July 2024

The Aylesham Centre, Peckham

Environmental Impact Assessment

Environmental Statement Volume 1: Main Report

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Berkeley

Designed for life

Aylesham Centre

Environmental Impact Assessment

Volume 1: Environmental Statement Main Report

Prepared for:
Berkeley Homes (Capital) Plc.

Date:
July 2024

Chapter 1: Introduction

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INTRODUCTION

1.1 This Environmental Statement ('ES') has been prepared on behalf of Berkeley Homes (Capital) Plc (hereinafter referred to as the 'Applicant') in accordance with the statutory procedures set out in the Town and Country Planning ('Environmental Impact Assessment) Regulations 2017, as amended[1] ('the EIA Regulations').

1.2 The Applicant is seeking full (detailed) planning permission for the proposed redevelopment of an area of land shown in the planning application redline boundary in Figure 1.1 (hereinafter referred to as 'the site'), which predominately comprises the Aylesham Centre, in Peckham. The site covers 2.7 hectares (ha) and falls within the administrative boundary of the London Borough of Southwark ('LBS').

1.3 Figure 1.2 shows the location of the site in the context of the surrounding area.

1.4 The Applicant is seeking permission for the following works (hereafter referred to as the 'Proposed Development'):

"Demolition of existing buildings and phased redevelopment to provide a replacement supermarket and associated service yard and car parking (Use Class E(a)); flexible retail, leisure (including drinking establishment), and commercial accommodation (Use Class E / Sui Generis); dwellings (use Class C3); landscaping and associated works."

1.5 A detailed description of the Proposed Development is presented within **ES Volume 1, Chapter 4: The Proposed Development.** Further details of the demolition and construction works are presented in **ES Volume 1, Chapter 5: Demolition and Construction**.

1.6 Environmental Impact Assessment ('EIA') is a process carried out which examines available environmental information to ensure that the likely significant environmental and socio-economic effects of certain projects are identified and assessed before a decision is taken on whether a project is granted planning permission. This process allows environmental issues to be identified at an early stage and projects can then be designed to avoid or minimise adverse environmental effects, and where required, appropriate mitigation and monitoring can be implemented.

1.7 Given the scale and nature of the Proposed Development, the Proposed Development has the potential to give rise to significant effects on the environment and constitutes 'EIA Development' under the EIA Regulations. The Applicant has therefore undertaken an EIA for the Proposed Development, which has been reported upon within this ES.

1.8 In accordance with the EIA Regulations (see section '*The Legislative Requirements for an EIA*' section of this ES chapter), this ES describes the likely significant effects of the Proposed Development during the demolition and construction works, and on subsequent completion and operation/occupation. The ES is designed to inform readers of the nature of the scheme proposed, the likely significant environmental and socio-economic effects and the measures proposed to protect the environment.

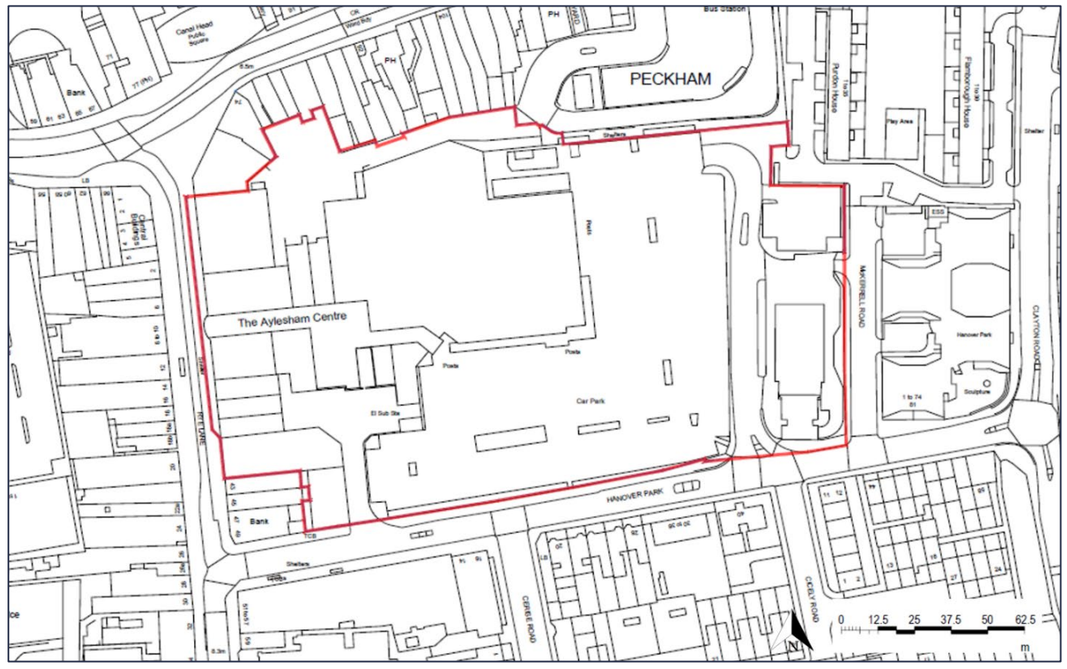
SITE INFORMATION

Site Location

1.9 The site is located within Peckham Town Centre and is centred at National Grid Reference: Easting 534245, Northing 176638. The site is bordered by:

