INTRODUCTION

The London Borough of Greenwich has submitted a full planning application for the development and refurbishment of the land and buildings at 341 Shooters Hill, Welling, Greenwich (the site).

This document is the non-technical summary (NTS) of the findings of the Environmental Statement (ES) that accompanies the planning application.

THE SITE

The site covers an area of 2.587 hectares (ha) comprising 1.4 ha of grazing and 1.187 ha of development and is located within the Shooters Hill ward in the London Borough of Greenwich. The location of the site is shown on Figure NTS1.

The site was first developed in c.1869; prior to which it had largely remained part of an area of woodland. The present Woodland Farm House was constructed in 1886. The site has undergone a number of changes in development including an earlier house plus numerous changes in the location of buildings.

The site currently comprises of car parking, residential accommodation (Woodlands Farm House), an office and ancillary accommodation, various out buildings, cultivated areas and two small fields, one of which is let for grazing donkeys.

THE PROPOSED REDEVELOPMENT

The description of the proposed development as it appears on the planning application is as follows:

‘Formation of new equestrian centre including:

- Refurbishment of former ‘farmhouse’ to provide a tack room, reception and offices, kitchen, canteen and seminar rooms and staff accommodation;
- Erection of arenas (indoor and outdoor), a horse walker, a therapy centre, stabling including feed room/rug room with attached yard office, hay and straw barns, tractor and 4 x 4 vehicle garage, laboratory and three classroom block, farrier and treatment area, external washdown area and muckheap enclosure;
- Formation of associated areas for parking and access and provision of new landscaping; and
- Formation of a horse crossing to Oxleas Woods’

NTS7 The proposed development is shown in Figure NTS2.

NTS8 The construction period of the proposed development is due to last 9 months between November 2011 and July 2012 with completion in August 2012.

THE NEED FOR THE REDEVELOPMENT

NTS9 The London Borough of Greenwich is one of the five host Boroughs for the London 2012 Olympic and Paralympic Games. The borough will host nine events across three venues, including the Modern Pentathlon and Equestrian events, which will be hosted at Greenwich Park.

NTS10 Due to the historic and environmentally important nature of Greenwich Park, its Equestrian event facilities will be temporary in nature and will be removed after the event. However, the Council is committed to achieving a lasting legacy from the Games, benefiting residents from all backgrounds and across a number of areas, including employment, health, training and social inclusion.

NTS11 The potential to create an accessible Equestrian Centre which could provide both a physical sporting and educational legacy from the 2012 Games (providing new sporting, community access, learning and employment opportunities) has therefore been identified.

ENVIRONMENTAL IMPACT ASSESSMENT

NTS12 Under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended) an Environmental Impact Assessment (EIA) is required for a development of the scale and nature proposed. EIA is a process for ensuring that the likely significant effects of a new development on its
surrounding environment are fully described and taken into account before that development is allowed to proceed.

NTS13 The scope of the EIA was determined through consultation with the London Borough of Greenwich and a number of other consultees (e.g. Natural England and the Environment Agency) and the findings of the EIA are presented in the Environmental Statement (ES).

NTS14 The general approach to assessing environmental impacts is to consider the current conditions on and around the site for each environmental issue and then to compare these with the predicted conditions during the construction and post-construction phases of the development taking into account local, national and international standards, policies or guidelines of relevance to the proposals.

NTS15 In order to assess the potential impacts of the redevelopment and refurbishment of the land and buildings at 341 Shooters Hill on the environment, the sensitivity of existing resources is considered in conjunction with the scale (or magnitude) of the predicted impacts in order to establish the significance of the predicted changes. The significance of impacts are described as being either neutral, minor, moderate or major. Impacts can be adverse or beneficial.

NTS16 The following sections set out the findings of the EIA process. The order in which the sections appear matches the order in which they are considered within the ES.

**ALTERNATIVES CONSIDERED**

NTS17 A requirement of the EIA Regulations is that an ES should include an outline of the main alternatives studies by the applicant or appellant and an indication of the main reasons for their choice taking into account the environmental effects.

NTS18 A number of alternative sites were considered by London Borough of Greenwich at the feasibility stage including the abattoir site located to the north of the application site boundary. The abattoir site was not chosen due to the fact that it has a smaller parcel of land for grazing has the potential to be contaminated due to its former use and lies directly adjacent to an area of ancient woodland.

NTS19 Once the site had been chosen a number of alternative layouts were considered. The finalised scheme was chosen because it offers a number of environmental
improvements over the alternative layout options including: less intensive development within Metropolitan Open Land (MOL); lower landscape townscape and visual impact; less habitat requiring removal (including trees) and less traffic generation.

KEY ENVIRONMENTAL EFFECTS OF THE REDEVELOPMENT

NTS20 The following sections provide a summary of the key environmental effects of the scheme during the construction and post-construction (operational) phases. These are considered in the order in which they appear in the ES. Reference should be made to Volume 1 of the ES for a thorough consideration of impacts.

