckham Hill Street opposite Mountview Academy	Medium	Large	Moderate to major, adverse	Significant
View 6 - Peckham High Street, opposite Rye Lane junction	Medium	Medium	Moderate, adverse	Significant
View 7 - Peckham High Street, west of junction with Peckham Hill Street	Medium	Small	Minor, adverse	Not significant
View 8 - Rye Lane / Hanover Park	Medium	Medium	Moderate, adverse	Significant
View 9 - Rye Lane / Highshore Road	Medium	Medium	Moderate, adverse	Significant
View 10 - Peckham High Street (north side, at Melon Road)	Medium	Large	Moderate to major, adverse	Significant
View 11 - Peckham High Street (south side, close to Bellenden Road)	Medium	Medium	Moderate, adverse	Significant
View 12a - Peckham High Street (south side, west of Summer Road)	Medium	Medium	Moderate, adverse	Significant
View 12b - Peckham High Street (south side, at Collyer Place/Persepolis Cafe)	Medium	Medium	Moderate, adverse	Significant
View 13 - Peckham Road (north side, opposite Walmer Castle Court)	Low	Small	Minor, adverse	Not Significant

View 14 - Surrey Canal Walk, from Hill Street bridge	Low	Very small	Negligible, adverse	Not Significant
View 15 - Surrey Canal Walk, from Commercial Way bridge	Low	Very small	Negligible, adverse	Not Significant
View 16 - Surrey Canal Walk, near Lisford Street	Medium	Medium	Moderate, adverse	Significant
View 17 - Peckham Square	Medium	Large	Moderate to major, adverse	Significant
View 18 - Lyndhurst Square	Low	Small	Minor, adverse	Not significant
View 19 - Highshore Road	Medium	Medium	Moderate, adverse	Significant
View 20 - Holly Grove	Low	Very small	Negligible, adverse	Not Significant
View 21 - Grove Park	Medium	Very small	Negligible to minor, adverse	Not significant
View 22 - Consort Road	Low	Medium	Minor, adverse	Not significant
View 23 - Cossall Park	Low	Medium	Minor, adverse	Not significant
View 24 - Queen's Road, opposite Wood's Road	Low	Very small	Negligible, adverse	Not significant
View 25 - Meeting House Lane, Kincaid Road	Low	Small	Minor, adverse	Not significant
View 26 - Friary Road / Fenham Road	Medium	Very small	Negligible to minor, adverse	Not significant
View 27 - Peckham High Street, outside Police Station	Low	Large	Minor to Moderate, adverse	Not significant
View 28 - Peckham High Street, junction with Marmot Street	Low	Large	Minor to moderate, adverse	Not significant
View 29 - Clayton Road, looking along Hanover Park	Low	Large	Minor to moderate, adverse	Significant
View 30 - Peckham Levels - viewing platform	Medium	Large	Moderate to major, adverse	Significant
View 31 - Peckham Levels - centre	Medium	Large	Moderate to major, adverse	Significant
View 32 - Bussey Building - west	Medium	Large	Moderate to major, adverse	Significant
View 33 - Bussey Building - east	Medium	Large	Moderate to major, adverse	Significant
View 34 - Copeland Road / Brayards Road	Low	Small	Minor, adverse	Not significant
View 35 - Peckham High Street, outside M. Manze	Medium	Medium	Moderate, adverse	Significant
View 36 - Cerise Road	Low	Large	Minor to moderate, adverse	Not significant
View 37 - Peckham High Street (north side, opposite bus station)	Very low	Large	Negligible to minor, adverse	Not significant

TREE ASSESSMENT

RESPONSE TO TVIA04

1.16. With regard to TVIA04, LUC state:“Reference is in made in Chapter 5 to the scattered trees within the site and on the site boundary as landscape/townscape elements. It is noted that Paragraph 6.52 refers to “some trees being retained” but it is not clear which. However, no subsequent assessment is made considering their loss/retention in line with Scoping Opinion response TVIA2 and this should be provided” and “The HTVIA does not refer to an Arboricultural Impact Assessment or Tree Survey. If this has been produced and submitted with the planning application, it should be referred to in order to assist with an assessment of effect on trees”. Table 19.1 of the LUC response, with reference to the assessment of trees within the July 2024 ES Volume 2 HTVIA, also states: “No assessment is made of the trees as landscape/townscape features/ elements in their own right. This should be provided as requested in Scoping Opinion response TVIA2 and in line with GLVIA3. Reference should be made to any TOPs etc and the Arboricultural Impact Assessment (AIA).”

