

Request for Screening Opinion

Town & Country Planning (Environmental Impact Assessment) Regulations 2017

Redevelopment of Hereford House & Exeter Court, South Kilburn, NW6 5QH

14 May 2018

1. Introduction

LB Brent (Estate Regeneration) are working on the redevelopment of the Hereford House and Exeter Court site. The proposed redevelopment of the site involves the complete demolition of the existing Hereford House and Exeter Court buildings, and the construction of new residential buildings and open space to serve the surrounding community.

Brent Council are requested to provide a formal Screening Opinion for the proposed development pursuant to Regulation 6 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (the “EIA Regulations”) in order to determine whether the proposed development constitutes Environmental Impact Assessment (EIA) development in accordance with the EIA Regulations.

2. Application Site and Surroundings

The site is located at the junction of Carlton Vale and Cambridge Road in South Kilburn, London, NW6 5QH. It includes some 0.8ha of land bounded by Carlton Vale to the south, Cambridge Road to the east, Granville Road to the north, and the Islamic Republic of Iran School grounds to the west. The site is relatively flat.

The site comprises a series of residential buildings as well as significant areas of hardstanding. To the west of the site, Hereford House is an 18-storey residential block comprising 135 dwellings. To the east, Exeter Court is formed of four 4-storey residential blocks (comprising 32 dwellings) connected by a public open space at podium level. This open space includes a playground, with garages and a commercial storage facility located underneath the podium. The buildings on-site date from the 1960s.

The site is not located within a Conservation Area, although the South Kilburn Conservation Area is located approximately 40m north of the site. There are no listed buildings on or adjacent to the site, although there is a locally-listed building located on the corner of Granville Road and Cambridge Road to the north of the site. There are a number of mature trees around the perimeter of the site, including one which is designated as a Category A tree.

The surrounding area is predominantly residential in nature with a diverse mix of age and architectural styles. To the north of the site, modern residential blocks of up to 4-storey in height are located along Granville Road, while on the corner of Granville Road and Cambridge Road sits a locally-listed 4-storey former public house which has been converted into flats. To the north of this lies the South Kilburn Conservation Area, an area of tree-lined, 3-storey terraced streets. To the immediate west of the site lies the Islamic Republic of Iran School, a 1.5-storey institutional building, and the Granville Road Play Area. To the south of the site, there is a predominantly 1980s residential area interspersed with newer residential blocks of up to approximately 7 storeys.

To the east of the site lies the former site of Gloucester House and Durham Court, and associated garages. This site, which previously comprised of an 18-storey residential tower and five smaller 4-storey residential blocks, is currently under development. The completed development on this site will include 4-8 storey blocks comprising 236 flats, an energy centre, basement car park and ancillary landscaping.

The site is well served by public transport with a PTAL rating of 6a. Kilburn Park underground station is located 250m north of the site, with three other stations located within 1km of the site. Carlton Vale, at the south of the site, is a main vehicular and cycle route through the area and is served by two bus routes and segregated cycle infrastructure. There are currently four vehicular access routes onto the site – three from Granville Road in the north and one from Carlton Vale in the south.

3. Proposed Development

The proposed development for the site can be briefly described as follows:

The redevelopment of the Hereford House and Exeter Court will provide a high quality residential development of up to 235 units, ground floor commercial floorspace, and a new public park.

4. EIA development

EIA development is defined by regulation 2 of the EIA Regulations as development which is either Schedule 1 development or Schedule 2 development likely to have significant effects on the environment by virtue of factors such as size, nature or location.

Schedule 1 lists types of projects for which EIA is mandatory. These are generally industrial and infrastructure projects of large scale. The proposed development does not fall within this category.

Schedule 2 lists projects for which EIA may be required either if they are located within a “sensitive area” or if they exceed certain thresholds, usually reflecting their size.

Sensitive areas include SSSIs, national parks, World Heritage Sites, scheduled monuments, AONBs and sites designated under the European Habitats Regulations, 1994. The site is not located within any such areas.

