

JD/JO/P5856
23rd May 2016

Director of Planning
London Borough of Brent
Regeneration & Environment,
Civic Centre,
Engineers Way,
Wembley, HA9 0FJ

Dear Sirs

Town & Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended by 2015 Regulations)

Proposed Redevelopment of two parcels of land at 1-8 Capitol Way, Colindale NW9

We write on behalf of our client (Neat Developments and Royal London Asset Management) to request a formal 'Screening Opinion' under Regulation 5 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended by 2015 Regulations) ("EIA Regulations") in relation to the proposed redevelopment of land at 1-8 Capitol Way and adjoining land, London, NW9.

The Development Site

The Site is compiled of two plots (referred to as 'Plot 1' and 'Plot 2'), separated by Capitol Way, with a combined area of approximately 1.74 hectares (ha).

Plot 1 (approximately 1.562 ha) is located at National Grid Reference TQ 20211 89839 and is bordered to the south by Capitol Way, the west by Stag Lane, the north by commercial units along Carlisle Road and to the east by TNQ residential led mixed-use development and trade trade/retail units

Plot 1 is predominantly occupied by a vacant warehouse and office building. The buildings have been vacant for over 4 years. Within the site, but outside the warehouse the east and south is concrete hardstanding, and the area to the west fronting Stag Lane is largely grassed but also contains a small open electric substation to the north-west corner. The topography of Plot 1 is relatively flat and varies from 49.35 to 50.19m AOD (metres above ordnance datum). Existing vehicular access to Plot 1 is from Capitol Way on the southern boundary of the site.

Plot 2 (approximately 0.1783 ha) is located at National Grid Reference TQ 20189 89735 and is bordered by Capitol Way to the north, Stag Lane to the west and the south and east by a VW/Skoda sales and service centre.

Plot 2 is currently occupied by an area of hardstanding and some unmanaged scrubland between the existing commercial property's perimeter fence and Stag Lane's east pavement. There are several

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1-8 Capitol Way – Screening letter
23rd May 2016

trees situated within this area of scrubland on the west and northern boundary of Plot 2. These trees are under a tree preservation order (TPO) 16/001 which took effect provisionally from 1st February 2016. Existing vehicular access to Plot 2 is from Capitol Way on the northern boundary of the plot.

Wider Context of the Development Site

The Site is approximately 240m west of the A5 Edgware Road highway at its nearest point, 500m west of Silk Stream, 634m north-east of Roe Green Park, 846m south of Burnt Oak London Underground Limited (LUL) station, 1.04km west of Colindale LUL station, 1.23km east of Queensbury LUL station, 1.27km north-east of Kingsbury LUL and the M1 motorway is 2km east of the Site.

Land uses surrounding the Site includes residential, commercial and quasi industrial uses.

There is extensive area of low rise inter war housing to the west fronting onto Stag Lane, as well as the large residential-led mixed use development known as TNQ to the south-east of the Site. The development comprises 460 residential units and above circa 6,000sqm of ground floor retail space. Four residential properties are also located immediately adjacent to Plot 1's north-west boundary on the corner of Stag Lane and Carlisle Road.

A variety of commercial uses also lie in close proximity to the north, east and south, and primarily these are either trade retail use or B1 (a) (b) and (c) uses. Within the Capitol Way area are also two large supermarkets and associated car parking are located 150m east of the Site. Stag Lane Medical Centre (NHS General Practice) and a place for Sikh worship is located 90m south-east of the Site.

Several schools and education centres are in the surrounding area, include: The Village School (270m south of the Site); Roe Green Infant and Junior School (500m to the south-west); Kingsbury High School (520m to the south-west); and Beis Yaakov Primary School (555m south-east).

Site and Local Designations

- The Site achieves a Public Transport Accessibility Level (PTAL) rating of 2 (poor/moderate).
- The site is not located within an archaeological priority area (APA).
- The Site is not located within a Conservation Area, nor is directly adjacent to a Conservation Area and there are no scheduled ancient monuments or listed buildings on the Site.

There are several areas of local importance in proximity of the Site, none of which are considered to be close enough to have any direct impact from or to the proposed development.

To the immediate west of the Site is a locally designated Area of Distinctive Residential Character (policy BE29 of LBB's Core Strategy, 2010).