1.17. It is recognised that, as the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA 3) advises, trees can be sensitive receptors within the landscape or townscape. This updated verification analysis carefully considers their role in the urban environment of Peckham, and the implications of removal or retention alongside the heritage, townscape and visual effects of the built elements of the Proposed Development. The loss, retention and addition of trees was also described within the submitted Arboricultural Report and further mapped within the DAS submitted alongside the July 2024 ES Volume 2 HTVIA.



Figure 1.4 Plan showing tree strategy, including TPO trees retained and removed.

RESPONSE

1.18. This section presents a description of the existing trees’ role in the townscape, their contribution to the existing Site and their sensitivities, followed by an overview of the landscaping plans for the Site and how any modifications to, or removal of the existing trees, and insertion of new trees (including those with TPOs) within the Site boundary will impact upon surrounding heritage, townscape and visual receptors. This should be read alongside Chapter 6 of the architect’s DAS which accompanied the submission, the DAS Addendum, the Arboricultural Impact Assessment, as well as the July 2024 ES Volume 2 HTVIA and its corresponding December 2024 ES Addendum Volume 2 HTVIA. Placed alongside are a selection of images that help to illustrate the Site’s character and qualities with a focus on the trees. The information gathered presents the baseline conditions against which the heritage, townscape and visual assessments were originally made, following the methodology presented within Chapter 2 of the July 2024 ES Volume 2 HTVIA. This review provides clarification as requested under TVIA04.

LANDSCAPING OVERVIEW

EXISTING BASELINE

1.19. As Chapter 6 within the DAS, written by landscape architect Gillespies states; “The southern boundary [of the Site] includes a row of existing trees under a Tree Protection Order (TPO) which create a desirable green buffer to the road and residential dwellings beyond. There is also a large cluster of existing trees to the north-east corner of the site (not subject to TPO). Other than the existing trees there is no other green space on site.”

1.20. Otherwise, the Site’s boundaries are hard and quite impenetrable, with minimal greening or trees visible except for those two clusters along Hanover Park (with the TPOs) and to the north east of the Site near the bus station. Gillespies comment further that “pedestrian links into the site are unfriendly and unwelcoming due to the dominance of vehicles, as well as narrow pavements.”

1.21. In townscape terms the existing trees along Hanover Park have a role in softening the harder edges of the Site, and screening views of vehicles parked in the existing car park on the south side of the Site. The trees are set behind a modern brick wall topped with railings, which means it is principally their canopies that are appreciated from outside the Site in the public realm. Being deciduous trees there is a seasonable difference between the level of softening and screening provided on the southern edge of the Site, with summer trees in leaf providing greater levels of screening and softening of the urban edge, although winter trees still perform some of this function.

1.22. Reference to the historic maps and aerial photography in Chapter 4.0 on the submitted July 2024 ES Volume 2 HTVIA shows that, while prior to the 19thC there were trees associated with the Site, by 1875 a defined built edge had been established on the north side of Hanover Park (the south side of the Site). A gap within the built frontage, with landscaping within it, remained towards the west end of Hanover Park, however, close to where the existing trees are today (July 2024 ES Volume 2 HTVIA Fig. 4.2). This landscaped gap had been built over by 1916 (July 2024 ES Volume 2 HTVIA Fig. 4.9) meaning that a full street frontage was defined on Hanover Park up to the current Site boundary, and it is assumed no trees remained at this point. This condition remained, as OS mapping illustrates until at least the 1970s (July 2024 ES Volume 2 HTVIA Fig. 4.23). The current trees (including those with TPOs) are understood to date from the re-opening of the Site for the car parking use associated with the 1980s Aylesham Shopping Centre redevelopment (July 2024 ES Volume 2 HTVIA Fig. 4.29). In summary the existing trees have no material historical connection with the configuration of the Site, or the layout of Hanover Park, despite their current townscape and visual value in softening the edge of the car park.

