

**Our ref:** Q60231  
**Your ref:**  
**Email:** ben.ford@quod.com  
**Date:** 22<sup>nd</sup> March 2019



Carl Griffiths  
Major Developments Team  
Strategic Planning & Regeneration  
Barnet House  
1255 High Road  
Whetstone  
London  
N20 0EJ

Dear Carl,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
ENVIRONMENTAL IMPACT REGULATIONS 2017 (AS AMENDED)  
APPLICATION ON BEHALF OF MEADOW RESIDENTIAL  
PENTAVIA RETAIL PARK, WATFORD WAY, MILL HILL, LONDON NW7 2ET KNOWN AS  
PENTAVIA, MILL HILL**

We are instructed by Meadow Residential, to submit a detailed application for planning permission to the Greater London Authority (GLA) in respect of the redevelopment of Pentavia Retail Park, Watford Way, Mill Hill, London, NW7 2ET, known as Pentavia, Mill Hill.

The description of the proposed development is as follows:-

*“Redevelopment of site including the demolition of all existing buildings and construction of 844 new Class C3 residential units, along with 885 sqm of ancillary residential facilities, 1,028 sqm of non-residential floorspace (Use Class A1, A3, A4 and D1) within buildings ranging from 4 to 16 storeys, new pedestrian accesses off Bunns Lane, open space, landscaping, car parking, acoustic mitigation and highway / pedestrian improvements.”*

Accompanying the application are the following documents:

Document Name	Author
Planning Application Covering Letter	Quod
Application Forms and Certificates	Quod
Planning Statement	Quod
CIL Statement	Quod
Red Line Planning Application Boundary	AFK Architects
Detailed Application Drawings	AFK Architects
Accommodation Schedule	AFK Architects
Design and Access Statement	AFK Architects
Ventilation and Extraction Details (within DAS)	AFK Architects
Details of Lighting (within DAS)	AFK Architects



Document Name	Author
Open Space and Landscaping (within DAS)	Outer Space
Sustainability Statement	Chapman BDSP
Energy Statement	Chapman BDSP
Outline Waste Management Strategy (including Refuse Assessment)	Mayor Brown
Utilities Assessment	Mantra Services
Arboricultural Statement	Arbtech
Housing Delivery Statement	Quod
Daylight, Sunlight and Overshadowing Assessment	Delva Patman Redler LLP
Solar Glare Assessment	Delva Patman Redler LLP
Flood Risk Assessment (including Drainage Strategy)	HTS
Ground Investigation Report (April, 2016) Ground Investigation Report (May, 2015)	Listers Geotechnical Consultants
Heritage Statement	CgMs
Archaeological Statement	CgMs
Statement of Community Involvement	BECG
Visibility and Light Pollution Study	Eb7
Management Plan	Meadow Residential

This application is an Environmental Impact Assessment (“EIA”) planning application and is submitted in accordance with the Environmental Impact Regulations 2017 (the EIA Regulations).

The following table confirms the contents of the Environmental Statement:

Environmental Statement	Author
Environmental Statement – Volume 1	
Chapter 1	Introduction Quod
Chapter 2	EIA Methodology Quod
Chapter 3	Alternatives Quod
Chapter 4	Description of Development Quod
Chapter 5	Demolition and Construction Quod/Meadow Residential
Chapter 6	Socio-Economics Quod
Chapter 7	Traffic and Transport Velocity Transport Planning
Chapter 8	Townscape and Visual Assessment Peter Radmall
Chapter 9	Air Quality Mayer Brown Limited
Chapter 10	Noise and Vibration Mayer Brown Limited
Chapter 11	Wind Microclimate BMT Fluid Mechanics
Chapter 12	Effect Interactions Quod
Chapter 13	Summary of Mitigation Measures, Monitoring and Residual Effects Quod
Environmental Statement – Volume 2 Technical Appendices	

Appendix 2 Scoping	
2.1	Location of Specified Information in the ES
2.2	Meeting Note on ES Content and Scope to London Borough of Barnet (October 2017) and email correspondence with the Planning Officer (November 2017)
2.3	EIA Scoping Report for the 2016 Detailed Application (April 2016)
2.4	EIA Scoping Opinion (July 2016)
2.5	2016 Detailed Applications ES Technical Chapters and Assessments
2.6	Cumulative Schemes considered within the EIA
Appendix 5 Demolition and Construction	
5.1	Indicative Cut and Fill Calculations
Appendix 7 Traffic and Transportation	
7.1	Transport Assessment (TA), including Travel Plan, Delivery and Servicing Plan, Car Park Management Plan and Outline Construction Management Plan (CTMP)
7.2	GLA Comments and Responses
Appendix 8 Townscape and Views	
8.1	Legislation, Planning Policy and Guidance
8.2	Assessment Views (AVRs) and AVR methodology
Appendix 9 Air Quality	
9.1	Air Quality Assessment
Appendix 10 Noise and Vibration	
10.1	Noise and Vibration Assessment
Appendix 11 Wind Microclimate	
11.1	Wind Microclimate Study (March 2019)
Environmental Statement – Non-Technical Summary	

In agreement with the London Borough of Barnet, we enclose a hard copy of the documentation as well as an electronic copy of the submission. A hard copy and electronic copy has also been sent to the Greater London Authority.

We look forward to confirmation of the application being received. If you have any queries then please do not hesitate to contact me.

Yours sincerely,



Ben Ford  
Director