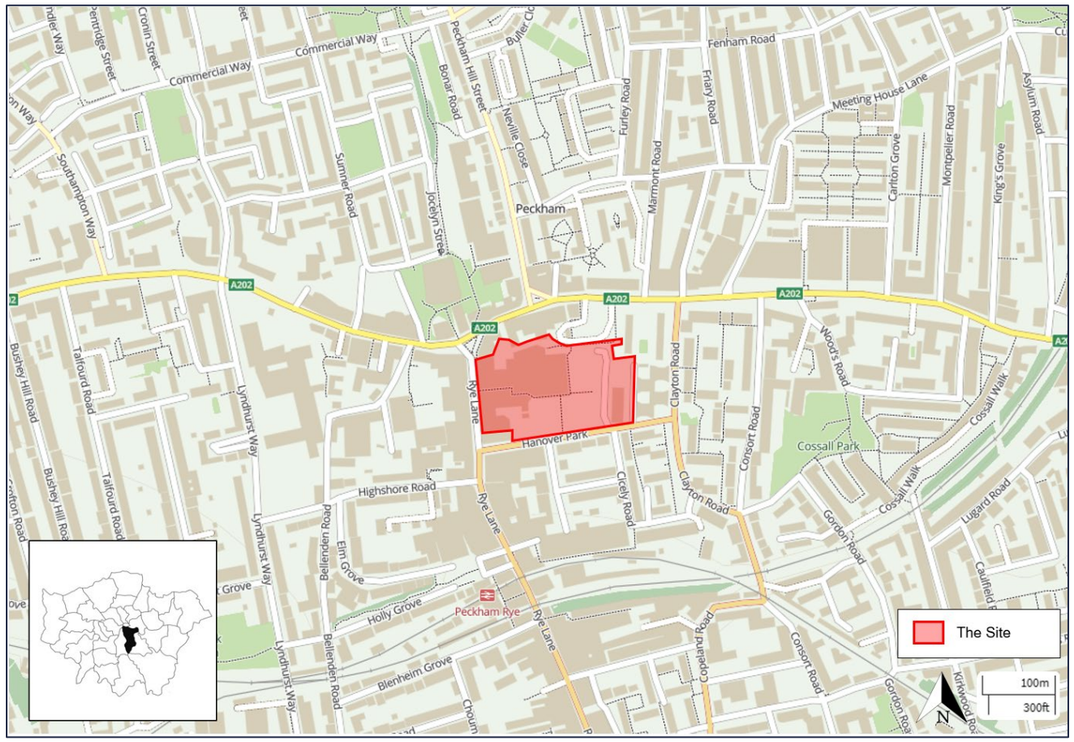
- Peckham Bus Station and several retail / residential units facing Peckham High Street to the north;
- Rye Lane, beyond which lies retail / residential units and Lidl Supermarket and associated carpark to the west;
- Hanover Park, beyond which lies low-rise residential and commercial units, as well as Rye Lane Baptist Church, to the south; and
- Mckerrell Road, beyond which lies multiple 6-storey residential blocks and then Clayton Road, to the east.

Figure 1.1 Planning Application Redline Boundary



[1] *His Majesty's Stationary Office (HMSO) 2017. The Town and Country Planning ('Environmental Impact Assessment) Regulations 2017 (as amended)*

Figure 1.2 Site Location



Site Description

1.10 The site currently accommodates the Aylesham Centre alongside an associated surface car park, service yard and petrol filling station. The Aylesham Centre comprises retail units fronting on to Rye Lane with additional retail units within a covered mall, including a Morrison supermarket. There is an existing basement which is located in the western areas of the site, underneath the Morrison supermarket and retail units along Rye Lane. A view of the existing site is provided in Figure 1.3.

1.11 The car park on the site provides 353 spaces and is accessed via Hanover Park, with pedestrian access predominantly through the shopping centre entrance on Rye Lane, or via Hanover Park and Peckham Bus Station. Existing servicing to the shopping centre is from the road located to the north of the site, accessed from the bus station, or via a servicing yard directly off Hanover Park, to the south of the site.