Given the nature of the development proposed we consider the proposal should be classified as an urban development project within the description at paragraph 10(b) of Schedule 2 of the EIA Regulations. By virtue of the proposals included within this application (the provision of up to 235 units), the development proposal exceeds the threshold of “more than 150 dwellings”. We therefore consider the development proposal is Schedule 2 development within the meaning of the EIA Regulations.

In accordance with the EIA Regulations, Schedule 2 development should be reviewed against the criteria set out in Schedule 3 to determine whether it is likely to result in significant effects on the environment by virtue of:

- **the characteristics of the development**, in particular: its size; cumulation with other development; the use of natural resources; the production of waste, pollution and nuisances; and/or the risk of accidents;
- **the location of the development** in terms of the environmental sensitivity of the geographical areas likely to be affected by the proposed development, in particular: the existing land use; the relative abundance, quality and regenerative capacity of natural resources in the area; the absorption capacity of the natural environment paying particular attention to areas such as nature reserves and parks, and landscapes of historical, cultural or archaeological significance; and
- **the characteristics of the potential impact** – that is, considering the potential significant effects in relation to the characteristics and location of the development, and having regard in particular to: the extent of the impact; the transfrontier nature of the impact; the

probability of the impact; and the duration, frequency and reversibility of the impact.

5. Characteristics of the Development

It is our view as expressed above that the size of the proposed development exceeds the threshold within Schedule 2 of the EIA Regulations for urban development projects. However, it is clear from Paragraph 18 of the Planning Practice Guidance that only a very small proportion of Schedule 2 development will require an EIA. The Planning Practice Guidance provides indicative screening thresholds to guide local authorities in decision-making on EIA Screening. For development falling within category 10(b), the guidance states the following:

Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.

(Annex: Indicative Screening Thresholds- Planning Practice Guidance)

In our view the proposed development is comparable in scale to the existing and historic uses of the site and its impacts are not of a markedly different nature.

6. Location of the Development

The location of the development in terms of the environmental sensitivity of the application site and surrounding area likely to be affected by the proposed development is summarised in following table:

Topic	Comment
Archaeology	The site does not lie within an Archaeological Priority Zone.
Heritage	The site does not lie within a Conservation Area and none of the buildings on or adjacent to it are listed. The South Kilburn Conservation area is located approximately 40m to the north of the site
Contaminated land, pollution and waste	The site has been used for residential purposes in its existing guise since the development of Hereford House and Exeter Court in the 1960s. Prior to this, the site was used for terraced residential streets.

Ecology	The site has been intensively developed for its current residential use since the 1960s and includes a small number of trees and urban amenity grassland.
Flood risk and drainage	<p>A Desktop Flood Risk Screening indicates that the site is located within Flood Zone 1 and is not considered to be at significant risk of flooding.</p> <p>The proposed uses are classified as 'More Vulnerable' in the National Planning Policy Framework (NPPF) Technical Guidance. In accordance with the Technical Guidance, and using the Sequential Approach, the proposed development is deemed to be compatible with this Flood Zone.</p>
Trees	There are a number of mature trees both around the perimeter and within the interior of the site, including one Category A tree. None of the trees are subject to Tree Preservation Orders.
Townscape and visual impact	<p>The site has been intensively developed since the 1960s and contains buildings of substantial scale and varying age, style, and quality. Of the existing buildings in the vicinity of the site, those within the South Kilburn Conservation Area and the locally-listed former pub on the corner of Granville Road and Cambridge Road are considered to be the most significant townscape assets.</p> <p>The South Kilburn Conservation Area to the north of the site contributes positively to the aesthetic character of the area and is characterised by 2-3 storey Victorian residential properties along tree-lined avenues.</p>
Noise	The site has been in residential use for a number of decades, and thus subject to standard residential noise impacts.
Transport	The site is currently occupied by the Hereford House and Exeter Court residential blocks. Some of the residential units within these blocks are currently housing temporary residents, while others are currently vacant. In addition to these units, there is also a commercial storage facility in use on the ground floor which requires vehicular access. There are four vehicular access points onto site (3 from Granville Road, 1 from Carlton Vale). The site has a PTAL rating of 6a and is located on a bus route (Carlton Vale).

