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Your ref: GLA/3756a/BH02
Email: aisling.webb@quod.co.uk
Date: 21st May 2019



Andrew Russell
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By email

Dear Andrew

Ref: GLA/3756a/BH02: Environmental Impact Assessment (EIA) Further Information Note

This Further Information Note was prepared on behalf of Meadow Residential Ltd (the 'Applicant') to accompany amendments to a detailed planning application (Ref: GLA/3756a/BH02) submitted to the Greater London Authority ('GLA') for the redevelopment of 3.87 hectares ('ha') of land, which comprises the Pentavia Retail Park, Watford Way, Mill Hill, London, NW7 2ET (the 'Submitted Scheme').

The Mayor of London has decided to act as the Local Planning Authority for the purposes of determining the planning application following a resolution to refuse planning permission by the London Borough of Barnet ('LB Barnet') on 25th July 2018.

Since submission of the planning application to the GLA in March 2019, the Applicant has instructed the design team to make a number of design changes to the Submitted Scheme that respond to comments raised by the GLA. A detailed summary of the amendments (the 'Amendments') is provided below.

Approach to the Review of Assessment of Amendments

The Amendments were considered in the context of the EIA and the Environmental Statement (ES) submitted in March 2019 (the 'March 2019 ES'). This review has ascertained whether any new or materially different significant environmental effects are expected as a result of the Amendments and whether any further environmental information needs to be provided in respect of the Amendments, in line with the (Environmental Impact Assessment) Regulations 2017ⁱ (as amended)ⁱⁱ (the 'EIA Regulations').

The approach to the review of assessment of Amendments has involved:

- Review of baseline conditions, legislation, policy and guidance since the submission of the March 2019 ES;
- Review of the Amendments to the Submitted Scheme;
- Assessment of whether the environmental effects described in the March 2019 ES remain valid for decision making in light of the Amendments; and,



- Review of committed developments considered within the cumulative assessment.

Baseline, Legislation, Policy and Guidance Review

Baseline studies were undertaken in 2016/2017 and there have been no material changes to circumstances at the Site since submission of the planning application in March 2019. As such, the baseline studies are considered to remain valid.

A review of relevant legislation, policy and guidance across the topics was undertaken and it is considered that there are no significant changes to legislation or policy that would change the findings of the March 2019 ES.

Submitted Scheme

The Submitted Scheme is defined as:

“Redevelopment of site including the demolition of all existing buildings and construction of 844 new Build to Rent Class C3 residential units, 894 sqm ancillary Class C3 Build to Rent facilities; 405 sqm Class A1 Retail; 326 sqm Class A3 and A4 food; and 297 sqm Class D1 Community; new pedestrian access off Bunns Lane; open space, landscaping; car parking; acoustic mitigation and highway/pedestrian improvements.”

Proposed Amendments

The detailed list of the Amendments, prepared by Arney Fender Katsalidis, is outlined within the Statement of Architectural Changes dated May 2019 and was provided to the GLA on the 17th May 2019. The Amendments which are most relevant to the March 2019 ES are outlined below:

Privacy and Daylight

- Living spaces within 3-bedroom units located on courtyard corners on blocks adjacent to the M1 have been re-orientated to have dual aspect and private amenity provided to allow sufficient daylight. In addition, balconies have been moved away from corners on these blocks to eliminate privacy/overlooking issues;
- The internal layouts of some units have been flipped so that living spaces face the courtyard increasing the daylight and eliminating overlooking issues with adjacent corner blocks;
- Multiple balconies have been reduced in size and positioned on living spaces;
- Recessed balconies have been added in some living spaces on the upper floors to eliminate overlooking between different units. Balconies/winter gardens have been positioned on living spaces, with solid sides added to some to address privacy issues;
- Solid sides have been added to winter gardens on the side on Block K;
- One of the units on Block H has been re-orientated to face the A1, with one 1 bedroom unit flipped so the balcony space is positioned away from the corner of the block;
- Blocks N and L (Levels 05 to 07) and Blocks J and L (Levels 05 to 09) have been reconfigured to resolve overlooking issues;

Outdoor Private Amenity Spaces

- Winter gardens have been included on various blocks on Levels 01 and 02 facing the into internal courtyard;

Ground Floor Defensible Planting Areas and Public Realm

- Residential core entrances on Blocks M, H, F and D have been moved to address overlooking of defensible space;
- A defensible zone has been added along Blocks P, M & R to provide privacy between units and adjacent pedestrian and cycle path; and,

Residential Unit Mix

- A change to the residential unit mix has occurred with a decrease in the number of 3 bedroom units by one unit and increase in the number of 2 bedroom units by one unit.

The overall quantum of residential units provided by the Submitted Scheme does not change and remains 844 units. The Amendments do not affect the proposed footprint, massing, orientation or heights of the blocks, and all other aspects of the Submitted Scheme remain valid.