1.12 The site forms part of the LBS's Site Allocation NSP74: Aylesham Centre and Peckham Bus Station; allocated within the Southwark Plan[2] for the provision of a residential-led mixed use development. The Southwark Plan sets out the requirement for the provision of at least 850 new homes, including a mix of private and affordable tenures, and reprovision of at least the existing amount of commercial floorspace currently on the site and of the supermarket use.

1.13 The site is also located within the Peckham Area Vision, which provides a strategic vison for the future of Peckham, and within Peckham Major Town Centre, as designated in Policy P35 Town and Local Centres of the Southwark Plan.

1.14 Further detail on the existing baseline context is presented within **ES Volume 1, Chapter 3: Alternatives and Design Evolution**.

[2] *London Borough of Southwark (2022); The Southwark Plan 2019-2036; Adopted February 2022.*

PLANNING HISTORY

1.15 The site has been subject to a number of previous planning applications, however, given their scale and nature (e.g. minor applications relating to individual shop units), they are not relevant to this EIA and have not been considered further.

1.16 In 2020, an EIA Scoping Opinion Request was submitted by Tiger Developments to LBS (20/AO/0749) for a scheme which comprised *'Demolition of existing shopping centre building and bus standing area and construction of approximately 7 new buildings up to circa 20 storeys plus basements across the site, approximately 850 - 1,000 new residential dwellings in 85,000sqm of residential floorspace, approximately 12,000sqm of non-residential flexible floorspace including a replacement Morrisons supermarket, public and private amenity spaces, pedestrian and vehicular routes, replacement and expanded bus stand with associated bus driver/operator welfare facilities, replacement bus stops and partial replacement of existing retail car parking at basement level.'*

1.17 An EIA Scoping Opinion was issued by LBS on 16th July 2020; however, no subsequent planning application was submitted. The site was subsequently sold by Tiger Developments to the Applicant in 2021. Following acquisition of the site, the scheme has undergone extensive design evolution based on consultation by the Applicant with LBS and the local community. Further detail on the evolution of the scheme is provided in **ES Volume 1, Chapter 3: Alternatives and Design Evolution**).

Figure 1.3 Aerial View of Current Site Condition

1. Aylesham Centre
2. Morrisons Supermarket
3. Car Park
4. Petrol Filling Station
5. Service Yard

THE LEGISLATIVE REQUIREMENTS FOR AN EIA

1.18 Planning applications for development/works that require an EIA, in accordance with the EIA Regulations are termed 'EIA Applications'. Development that requires an EIA under the EIA Regulations is defined as 'EIA Development'.

1.19 The requirement for an EIA is based on the likelihood of significant environmental effects arising from a development project; and it is either mandatory or conditional depending on the classification of the development project. EIA applications are divided into Schedule 1 and Schedule 2 applications under the EIA Regulations.

1.20 Schedule 1 developments constitute those that are likely to have significant effects on the environment, such as major chemical or petrochemical projects and construction of ground or air transport infrastructure, and for which EIA is mandatory. For all other development projects which fall under Schedule 2, the need for an EIA is determined based on set criteria as follows:

- It is within one of the classes of development stated in Schedule 2; AND
- EITHER it exceeds the applicable threshold criteria for that class of development in Schedule 2; OR it is to be carried out in part or all of a 'sensitive area[3]'; AND
- It is likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

1.21 The EIA Regulations Schedule 2 Part 10(b), states that for "*urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas*", the thresholds which determine the need for a development to be screened for the potential for environmental effects comprise:

- "(i) the development includes more than 1 hectare of urban development which is not dwelling / house development; OR
- (ii) the development includes more than 150 dwellings; OR
- (iii) the overall area of the development exceeds 5 hectares".

1.22 Based on the above, as the Proposed Development includes more than 150 dwellings and there is also the potential for likely significant environmental effects, given the size and scale of the Proposed Development, it constitutes 'EIA Development' under the EIA Regulations.

1.23 As such, the Applicant has undertaken an EIA and the results of this are presented in this ES (**Volumes 1, 2 and 3**) and summarised in the **ES Non-Technical Summary**) which has been submitted as part of the planning application.

Location of Information within the ES

1.24 Regulation 18(3) of the EIA Regulations requires that an ES includes the information set out in Schedule 4 that is reasonably required to assess the environmental effects of the Proposed Development and which the Applicant can, having regard to current knowledge and methods of assessment, reasonably be required to compile.