The key issues for local planning authorities to consider in assessing a Screening Opinion for development within category 10(b) are set out in the

Annex in the Planning Practice Guidance (e.g. physical scale of developments, potential increase in traffic, noise impacts). The relevant issues have been considered below in greater detail.

7. Characteristics of Potential Impacts

Taking into account the nature of the development and the environmental sensitivity of the site described in section 6 above, the following sources of potential impact may be identified:

- noise and dust during construction;
- contamination;
- heritage;
- visual impact;
- impacts on trees;
- impacts on ecology; and
- traffic and transport.

Noise and dust during construction: Sensitive receptors to noise and dust include the residential properties and educational institutions in the vicinity of the site. The proposed development may impact the noise and air quality climate of these receptors during construction due to:

- noise and dust from demolition works;
- increased construction traffic activity (e.g. delivery of materials); and
- general construction works (e.g. hammering and piling).

These construction activities will be for a limited period of time and can be suitably managed through dust and noise control measures in a Construction and Logistics Plan (CLP) incorporating a Site Waste Management Plan such that major effects arising from noise and dust disturbances are minimised and appropriately mitigated.

Contamination: A desktop land contamination assessment will be submitted in support of this planning application.

Heritage: While there are no statutorily designated heritage assets within the redline of the site, the South Kilburn Conservation Area is located approximately 40m north of the site and as such the setting for this Conservation Area is a material consideration for this application. In addition to this, the former public house on the corner of Granville Road and Cambridge Road just north of the site is a locally-listed building.

The impact of the proposed development on the nearby heritage assets will be addressed within the Design and Access Statement that will accompany the application.

Visual Impact: In terms of visual impact, the most sensitive issue with regard to the redevelopment of this site is the setting of the South Kilburn Conservation Area to the north of the site.

The visual impact of the proposed development on the townscape of the surrounding area will be addressed within the Design and Access Statement that will accompany the application.

Impacts on trees: There are a number of mature trees around the perimeter of the site of varying categories. These trees date from the construction of the estate in the 1960s and reflect the original layout of the site. There is a Category A tree located to the south of the site along Carlton Vale. A comprehensive Arboricultural Survey will be carried out which will identify mitigation measures to address any unavoidable impacts on existing trees, including strategies for replacement and new planting. This survey will be submitted in support of the planning application.

Impacts on ecology: A desktop ecology assessment will be submitted in support of this planning application.

Traffic and transport: The traffic movements associated with the existing and proposed uses are currently being assessed and modelled. Whilst the pattern of traffic movements will change from the existing situation, with the limited level of car parking proposed and measures to encourage sustainable modes of transportation, it is expected that traffic impacts can be satisfactorily addressed.

A Transport Assessment will be submitted in support of the planning application. This assessment will assess the potential impact of the proposed development in terms of traffic volumes, circulation on and around the site, and impacts on public transport infrastructure. It will propose mitigation measures to address any negative impacts, while Travel Plans will also be prepared in support of the planning application to outline measures to maximise the use of sustainable modes of transportation.

8. Conclusions

The table below evaluates the proposed development against the criteria set out in the Planning Practice Guidance's Annex to EIA setting out indicative screening thresholds:

Criterion	Comment
Is the development of a significantly greater scale than the previous use?	No. The scale of the proposed development is comparable in scale to the existing and historic uses.
Are the types of impact of a markedly different nature?	No. The impacts are similar in nature to the existing use.
Is there a high level of contamination?	It is assumed that there is not a high level of contamination due to the residential history of the site. A desktop land contamination assessment will be undertaken.

Having taken account of the selection criteria in Schedule 3 to the EIA Regulations we consider that the proposed development is unlikely to give rise to significant effects on the environment.

We therefore conclude that the impacts of the development proposals are unlikely to be significant enough to justify an Environmental Statement. We would therefore request that Brent Council issue a screening opinion confirming the proposed development is not an EIA development within the meaning of the EIA Regulations.

The various studies undertaken to date and currently underway will be submitted as supporting information with the planning applications. Whilst these do not constitute an Environmental Statement, they will enable the potential effects of the proposed development to be identified and assessed. The applicants are willing to accept planning conditions to ensure the implementation of reasonable mitigation to avoid or minimise adverse effects.