Further away there are locally listed SINCs (Sites of Importance for Nature Conservation) within 500m of the Site:

- LBB Grade II area surrounding one of Silk Stream's channels, 85m to the south-east;
 - LBB Grade II area bordering Westfield College's athletics grounds, 185m to the south-east;
- and
- London Borough of Barnet designated Silk Stream (Grade unknown), 385m east of the Site.

1-8 Capitol Way – Screening letter
23rd May 2016

The Silk Stream is a locally designated Site of Borough Importance for Nature Conservation within London Borough of Barnet (as defined by the London Borough of Barnet's Core Strategy 2012).

Two LBB designated areas of Open Space are situated near the Site: Eton Grove (510m west) and Westfield College's athletics grounds (185m south-east).

Two local parks within the London Borough of Barnet are located near the Site: Montrose Playing Field (440m east) and Silkstream Park (470m north-east). Roe Green Park, LBB local park, is 575m south-west of the Site.

The Site is situated within a 'Locally Significant Industrial Site' of the LBB, as defined by LBB's Core Strategy (2010).

The Site is situated within Flood Zone 1 (as defined by the Environment Agency), with a less than 1 in 1,000 annual probability of river flooding (<0.1%). However, the site is located in a Critical Drainage Area (CDA). The Drain London mapping identified several areas of significant risk within this CDA. The main flood risk in this area relates to surface water ponding on Stag Lane and Roe Green.

Site History

The existing warehouse and ancillary office accommodation was built in the early to mid-1980s. There has been no significant planning history since then relating to the site. (Public access database check only)

The Proposed Development

The Proposed Development will comprise the demolition of the existing structures on the site and the redevelopment to deliver a mixed use comprising up to 450 residential units and 3,500sq.m of commercial (Class B1 (a-c) floorspace within seven linked buildings varying between four and ten storeys (including ground floor) plus a basement reaching a maximum height of approximately 84 m AOD (approx. 34m above ground level). The development will include vehicle, cycle, plant and refuse stores as well as significant landscaping and child play facilities.

The buildings will step down in height from east to west towards Stag Lane and seek to complement the changing context between the taller building of TNQ scheme to the east and the existing height of properties on Stag Lane and beyond to the west.

Requirement for an Environmental Impact Assessment

Schedule 1 Development

The proposed development does not fall within Schedule 1 of the EIA Regulations and therefore does not automatically require an Environmental Statement to be completed.

Schedule 2 – Urban Development Project

The scheme does fall within the category of a Schedule 2 section 10 (b) 'Urban Development Project' of the Regulations as more than 150 dwellings are proposed.

The Council must also give consideration to the characteristics of the development, its location and potential impact as set out in **Schedule 3 of the Environmental Impact Assessment Regulations** when determining whether Schedule 2 development is EIA development.

- Characteristics of the development

1-8 Capitol Way – Screening letter
23rd May 2016

- Location of development
- Characteristics of the potential development

Brief Description of the Possible Effects on the Environment of the Proposed Development

Ecology

The site does not fall within a nature conservation area.

Flora and fauna on the development site (Plot 1) is currently very limited and the site is not recognised as habitat or resident site for protected species. Plot 2 includes a group of trees and bushes protected via a TPO. The development site is not subject to any national or international designations protecting flora or fauna.

Ecology, and bat surveys will be completed as part of the application submission.

Traffic related impacts-Movement and Safety

The replacement of the circa 10,000sq.m warehouse (albeit vacant) with a mixed use commercial and residential scheme is likely to generate greater vehicular movements than the amount of traffic related movements to the operations on the site if it were occupied as an industrial use. The residential and commercial floorspace is subject to revised parking standards and will generate a differing demand and potentially less parking movements than the existing operations.

The development site is located in Public Transport Accessibility Location of 2/3 The Applicant acknowledges that the development will give rise to some traffic, noise and air pollution within the vicinity of the development but that the impact is unlikely to be significant when taking into account the existing situation, accessibility, and the current lawful use of the site. Therefore, whilst there will be vehicle movements generated by the development, this amount is not considered to be likely to have significant impacts on highway capacity and the proposal will not require any significant improvement works to the local highway network.

A Transport Statement will be completed to support the planning application.

Contamination

An EIA is unlikely to be required by reason of contamination unless high levels of contamination are expected to arise.