1.25 Regulation 18(3) of the EIA Regulations defines that an '*an environmental statement is a statement which includes at least*:

- *'a description of the proposed development comprising information on the site, design, size and other relevant features of the development;*
- *a description of the likely significant effects of the proposed development on the environment;*
- *a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;*
- *a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;*
- *a non-technical summary of the information referred to in sub-paragraphs (a) to (d); and*
- *any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected'.*

1.26 The information required under Paragraph 1 of Schedule 4 of the EIA Regulations and its location within this ES is presented in a 'wayfinding' document included in **ES Volume 3, Appendix: Introduction – Annex 1.**

Competent Experts and Relevant Experience

1.27 Regulation 18(5) of the EIA Regulations require that to ensure the completeness and quality of the ES: *'(a) the developer must ensure that the environmental statement is prepared by competent experts'* and '*(b) the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts*' to ensure the completeness and quality of the ES. The EIA has been carried out by Trium Environmental Consulting LLP ('Trium') supported by several technical specialists. In accordance with this requirement, the following statement is provided:

"Trium is an environmental consultancy specialising in regeneration and property development projects in the United Kingdom (UK), with a specific focus in London. Trium's Partners and Employees have extensive experience in managing the environmental issues and impacts surrounding large scale, high profile urban regeneration development projects. The Partners and Employees of Trium have, over the course of their careers to date (including with former employers), project directed, managed or contributed to over 500 EIAs within the commercial, retail, residential, leisure, cultural, infrastructure and industrial sectors. They have particular expertise in London based development projects."

1.28 A summary of credentials of Trium and the technical specialists who have led and authored the technical assessments that comprise the ES are presented within **ES Volume 3, Appendix: Introduction – Annex 2**.

ENVIRONMENTAL STATEMENT STRUCTURE

1.29 This volume (**ES Volume 1**) is the main body of the ES and is divided into a number of background and technical chapters supported with figures and tabular information for clarity of reading. A complete set of appendices are provided for reference and are contained within **ES Volume 3**, including a Glossary of Terms and Abbreviations (refer to **ES Volume 3, Appendix: Introduction – Annex 3**). These comprise background data, tables, figures and surveys (refer to **ES Volume 1, Chapter 2: EIA Methodology** of this ES for further details).

Environmental Statement

1.30 This ES comprises three volumes:

- **ES Volume 1: Main Report** – a document which forms the main body of the ES and which comprises the following chapters:
  - Chapter 1: Introduction;
  - Chapter 2: EIA Methodology;
  - Chapter 3: Alternatives and Design Evolution;
  - Chapter 4: The Proposed Development;

[3] *The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (amended), 2(1) "sensitive area"*

- Chapter 5: Demolition and Construction;
- Chapter 6: Socio-Economics;
- Chapter 7: Traffic and Transport;
- Chapter 8: Air Quality;
- Chapter 9: Noise and Vibration;
- Chapter 10: Daylight, Sunlight, and Overshadowing;
- Chapter 11: Wind Microclimate;
- Chapter 12: Archaeology;
- Chapter 13: Ground Conditions and Land Contamination;
- Chapter 14: Climate Change and Greenhouse Gases;
- Chapter 15: Effect Interactions;
- Chapter 16: Likely Significant Effects and Conclusions; and
- Chapter 17: Environmental Management, Mitigation and Monitoring Schedule.

- **ES Volume 2: Heritage, Townscape and Visual Impact Assessment (HTVIA) -** a separate heritage, townscape and visual impact assessment document that is accompanied by a full set of views and verified images;
- **ES Volume 3: Technical Appendices** – comprises background data and information, including technical reports, tables, figures and surveys. The following appendices are included:
  - Appendix: Introduction:
    - Annex 1: Location of Information within the ES
    - Annex 2: Statement of Competence
    - Annex 3: Glossary of Terms and Abbreviations
  - Appendix: EIA Methodology:
    - Annex 1: EIA Scoping Report
    - Annex 2: EIA Scoping Opinion
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Non-Technical Summary

1.31 A Non-Technical Summary ('NTS') document has been prepared and comprises part of the ES, as required by the EIA Regulations. The NTS is a document that is submitted to support the planning application which provides a concise summary of the ES written in non-technical language. The NTS presents a description of the Proposed Development, the design evolution of the Proposed Development, the residual likely significant environmental and socio-economic effects of the Proposed Development both in isolation and cumulatively with relevant surrounding schemes, and any identified mitigation measures.

ES AVAILABILITY AND COMMENTS

1.32 The ES is available for viewing on the London Borough of Southwark's Planning Portal by using the following link: https://planning.southwark.gov.uk/online-applications/

1.33 Comments on the planning application should be issued to the London Borough of Southwark via the online planning portal (as linked above) or can be posted to the following address:

London Borough of Southwark

Southwark Council

160 Tooley Street

London

SE1 2QH

1.34 Electronic copies of the ES and NTS are available free of charge and can be provided via a downloadable file provided by email. Printed copies of the ES (**Volumes 1, 2 and 3**) would incur a printing and postage charge. For further details please contact hello@triumenv.co.uk with reference in email header of "Environmental Statement Request – Aylesham Centre" or Tel: +44 (0) 203 887 7118.