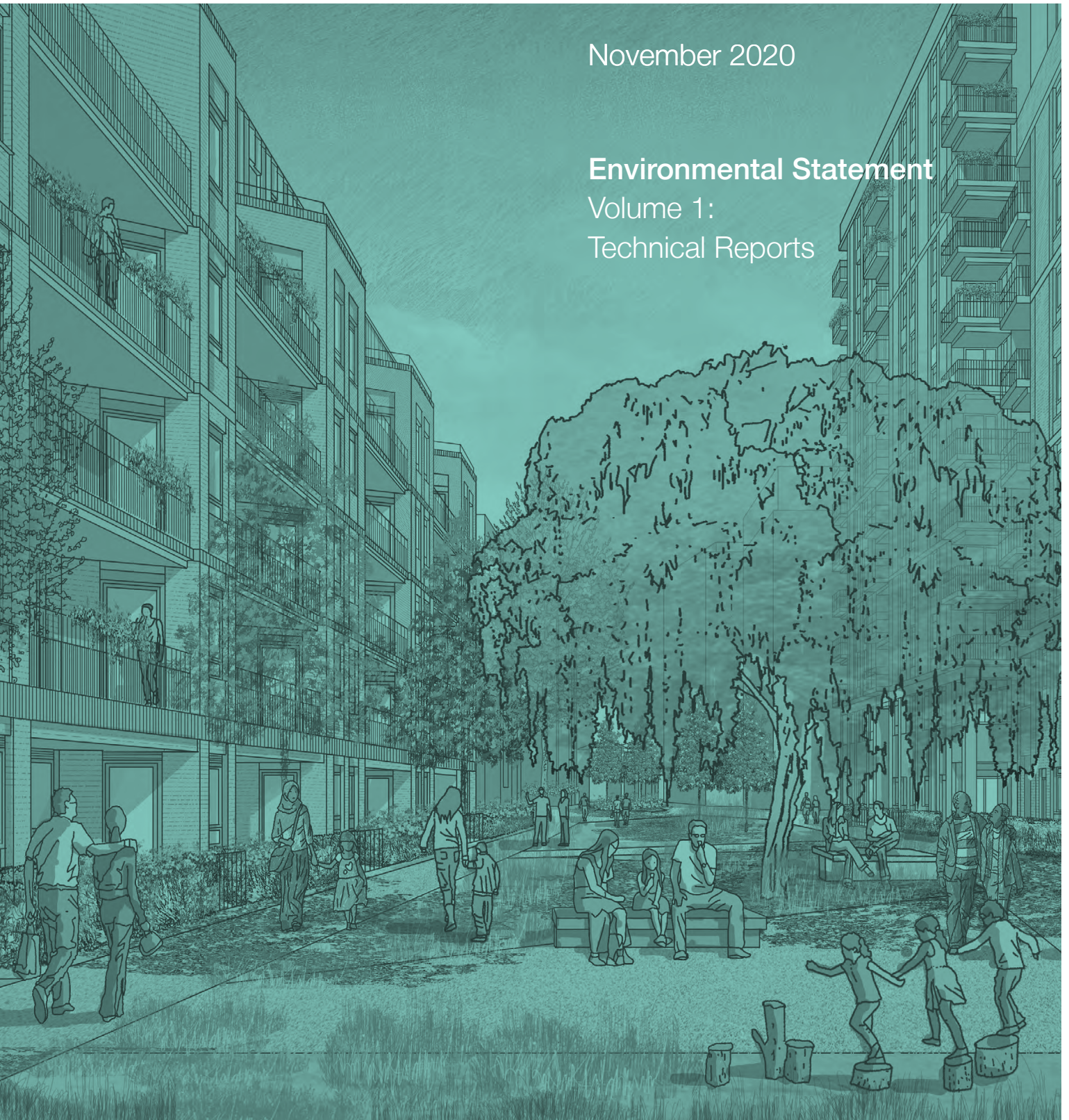


November 2020

Environmental Statement
Volume 1:
Technical Reports



The Applicant

Cambridge Road (Kingston) Ltd

c/o Countryside Properties
Aurora House
71-75 Uxbridge Road
Ealing
London W5 5SL

The project site

Cambridge Road Estate Project hub

2 Tadlow
Washington Road
Kingston Upon Thames
Surrey
KT1 3JL

Application forms

Covering letter

Application Form and Notices

CIL Additional Information Form

Design proposals

Planning Statement

Design and Access Statement

- Vol.1 - The Masterplan
- Vol.2 - The Detailed Component

The Masterplan

- Parameter Plans
- Illustrative Plans
- Design Guidelines

Phase 1 Architecture and Landscape

- GA Plans, Sections and Elevations

Supporting information

Statement of Community Involvement

Rehousing Strategy

Financial Viability Appraisal

Draft Estate Management Strategy

Transport Assessment

Phase 1 Travel Plan

Car Parking Management Plan

Servicing and Delivery Management Plan

Construction Logistics Plan

Construction Method Statement and Construction
Management Plan

Sustainable Design and Construction Statement
(Including Circular Economy Statement)