Review of Assessment Findings

Construction

For all topics, the construction effects presented within the March 2019 ES are considered to remain valid as the Amendments would not alter the timescales previously assessed and would not give rise to any significant effects not previously identified.

Completed Development

Socio-Economics

No changes to the March 2019 ES chapter. The Amendments do not change to the quantum of residential units or commercial floorspace provided by the development. However, the Amendments will reduce the number of 3 bedroom units by one and increase the number of 2 bedroom units by one. The population accommodated by the development would decrease marginally as a result of this change, with the child yield from the development expected to remain the same as reported within the March 2019 ES. The Amendments would not have a material impact on the scale and significance of the socio-economic effects predicted in the March 2019 ES. Therefore, the findings and conclusions of the March 2019 ES remain valid.

Transport and Access

No changes to the March 2019 ES chapter. The trip generation assessment in the March 2019 ES was conducted on the basis of 844 residential units and 397 residential car parking spaces being provided by the development. The Amendments do not change the number of residential units and car parking spaces provided. The transport and access assessment (TA) therefore remains fit for purpose in assessing the Amendments and as such the conclusions drawn within the March 2019 ES on trip generation remain valid.

Likewise, the quantum of cycle parking and forecasts for delivery and servicing movements are also considered to provide a robust estimate and remain fit for purpose in the context of the Amendments. The Amendments do not have a material impact on the scale and significance of the transport and access effects predicted in the March 2019 ES. Therefore, all environmental effects in relation to operational traffic identified in the March 2019 ES and the associated TA remain valid.

Townscape and Visual Impact Assessment

No changes to the March 2019 ES chapter. The Amendments do not result in any material change in the layout, orientation, massing or heights of blocks that would affect the visual impact of the scheme thereby impacting townscape character. The changes proposed to the balconies/winter gardens on external facing facades would not significantly alter the appearance of the development. As a result, it is not considered that the Amendments would give rise to any new or materially different impacts on the assessment townscape and visual impacts, and, as such, the findings and conclusions of March 2019 ES remain valid.

Air Quality

No changes to the March 2019 ES chapter. The Amendments do not result in any material change in trip generation from the levels presented within the March 2019 ES. Therefore, the traffic data used in the air quality and air quality neutral assessment, the findings and conclusions of the March 2019 ES for the development's effect on air quality remain valid.

Noise and Vibration

No changes to the March 2019 ES chapter. The Amendments do not result in any change material in trip generation from the levels presented within the March 2019 ES. Therefore, the traffic data used in the noise and vibration assessment, the findings and conclusions of the March 2019 ES for noise and vibration effects of the development remain valid.

Wind Microclimate

No changes to the March 2019 ES chapter. The Amendments do not result in any material change in the layout, orientation, massing or heights of blocks that would affect the pedestrian wind environment or the potential for occasional strong winds to be generated by the blocks. The wind assessment, as reported within the March 2019 ES Chapter 11: Wind Microclimate, confirms that wind conditions at ground floor, balconies and roof terraces across the development are suitable for their intended use during summer. The adjustments made to projecting balconies are non-substantive and are not considered to have a material effect on the wind environment of the balconies. With the Amendments, all the balconies would still be suitable for their intended use during summer. As the flow of wind is restricted through recessed balconies or from entering winter gardens, these converted balconies would experience an improved wind environment. However, the improvement in the wind environment for these balconies is not considered to change the conclusions of the assessment. As a result, it is not considered that the Amendments would give rise to any new or materially different impacts on the assessment of wind within the EIA and, as such, the findings and conclusions of the March 2019 ES remain valid.

Cumulative Scheme Review

Detailed cumulative assessments were provided within each of technical topics within the March 2019 ES. A review of planning applications submitted and approved since March 2019 was undertaken to establish if there are other schemes that should be considered within the cumulative assessments. Following a data search of the LB Barnet planning portal, using the search criteria identified in ES Chapter 2: EIA Methodology of the March 2019 ES, no new relevant cumulative schemes were identified.

The Amendments to the Submitted Scheme do not alter the findings of the cumulative assessment and there are no new cumulative schemes identified. Therefore, the March 2019 ES remains valid with regard to cumulative effects.

Conclusions

The Amendments are not considered to be substantive and we consider that the March 2019 ES remains valid for decision making and no further environmental information is required.

Yours sincerely

A handwritten signature in black ink, appearing to read "A Webb".

Aisling Webb
Associate

cc. Ben Ford - Quod
Lee Goldberg – Meadow Residential

ⁱ Her Majesty's Stationary Office (HMSO), 2017. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The Stationary Office. May 2017

ⁱⁱ HMSO, 2018. The Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2018. The Stationary Office. October 2018