

CONTENTS	PAGE(S)
16.1 INTRODUCTION	2

16.1 INTRODUCTION

16.1.1 This Environmental Statement has been prepared with input from a number of specialist consultants to support the proposal for a residential development of the site. The Statement has been prepared on the basis of the discussions held with the Council over a period of time as to the scope of matters to be included within the document.

16.1.2 In addition with consulting with the planning and other departments of the Council consultation has also been undertaken with other stakeholders such as the Environment Agency, Greater London Authority, Teddington Society and the wider Teddington community.

Scope

16.1.3 This statement considers the application proposal against the various environmental issues identified in the legislation and examines each issue in turn. The methodology used in the assessment of the proposal is set out, as is the scope of the work, the likely receptors, the impacts and the mitigation where necessary in the proceeding chapters. The scale of the proposed development is identified and its likely impacts assessed.

Socio Economic

16.1.4 The proposal will represent a change in how the site is occupied and used with a transformation from an employment base to a residential one. There will be socio economic impacts arising from this through construction jobs created, indirect jobs created in other sectors to meet the needs of the new residential population, changes in demand on services such as health and education.

16.1.5 These can all be addressed through levels of financial mitigation through the S106 process and agreed Heads of Terms.

Ground Contamination

16.1.6 We have considered the geology and ground conditions of the site. The initial work undertaken has not identified any significant risk from developing the site for residential purposes. Further investigations are however required to ensure any localised contamination is adequately addressed. These can be conditioned as part of the grant of planning permission.

Services

16.1.7 We have considered the effect on existing services. New supplies will need to be brought into the site and new substations will be required for electricity with a new gas intake room associated with the CHP energy centre. All services within the development will be sized to accommodate the development components.

Flood Risk

16.1.8 We have considered the potential impact of development for a flood sensitive use in a location adjoining the River Thames. To mitigate the potential effects various measures are proposed to safeguard the site and the future occupiers. These range from physical measures through to electronic warning systems to safeguard further residents.

16.1.9 Whilst the site has not flooded in the recent flooding associated with the River Thames, the proposal will nevertheless make provision for the enhanced flood defence levels required under TE2100 and floor levels are set 300mm above the 1 in 100 year (+20% climate change) level.

16.1.10 There are also options available for a dry means of escape from the development.

Archaeology

16.1.11 The site is located adjacent to an Area of Archaeological Potential designated by the Council. A mitigation strategy is therefore proposed that can be secured by condition attached to the grant of planning permission to safeguard any archaeological assets.

Ecology

16.1.12 We have considered the effect on the ecology of the site with it adjoining the River Thames and having a number of existing trees. Integration of nature conservation into a landscape management plan will ensure the biodiversity of the new site and retained existing features for the long term.

16.1.13 Biodiversity is integral to the landscaping of the new riverside walkway.

Built Heritage

16.1.14 A sliver of the site is within a designated conservation area and it contains a Building of Townscape Merit (BTM). The removal of the existing buildings from the site will be beneficial to both and also the wider setting of the listed Teddington Footbridge. The new buildings have all been designed with these assets in context and therefore provide an enhanced setting for the riverside area generally.

16.1.15 Development of the site is therefore considered to be beneficial to the built heritage.

Noise

16.1.16 We have considered the effects of the proposal in terms of noise. The proposed use of the site is not a noise generating use and the existing use is not particularly noisy so the overall effect on the noise climate will be neutral.

16.1.17 Appropriate glazing specification will address any external noise in the area in order to safeguard the living conditions of future residents.

Air Quality

16.1.18 We have considered the effects of the proposal on air quality. It is not considered that there will be any adverse effect on air quality as a result of the proposal.

Landscape, Townscape and Visual Quality

16.1.19 We have considered the effects of the proposal on the landscape and visual receptors. The site is visible from a number of locations and development as proposed will therefore change the view from these, although from some the change will be negligible or imperceptible.

16.1.20 It is considered that the proposed development will see the site change from being dominated by a mix of larger scale commercial buildings and areas of hard standing to an area of residential blocks with increased visual permeability towards the river. Together with access to the river and high quality landscaping and material there will be an overall enhancement of the site.

Transport

16.1.21 We have considered the effect of traffic related to the development. The conclusion is that there will be a net reduction in the number of vehicular trips generated by the site which is likely to improve conditions on the local highway network.

Wind

16.1.22 We have considered the effects of the development in terms of wind disturbance. There are no effects off site.

16.1.23 On site even in the windiest season the wind microclimate at ground level will be suitable for leisure walking, standing and sitting. In the summer the site is expected to be comfortable for sitting in the garden areas and along the waterfront.

Sunlight/Daylight

16.1.24 We have considered the effects of the development in terms of sunlight/daylight. There are no adverse impacts in this respect arising from the proposed development.

Sustainability

16.1.25 We have considered the effects of the development on sustainability. The design of the development includes for sustainable construction methods and for the provision of renewable energy sources that will result in a reduction in carbon emissions.

Cumulative Effects

16.1.26 Finally we have considered the cumulative effects of the development on the environment. We do not consider that there are any adverse cumulative effects of the development or in conjunction with the proposed Ham Hydro scheme.

16.1.27 Any effects that do arise from the development are capable of mitigation as indicated in this Statement. There will be no residual effects to the site or to the environment.

16.1.28 We therefore conclude that the site can be developed as proposed without adverse effect on the environment of the area.