NTS21 Construction works will be undertaken in accordance with an agreed Construction Environmental Management Plan (CEMP) aimed at reducing the environmental effects of the scheme during the construction phase as far as practicable (i.e. in line with best practice guidance etc.). The CEMP will be submitted prior to the start on construction works and can be secured by way of a suitably worded planning condition.

NTS22 Post-construction effects have been minimised as far as practicable through an iterative design process whereby potential constraints have been identified early in the overall design process and taken into account in the development of the scheme.

TRANSPORTATION (VOLUME 1, CHAPTER 5)

NTS23 Existing conditions have been established through the use of traffic counts on Shooters Hill Road. Impacts have been predicted based on the recorded number of trips to developments of a similar size and nature (TRICS database).

NTS24 During the construction phase it is predicted that up to 25 Heavy Goods vehicle (HGV) trips will be required per week to import and export materials from the site. This number of trips represents less than 0.5% of the daily traffic flow along Shooters Hill Road and no roads or junctions in the vicinity of the site will be operating beyond their design capacity. Impacts are therefore considered to be 'neutral' significance.

NTS25 Upon completion in 2012 the development is predicted to result in approximately 107 additional vehicle movements on a typical weekday (0.5% increase) and 152 additional movements on a weekend day (0.9% increase). This is within the daily
variation in traffic along Shooters Hill Road and will not result in roads or junctions operating above their design capacity. Impacts are therefore considered to be 'neutral' significance.

NTS26 A Travel Plan has been submitted alongside the application which aims to reduce the number of journeys required to the site by private car.

NOISE AND VIBRATION (VOLUME 1, CHAPTER 6)

NTS27 Existing conditions have been established through noise surveys within the site boundary.

NTS28 Noise and vibration during static construction works is considered to be an short term adverse impact of 'minor' significance. Impacts will be mitigated through the use of best practice techniques on site and through the limitation of working hours to between 08:00 and 18:00 Mondays to Fridays and between 09:00 and 14:00 on Saturdays. Noise from construction traffic is considered to be an impact of 'minor' significance.

NTS29 During the post-construction phase it is predicted that the increase in noise associated with road traffic and fixed plant will be imperceptible over existing conditions (< 3 dB(A)) and this is considered to be an impact of 'neutral' significance.

AIR QUALITY (VOLUME 1, CHAPTER 7)

NTS30 Background air quality in the vicinity of the site has been established through reference to local monitoring stations and the focus of the assessment has been on nitrogen dioxide and particulate matter.

NTS31 Construction dust will be minimised as a result of the implementation of 'best practice' techniques during construction. Adverse impacts are therefore considered to be short-term and of 'minor' significance.

NTS32 Emissions during the operational stage of the proposed development in terms of services and heating of buildings are not expected to be significant and have not therefore been assessed in any detail within this assessment. Emissions from post-construction traffic are considered to be of 'neutral' significance as the development is predicted to result in very low volumes of additional traffic as discussed previously.
LANDSCAPE, TOWNSCAPE AND VISUAL (VOLUME 1, CHAPTER 8)

NTS33 Existing conditions have been established by walkover surveys of the site and the local area to establish key viewpoints and landscape and townscape character areas. A total of seven key viewpoints and six character areas were identified. Impacts have been assessed through knowledge of the proposed construction works and the layout: height, massing and design of the proposed blocks.

NTS34 Construction works will inevitably affect the visual amenity of the local area due to the use of site hoardings, plant and machinery and cranes etc. Adverse impacts are considered to vary between *neutral* and *moderate* significance during the nine month construction period.

NTS35 Impacts on views from chosen locations and landscape and townscape character after redevelopment will vary between *neutral* significance and *minor* adverse significance. Landscape planting comprising native species of trees and plants is proposed to mitigate the visual impacts of the development.

SOIL CONDITIONS, GROUNDWATER AND CONTAMINATION (VOLUME 1, CHAPTER 9)

NTS36 Existing conditions on the site have been established through an intrusive site investigation and through reference to publicly available data. The results of the testing have shown no elevated concentrations of contaminants across the site areas investigated.

NTS37 During construction works, the use of appropriate Health and Safety practices and the use of personal protective equipment will effectively mitigate the potential risks of workers coming into contact with contamination. An unexploded ordnance risk assessment will also be carried out prior to construction to ensure that risks are suitably mitigated. Impacts on construction workers are therefore considered to be of *neutral* significance.

NTS38 Impacts on end users are considered to be of *neutral* significance as any *hotspots* of contamination found on the site will be remediated to *suitable for use* standards.
NTS39 Impacts to surface waters and groundwater are considered to be impacts of *neutral* significance during both construction and post-construction phases as the site does not lie in close proximity to any surface watercourses and overlies a Non-aquifer (London Clay).