Environmental Statement

- Non Technical Summary
- Vol.1 – Technical Reports
- Vol.2 – Technical Appendices
- Vol.3 - Townscape and Visual Impact
Assessment

Energy Statement (Including Overheating

Assessment and Whole Life Cycle Assessment)

Daylight and Sunlight

Internal Assessment of the Detailed Component

External Assessment of the Illustrative Masterplan

Extraction and Ventilation Strategy

Noise Impact Assessment

Arboricultural Report and Tree Conditions Survey

Arboricultural Impact Assessment & Method
Statement

Preliminary Ecological and Bat Survey Report

Biodiversity Net Gain Assessment

Archaeology and Heritage Assessment

Ground Conditions Assessment

Utilities Report

Flood Risk Assessment

Phase 1 Drainage Statement

Fire Strategy Report

Accessibility Audit

Health Impact Assessment

Equalities Impact Assessment

1 INTRODUCTION

- 1.1 Cambridge Road (RBK) LLP (the Applicant), has submitted an application for the demolition of existing buildings and construction of up to 2,170 new homes and up to 2,935 square metres (sqm) of non-residential floorspace that is to be used as flexible commercial, community and office workspace (the Development) on land at Cambridge Road Estate (the Site). Located within the administrative area of Royal Borough of Kingston upon Thames (RBKuT), the Site extends to 8.86 hectares (ha) and is shown on Figure 1.1. A full description of the Site and Development is provided in Chapter 3 of this Environmental Statement (ES).

Requirement for EIA

- 1.2 The Environmental Impact Assessment (EIA) process is the mechanism by which development proposals are appraised in terms of their likely significant environmental effects. EIA is described as a means of drawing together, in a systematic way, an assessment of a development's likely significant environmental effects (beneficial and adverse). This helps to ensure that the importance of the predicted significant environmental effects, and the scope for reducing them, are properly understood before a decision is made. Information on the likely significant effects of the Development has been gathered and is presented in this document, the ES. The ES will inform the decision-maker (in this case RBKuT) of the likely significant environmental effects of the Development both during construction and operation, and proposes mitigation measures to prevent, reduce or offset any significant adverse effects on the environment.
- 1.3 The Development falls within Category 10(b) of Schedule 2 of the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)*ⁱ as an urban development project where the area of the development includes more than 150 dwellings and the Site area exceeds 5ha. It is considered that the Development could lead to significant effects on the environment and an ES, informed through the EIA Scoping process (see Chapter 2 for further details), has been prepared in support of the planning application.

Organisation of the Environmental Statement

- 1.4 Regulation 18 of the EIA Regulations sets out the information an ES should include. Table 1.1 below shows where the Regulation 18 information has been provided in this ES. Appendix 1.1 sets out where the information required by Schedule 4 has been provided in this ES.

Table 1.1: Location of Information within the ES Required by Regulation 18 of the EIA Regulations

Specified Information		Location within ES
Reg 18 (3) An environmental statement is a statement which includes at least—		
(a)	a description of the proposed development comprising information on the site, design, size and other relevant features of the development;	Chapter 3
(b)	a description of the likely significant effects of the proposed development on the environment;	Technical Chapters 6-10 and ES Volume 3
(c)	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	Chapter 3, Chapter 5, Technical Chapters 6-10 and ES Volume 3
(d)	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;	Chapter 4
(e)	a non-technical summary of the information referred to in sub-paragraphs (a) to (d);	Standalone NTS
(f)	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	Chapter 3, Technical Chapters 6-10 and ES Volume 3
Reg 18 (4) An environmental statement must—		
(a)	where a scoping opinion or direction has been issued in accordance with regulation 15 or 16, be based on the most recent scoping opinion or direction issued (so far as the proposed development remains materially the same as the proposed development which was subject to that opinion or direction);	Further information is provided in Chapter 2 and Appendices 2.1 and 2.2.
(b)	include the information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment, taking into account current knowledge and methods of assessment; and	Technical Chapters 6-10 and ES Volume 3
(c)	be prepared, taking into account the results of any relevant UK environmental assessment, which are reasonably available to the person preparing the environmental statement, with a view to avoiding duplication of assessment.	No other environmental assessments derived from UK (or European) law have been prepared to accompany this application.
Reg 18 (5) In order to ensure the completeness and quality of the environmental statement—		
(a)	the developer must ensure that the environmental statement is prepared by competent experts; and	The credentials of each of the contributors to the ES is set out in Appendix 1.2.
(b)	the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.	See Appendix 1.2.