It is considered that there is a very low risk of contamination associated with the forthcoming proposal, and that any such contamination would be at a low level, both with regards to ground conditions and water for the redevelopment of this site and thus it is not considered to be large enough, complex or unusual enough to require an EIA.

Archaeology and Architectural Context and Heritage Assets

The site is not identified within an archaeological priority area. The site has already been subject to significant urban development. An archaeological desk-top assessment will be completed and if required a watching brief / on site recording during the development construction can be done to ensure any historical and /or archaeological artefacts will be recorded and/or protected.

A townscape and visual impact assessment will be completed, to support the application. As such it is therefore considered that there are no buildings of architectural or historic interest that are likely to be affected in any significant way so as to warrant an EIA.

1-8 Capitol Way – Screening letter
23rd May 2016

Air Quality and Noise

The site falls within an urban environment in close proximity to main arterial roads; the impact of traffic generation and resultant potential impacts on air quality and noise will be taken into consideration and mitigated against in the redevelopment of the site and mitigated against as required. The development will not release significant pollutants or hazardous, toxic or noxious substances into the air and the proposed use is not predicted to have a significant effect upon air quality or traffic generation in the area which would require an EIA.

Air Quality, Noise and Light Pollution Statements will be submitted in support of the application.

Cumulative Impact

The potential for significant effects on the environment as a result of the cumulation of the proposed development with other development has been taken into account, as required under the EIA Regulations. Relevant schemes with the potential for significant cumulative effects have been identified. The attached schedule identifies schemes within a 1km radius from the site that are:

- within 1 km of the Site; and
- with valid planning permission (or pending decision); and
- which provide 10,000m² GEA or more of new floorspace; or
- which provide less than 10,000m² GEA but which introduce sensitive receptors to the area.

The proposed redevelopment of Plot 1 and Plot 2 Capitol Way is not considered to be likely to cause any significant impact when considered cumulatively with the other identified sites so as to require an EIA. The mitigation required for the scheme is considered to relate solely to localised impacts which are not significant environmentally that can be identified and addressed through supporting specialist reports for the planning application.

To support the above assessments, we have also provided an 'Impacts Matrix' enclosed with this letter that provides a detailed assessment of the potential environmental impacts of the development and considers the significance of these impacts. In view of the existing use of the site, the character of the surrounding area and the scale and form of the proposals, the development is considered to only give rise to issues of local importance which are not significant environmentally.

Given the above considerations, we are of the opinion that the proposal is not EIA development. This is based on the assessment that the proposal is unlikely to have significant effects on the environment and therefore an Environmental Statement is not required in accordance with the EIA Regulations. We are satisfied that the potential impact of the development can be properly and fully assessed by the series of detailed specialist reports listed in the attached schedule. We seek your agreement to the scope and detail of this information to be provided and your agreement that an EIA is not therefore required.

We look forward to receiving the Council's formal screening opinion within three weeks of receipt of this letter. We trust this letter and enclosures are sufficient for your purposes. Nevertheless, please do not hesitate to contact the undersigned should you wish to discuss the matter or you require any further information.

The Applicant will provide sufficient environmental information with its application for planning permission to satisfy the requirements of the LBB and other statutory consultees.

This will include:

- Operational Waste and Recycling Management Strategy (Residential and Commercial

1-8 Capitol Way – Screening letter
23rd May 2016

- Uses);
- Air Quality Assessment;
- Noise and Vibration Assessment;
- Transport Assessment and Travel Plan;
- Flood Risk Assessment and Conceptual Surface Water Drainage Strategy;
- Daylight / Sunlight / Overshadowing Study;
- Wind (Microclimate) Assessment;
- Tree Survey / Arboricultural Assessment;
- Preliminary Ecological Appraisal;
- Landscape Strategy;
- Lighting Scheme;
- Townscape, Views and Heritage Assessment;
- Sustainability Assessment; including an 'Energy Demand and Renewables Option Assessment'.
- Utilities Statement.
- Basement Construction and Methodology Statement

Yours faithfully

Jan Donovan

Jan Donovan
Rolfe Judd Planning

cc Neat Developments

Enc

Site plan and redline boundary
Cumulative Sites list/map
Impacts Matrix

1-8 Capitol Way – Screening letter
23rd May 2016