1.23. The existing trees are captured in the existing photography in Chapter 9.0 of the July 2024 ES Volume 2 HTVIA, views 8 (looking east on Hanover Park from Rye Lane) and 29 (looking west along Hanover Park from Clayton Road). Hanover Park is heavily treed to both sides of the road, which creates a contrast to the harder built edges of the Site in the surrounding townscape.



Figure 1.5 Existing View 8 - Junction of Hanover Park (including trees with TPOs).



Figure 1.7 Existing View 37 -Peckham High Street (north side of 135). (No trees with TPOs).



Figure 1.6 Existing View 29 -Clayton Road, looking along Hanover Park.

1.24. The smaller group of existing trees to the north-east corner of the site (not subject to TPO), is captured in July 2024 ES Volume 2 HTVIA view 37 (looking south from Peckham High Street). In this view they have a minor townscape role softening the transition between the open hard landscaping of the bus station and the supermarket car park beyond. Other individual or small groups of trees within the boundary of the Site are not considered material within our heritage, townscape and visual impact assessment.

1.25. The Arboriculture report, produced by Ground Control, also states that the trees are mostly contemporary and associated with the centre's construction in the late 1980's. Their report states that the trees “contribute to the local townscape” but weigh this up against their varied quality with “size and vigour influenced by ground conditions and available soil volume; and historical management.”

1.26. The report goes on to conclude that the removal of 26 trees and stumps throughout the Site will “have an impact on the local streetscape”, it explains that their removal “offers an opportunity to replace predominantly low quality trees with high quality suitable climate-resilient species to provide the recognised benefits of large mature trees in an urban environment for future generations.” Further information on the assessed trees being retained and removed within the TPO (ref. 509) can be found within their ‘Appendix 1: Tree Survey Schedule’.



Figure 1.8 Proposed trees on Site - Taken from Chapter 6 of the DAS.

PROPOSED DEVELOPMENT

1.27. As Chapter 6 within the DAS, written by Gillespies states; "A total of 350 new trees are proposed to be planted inside the planning boundary along with over 5,500 sqm of green roof planting." The 'green links' through the Site form distinct character areas within the masterplan, and from Hanover Park create greened permeable edge conditions to the southern boundary. These stretch north between buildings C, F, H, J and N and contain existing trees with TPO's at Hanover Park and a high concentration of new additional tree planting further north.

1.28. As the landscape plans show (see Fig. 1.8), retention of existing trees on Hanover Park where possible and the addition of further trees on the southern edge of the Site here will retain an appropriate green buffer to the road, maintaining the set back from the road where those trees are found, but also allowing for the introduction of well-designed new buildings which meet the street edge and provide an improved enclosure onto Hanover Park, as was the case for over 100 years between c1875 and c1985.

1.29. As clarified by Gillespies; "Category 'U' trees across the site are being removed and replaced with new tree planting. According to the arboricultural survey, most of the trees on site are category C, with some category B trees to the north and east of the site. There are no category A trees on site. Seven category B trees and 24 category C trees are to be removed and replaced with new trees." See pg.9 of the Arboricultural Impact Assessment report (document reference: AC21) by Ground Control for further information on the trees' categorisations and their definitions.

1.30. The tree strategy would retain and strengthen those areas of existing planting to the boundaries of the Site that contribute from a townscape and visual impact perspective and create a robust planting proposal for the masterplan by providing curated tree planting within each character area, both along the internal routes and open spaces throughout the Site. While these newly created internal routes and spaces are not shown in the Accurate Visual Representations (AVRs) within Chapter 9.0 of the July 2024 ES Volume 2 HTVIA, it is considered that the landscaping scheme illustrated in the DAS would contribute to beneficial townscape and visual effects within the Proposed Development itself.