ES Structure

- 1.5 This ES comprises 11 chapters and is supported by figures (located at the back of each chapter within Volume 1) and technical appendices (within a separate Volume 2). Volume 3 of the ES comprises the Townscape and Visual Impact Assessment (TVIA). A Non-technical Summary (NTS) of the full ES is provided as a separate standalone document. Table 1.2 sets out the structure of the ES.

Table 1.2 ES Structure

Chapter No.	Chapter Title	Description
Volume 1		Following chapters and supporting figures
1	Introduction	Introduction to the ES, EIA requirements, details of project team, ES organisation and availability.
2	EIA Methodology	Methods used to prepare each chapter, description of ES structure and content, generic significance criteria, scoping and consultation.
3	Site and Development Description	Site description and details of the Development. Summary of effects with respect to climate change, energy and sustainability.
4	Alternatives and Design Evolution	Outline of the main alternatives considered by the Applicant and reasons for the choices made with a comparison of environmental effects.
5	Construction Methodology and Phasing	Details of anticipated programme for development and construction methodology.
6	Population and Human Health	Consideration of the potential effects on population and human health.
7	Air Quality	Assessment of effects relating to air quality.
8	Biodiversity	Assessment of the effects on biodiversity and ecology at the site.
9	Daylight, Sunlight and Overshadowing	An assessment of the effects of the proposed development on the daylight, sunlight and overshadowing levels of surrounding properties.
10	Wind Microclimate	An assessment of the effects on the local wind microclimate.
11	Summary and Residual Effects	Summary of the residual effects. Identification of interactive effects.
Volume 2	Technical Appendices	Technical data and reports to support the chapters in Volume 1.
Volume 3	Townscape and Visual Impact Assessment	Effects of the Development on townscape and visual amenity.
Standalone Document	Non-Technical Summary	Summary of the ES in non-technical language.

Project Team

- 1.6 The ES has been coordinated by Barton Willmore and presents the results of technical studies carried out in conjunction with a number of specialist consultants appointed by the Applicant. The project team is listed in Table 1.3 along with their respective disciplines and contributions to the ES. A 'statement of expertise' as required by Regulation 18 (5) (b) of the EIA Regulations 2017 (as amended) is provided at Appendix 1.2.

Table 1.3 Project Team

Organisation	Expertise
Cambridge Road (RBK) LLP	The Applicant
Patel Taylor	Architect
Barton Willmore	Town Planning, EIA Project Management, Population & Human Health, Townscape and Visual
REC	Air Quality
Greengage	Ecology
GIA	Daylight, Sunlight & Overshadowing
SRE	Wind

Other Documents

1.7 A number of other documents have been submitted to RBKuT in support of the planning application. These include:

- Planning Statement;
- Design and Access Statement;
- Statement of Community Involvement;
- Financial Viability Appraisal;
- Equalities Impact Assessment
- Arboricultural Report and Tree Condition Survey;
- Utilities Report;
- Fire Strategy Report; and
- Daylight and Sunlight Report.

Environmental Statement Availability

1.8 Additional paper copies of the ES and the technical appendices can be purchased at a cost of £300 and £350 respectively. The NTS can be obtained for £20. Copies of the ES, technical appendices and NTS can be obtained on CD for £20. All documents are available from:

Environmental Planning Team

Barton Willmore LLP

7 Soho Square

London, W1D 3QB

Tel: 020 7446 6888

Email: environmental@bartonwillmore.co.uk

1.9 The ES should be made available for public viewing. However, given the current social

distancing restrictions due to COVID-19, the ES is not available for review in hard copy in a public place at this time. It can be viewed on the Council's website:

<https://publicaccess.kingston.gov.uk/online-applications/>

- 1.10 Comments on the planning application can also be made via the Council's websites or can be forwarded to the Planning Department at the addresses below:

Planning and Building Control

Guildhall

High Street

Kingston upon Thames

KT1 1EU

Tel: 020 8547 5002

Email: development.management@kingston.gov.uk

REFERENCES

ⁱ The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (2017 No.571) as amended by 2018 No. 695 and 2020 No.505