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**Directorate of Regeneration,  
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The Woolwich Centre, 5th  
Floor  
35 Wellington Street  
London, SE18 6HQ

**20/0362/EIA**

06 March 2020

**DECISION NOTICE  
(SCOPING OPINION) Environmental Impact Assessment**

Dear Sir/Madam,

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

**Site:** ARMOURER'S COURT, WOOLWICH CROSSRAIL STATION SITE,  
ARSENAL WAY, WOOLWICH, SE18  
**Applicant:** Greg Smith TFL Property Development  
**Proposal:** Scoping Opinion under Regulation 15 of the Town and Country Planning (EIA) Regulations 2017 for a mixed use development comprising up to approximately 515 residential units and approximately 1000sqm non-residential floor space (Use Classes A1-A4, B1, D1 and D2) in a series of buildings up to 26 storeys plus plant surrounding a central landscaped podium with associated car parking, access, servicing and landscaping.

The Royal Borough of Greenwich as Local Planning Authority hereby determines the development described above and referred to in your application received on the 28 January 2020 contains relevant topics to be included in the environmental statement in support of the proposed planning application subject to the following additional matters set out in this notice.

Under regulation 19 the Local Planning Authority shall not be precluded from requiring additional information in connection with any environmental statement in connection with an application for planning permission for the same development as was referred to in this scoping opinion.

A copy of this opinion has been sent to the Secretary of State and consultation bodies in accordance with the regulation.

## **SCHEDULE OF ADDITIONAL MATTERS TO BE INCLUDED**

Application Reference: 20/0362/EIA

At: ARMOURER'S COURT, WOOLWICH CROSSRAIL STATION SITE,  
ARSENAL WAY, WOOLWICH, SE18

### **Informatives**

The Applicant is advised that the Environmental Statement will form part of the planning application relating to the proposed documents, and as such the planning application cannot be validated until the Council is in receipt of the Environmental Statement.

It is recommended that the Environmental Statement reflects the additional matters as set out in the Review of the EIA Scoping Report (Prepared by LUC) dated 21.02.2020, attached as Appendix 1 of the Officer's Report.

Comments received from consultees outside of the EIA Scoping Opinion should be taken into consideration as part of the main application. The consultation responses received as part of your Scoping Opinion request are summarised below. Full copies of these comments are available upon request.

- RBG Waste Services – note that a Waste Management Strategy Report will be submitted with any future planning application.
- RBG Housing Strategy – note terms set out in scoping report acceptable to address requirements for delivery of affordable housing.
- RBG Public Health – welcome submission of Health Impact Assessment with future planning application. Recommend liaison with CCG to understand implications the development may have on the local population with respect to access to health care.
- RBG Education – note the scale and location of the proposed development is likely to impact on the demand for school places in the north of the borough, where pressure on school places is expected in the medium to long term.
- Metropolitan Police Crime Prevention Officer – comments relating to design and layout, including lighting, surveillance, access and access control, signage and anti-social behaviour received.
- Southern Gas Network – refer to website for location of gas pipes and utilities.
- Network Rail – note development is within close proximity to Network Rail's infrastructure, we therefore seek railway trip generation information for any increase/decrease in rail trips made at Woolwich Arsenal as a result of the proposal (specifically how many people from the development are expected to use the railway, particularly at peak travel times) either within the EIA or Transport Assessment to understand how the proposed development will interact with Network Rail.

- TfL – comment as below:
  - A full Healthy Streets Transport Assessment (TA) is required in support of the submission of this application. Guidance on how to prepare the TA can be found on the following website: <https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/transport-assessments>. As part of the Healthy Streets TA, TfL expects to see an Active Travel Zone (ATZ) assessment to be undertaken.
  - A robust trip generation assessment for all land uses should be included within the TA. For public transport modes, trips should be split by mode, line and direction.
  - The new London Plan has gone through the examination in public (EiP) process, with the Mayor publishing an intend to publish version of the plan in December 2019. This Plan now has significant weight in planning terms. There is a possibility that the new London Plan will be adopted prior to the submission of a full planning application for this site. The applicant should therefore ensure that their scheme is fully compliant with policies contained within the latest version of this Plan.
  - The document references the provision a Car Parking Management Plan as part of the proposed submission. This reference should be amended to read 'Parking Design and Management Plan'.
  - The Site constitutes OSD and is situated above the Woolwich Crossrail Station. As identified in Policy D13 of the intend to publish London Plan, the responsibility for mitigating impacts from existing noise and other nuisance-generating activities or uses is placed on new developments. The applicant will therefore need to consider its proximity to the existing railway station as part of this assessment and identify any necessary.
  - It is understood that the proposed development will include 20 disabled persons parking spaces. This level of provision complies with intend to publish London Plan policy T6.1 for the proposed quantum of residential dwellings. Two standard spaces will also be provided and will be allocated for the Crossrail station maintenance team. In line with intend to publish London Plan policy, sufficient justification should be provided for operational parking.
- Environment Agency - advise the scope of the proposed EIA is acceptable in principle in that it outlines key issues of concern, water quality, drainage and land contamination with respect to the underlying geology and site setting. Request that the interconnection between drainage design, building foundations and potential water quality impacts are fully outlined and

scoped into the assessment to ensure overlapping issues are properly understood in design, and constraints for the development and topics are not addressed in isolation.

- Natural England – note proposal does not appear to affect any nationally designated geological or ecological sites (Ramsar, SPA, SAC, SSSI, NNR) or landscapes (National Parks, AONBs, Heritage Coasts, National Trails), or have significant impacts on the protection of soils (particularly of sites over 20ha of best or most versatile land), nor is the development for a mineral or waste site of over 5ha.
- Port of London Authority – consider the use of the River Thames through the supply chain must form a consideration of the Construction Logistics Plan (CLP) and the Construction Environmental Management Plan (CEMP) to be submitted with any future planning application.

Historic England GLAAS - conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest and recommend scoping out archaeology.

The applicant is advised that any further comments received from relevant consultees will be provided for your consideration and inclusion in any future Environmental Statement or other relevant document for a planning application.

Yours faithfully

A handwritten signature in black ink, appearing to read 'V. Leigh', with a stylized flourish at the end.

Assistant Director