1.31. The principal visible planted elements to the Site boundary however, and those impacting the views of the Proposed Development from the agreed viewpoint locations in the July 2024 ES Volume 2 HTVIA, will be the street trees along Hanover Park retained and newly planted between the Site boundary and set back Buildings H and J. In addition, those planted at podium and roof levels, although not shown within the AVRs, will only serve to soften the roofline and further add to the Site's greening.

1.32. TTC's review of views 8 and 29, is that the addition of further tree planting alongside those retained trees and the new Hanover Park buildings, represents a beneficial addition to the public realm within the Townscape Character Area (TCA) and creates a more permeable and 'friendly' edge to the Proposed Development. The set back positioning of buildings H and J allows for a deeper area of planting, further softening the streetscape at eye level and contributing beneficial visual effects in views 8 and 29 in Chapter 9.0.

1.33. View 8 demonstrates how the addition of the built edge of buildings F, J, H, N and Q (looking west to east out of the Rye Lane, Peckham Conservation Area) allows for sufficient retention of a treed edge along Hanover Park, despite the loss of some existing trees, to maintain the character of the road and further strengthen the streetscape on its north side. The Moderate, Beneficial finding of the July 2024 ES Volume 2 HTVIA in Chapter 9.0, in respect of the visual effect in this view, would remain.

1.34. View 29 demonstrates how the addition of the built edge of buildings Q, N, H, J and F (looking east to east to west towards the Rye Lane, Peckham Conservation Area in the distant background) also allows for sufficient retention of a treed edge along Hanover Park, despite the loss of some existing trees, to soften the ground floor experience. The Minor to Moderate, Beneficial finding of the July 2024 ES Volume 2 HTVIA in Chapter 9.0, in respect of the visual effect in this view, would remain.

1.35. View 37 demonstrates how the addition of the built edge to the bus station, provided by building L, would lead to the removal of some of the existing trees in this location. They are replaced, however, with a building with large arches at its ground level which respond to the scale of the space to the north. Some trees remain in the view to the left, while additional trees become visible in the background (between Building L and its neighbour to the east, Building P). The Negligible- Minor, Beneficial finding of the July 2024 ES Volume 2 HTVIA in Chapter 9.0, in respect of the visual effect in this view, would remain.



Figure 1.9 Proposed View 8 - Junction of Hanover Park.



Figure 1.11 Proposed View 29 -Clayton Road, looking along Hanover Park.



Figure 1.10 Proposed View 37 -Peckham High Street (north side of 135).

CONCLUSIONS ON EFFECTS ON HERITAGE, TOWNSCAPE AND VISUAL RECEPTORS

1.36. The existing trees contribute positively to the treed streetscape to the north of Hanover Park (July 2024 ES Volume 2 HTVIA views 8 and 29), while those found to the north east of the Site have a minimal effect on buffering the Site visually from its surroundings (view 37). Six of those trees that are of a higher quality and healthy, as identified with TPOs and mainly clustered to the southern boundary to Hannover Park are retained with new trees added in order to maintain the visual buffer between the edge of the road and Buildings H and J, maintaining the treed nature of the road and the softening of the newly built street edge.

1.37. The partial retention of existing trees and addition of new trees within the Site boundary will have a beneficial effect in terms of townscape receptors, namely on the Townscape Character Area within which the Site is located (Townscape Character Area A - central Peckham, retail, civic and leisure). In terms of effects on heritage receptors, the only heritage assets potentially affected is the Rye Lane, Peckham, Conservation Area, by way of a marginal change in its setting to the east by way of the changes proposed to the trees (and the addition of buildings) on Hanover Park. There is not considered to be any additional effect on the heritage receptor owing to the changes to the trees, over and above the assessment carried out in the July 2024 ES Volume 2 HTVIA. In terms of effects on visual receptors, the experience of people experiencing views owing to the Proposed Development, and the role of the trees in it, will remain beneficial as set out above.

1.38. No additional significant environmental effects were identified through the verification analysis undertaken to prepare this clarification for TVIA4.