**WATER RESOURCES AND FLOOD RISK (VOLUME 1, CHAPTER 10)**

NTS40 Baseline conditions have been established through reference to publicly available data (e.g. Environment Agency floodplain maps) and sewer records obtained from Thames Water.

NTS41 Construction works have the potential to result in increased sediment run-off into drainage systems and accidental spillages of fuels and oils. Potential impacts will be mitigated through the use of best practice measures contained within the CEMP. Impacts are therefore considered to be of *neutral* significance.

NTS42 The application site is located within an area of low flood risk (Flood Zone 1). The closest extent of extreme flooding, where there is a 1 in 1000 (0.1%) or greater chance of flooding occurring each year, is located over 1 km from the application site where the level is at least 30 metres lower than proposed site levels.

NTS43 Post-construction surface water will be managed through sustainable drainage devices (SuDS) which allow water to enter the ground as would occur on a Greenfield site. Drainage from car parking areas which has the potential to contain contaminants will pass through petrol interceptors prior to discharge. Foul water will be connected to the existing main running along Shooters Hill Road. Impacts are considered to be of *neutral* significance.

**ECOLOGY (VOLUME 1, CHAPTER 11)**

NTS44 Existing conditions of the site have been established through a range of site surveys (e.g. habitat surveys, bat surveys, reptile surveys) and through reference to publicly available data and protected species records.

NTS45 Construction works will result in the permanent loss of 0.90 hectares and temporary loss of 0.40 hectares of habitats within the site boundary. This will be mitigated through the creation of new habitats (e.g. a sedum green roof), the installation of ecological features (e.g. bird and bat boxes, stag beetle log piles) and long-term
management of retained habitats to maximise biodiversity. Impacts are considered to be adverse and of *minor* significance.

NTS46 The Equestrian Skills Centre will also result in an increase in the use of the Oxleas Woodland for horse riding with relatively low level horse use between March and July. Impacts are considered to be adverse long-term and of *neutral – minor* significance and will be mitigated by using specific routes within the woodland and monitoring the level of horse use. The results of the monitoring will be used to inform future management of the woodland.

**ARCHAEOLOGY (VOLUME 1, CHAPTER 12)**

NTS47 Baseline conditions have been established through a desk-based archaeological assessment and through reference to publicly available data.

NTS48 The site is not known to contain any archaeological deposits although the southern portion of the site does lie within an Area of High Archaeological Potential. It is proposed that archaeological trial trenching is undertaken prior to construction works which will mitigate the potential impacts on hitherto unknown deposits. This approach will reduce the significance of potential impacts from *minor – moderate* to *neutral – minor*.

NTS49 No Listed Buildings or Conservation Areas will be directly impacted as a result of the proposed development. No will the settings of such features will not be affected during the post-construction phase. Impacts are therefore considered to be of *neutral* significance.

**SOCIO-ECONOMIC EFFECTS (VOLUME 1, CHAPTER 13)**

NTS50 Existing conditions were established through a desk-based assessment of publicly available sources including Census data and information provided by the Office of National Statistics and the British Equestrian Federation.

NTS51 During construction the development has the potential to create up to 63 jobs over a period of approximately 9 months. Given the relatively high levels of unemployment within the London Borough of Greenwich (10.5%) this is considered to be a short-term beneficial impact of *minor* significance.
Once complete, the development is anticipated to generate 10 full time jobs (administrators, lecturers etc.) and five part-time jobs. In addition, the development is also likely to generate an additional 5 indirect jobs as a result of additional goods and services demand. Impacts are considered to be long term, beneficial and of minor – moderate significance.

The development would also result in greater participation in equestrian activities with an estimated 600 – 1000 unique visitors (on school visits, training days etc.) using the facility per year. This is considered to be a long term beneficial impact of minor – moderate significance.

**CLIMATE CHANGE: ADAPTATION AND MITIGATION (VOLUME 1, CHAPTER 14)**

Despite the intensification of land uses on the site, the proposed development is predicted to result in carbon emissions of 40,760 kg per year, a reduction in overall emissions over the current usage of 18,540 kg per year (31.2%). This is considered to be a long term beneficial impact of neutral – minor significance.

**FURTHER INFORMATION**

The full ES and other planning application documents may be inspected at the following locations:

- Greenwich Council
  - Crown Building
  - 48 Woolwich New Road
  - SE18 6HQ

Electronic copies and paper copies of the ES may be obtained at $15.00 and $115.00 respectively by contacting:

- Campbell Reith Hill LLP
  - Somerset House
  - 47-49 London Road
  - Redhill
  - Surrey
  - RH1 1LU
Comments on the planning application and ES should be addressed to Jessica Lai, Principal Planner at Greenwich Borough Council.

Alternative formats

The text size used in this document has been chosen to cut down on the quantity of paper required in its production. A large text version of this document is available from CampbellReith upon request.
Equestrian Skills Centre for London Borough of Greenwich Council

NTS1: Site Location Plan