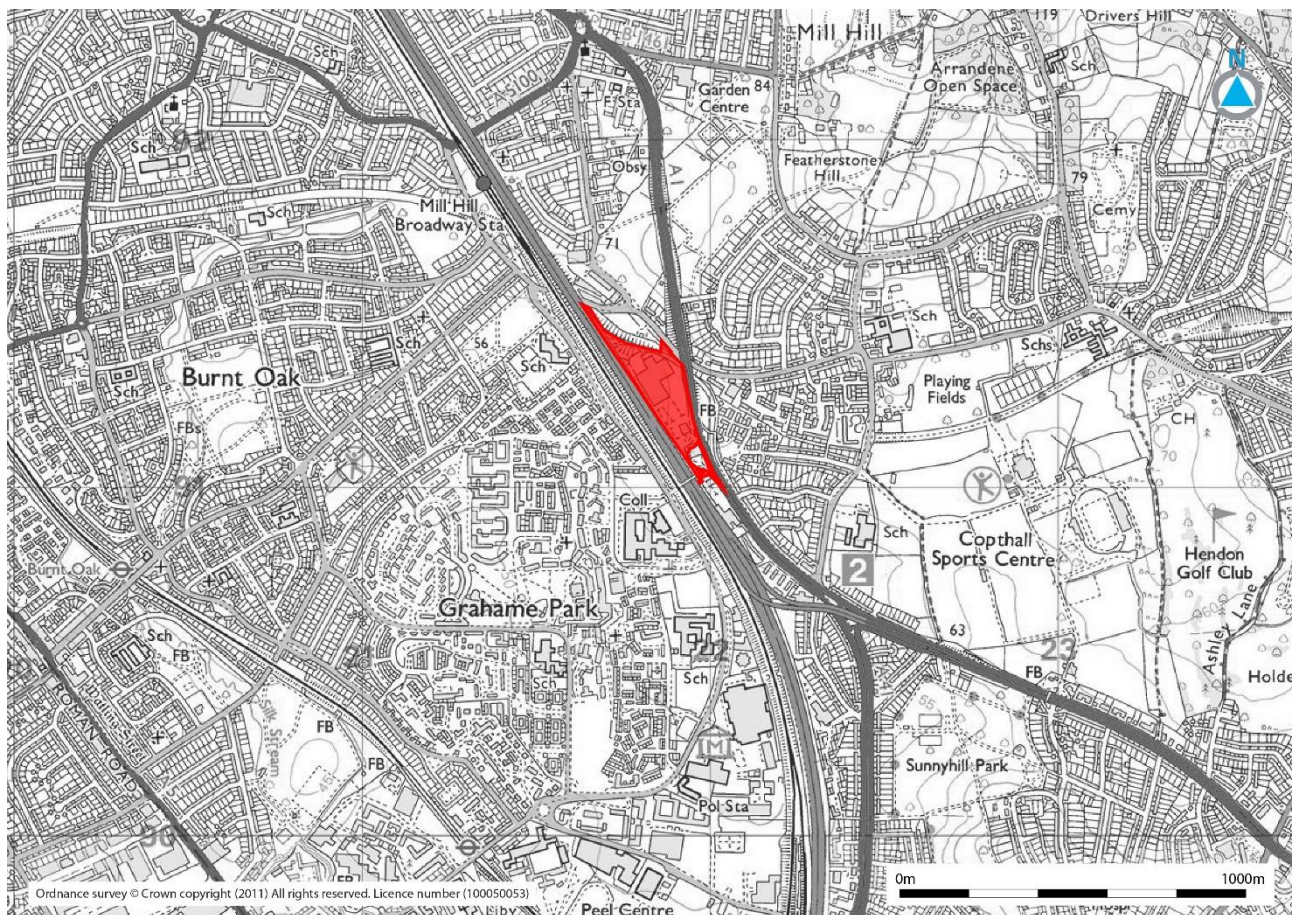


1 Introduction

1.1 Introduction

- 1.1.1 This Environmental Statement (ES) has been prepared by Quod on behalf of Meadow Residential (the 'Applicant') to accompany a detailed planning application in relation to redevelopment proposals of approximately 3.64 hectares (ha) of land which encompasses the Pentavia Retail Park, London, NW7 2ET (the 'Site').
- 1.1.2 The redevelopment of the Site would provide 844 residential units, together with 1,028 square metres (sqm) GIA of retail, food and community uses, new pedestrian accesses to Bunns Lane, car parking, acoustic mitigation and highway/pedestrian improvements and associated areas of green open space and hardstanding (the 'Development'). A full description of the Development is provided in Chapter 4: Description of Development.
- 1.1.3 Figure 1.1 illustrates the location of the Site and the indicative red line planning application boundary for the Site. Appendix 1.1 shows the detailed planning application boundary for which planning permission is being sort. A description of the Site and its setting is provided below.

Figure 1.1: Site location Plan



- 1.1.4 The ES reports the findings of an EIA process, which is a systematic assessment of the likely significant effects of the Development. The purpose of the ES is to inform the decision-making process in relation to the planning application. The ES contains such information referred to in Schedule 4 of the EIA Regulations as is reasonably required to assess the likely significant environmental effects of the Development. Chapter 2: EIA Methodology provides further detail on how the EIA scope was defined and the general approach to assessments.

1.1.5 In accordance with the EIA Regulations, this ES considers the environmental effects of the Development during demolition and construction, following completion and during operation of the Development. The assessment considers the potential for cumulative effects which may arise from the Development when considered alongside other relevant nearby development proposals, as well as combined effects of individual effects resultant from the Development upon a single receptor. Where significant adverse effects on the environment are identified, the ES proposes ways to prevent, reduce and, where possible, offset these effects. These are known as mitigation measures.

1.2 Site and Setting

1.2.1 The Site is centred at a national grid reference TQ 217 913. It currently comprises one large retail building (class use A1/ A4) in the north of the Site and a smaller restaurant building (class use A3) in the south of the Site with associated car parking in between. The retail building comprises 9,600 sqm of floorspace. Up until 2015, the Site was occupied by major national retailers including Homebase, Comet and Argos. The Site is currently temporarily occupied by Kosher Ourlet Store and the charity Together Plan. A small area of scrub land is located at the north western extent of the Site.

1.2.2 The Site is bounded by the following:

- The former A1/M1 slip road runs along the north eastern boundary of the Site which backs to a vegetated area adjoining 'Rosebery Place', 'Dove Close' and Bunns Lane which is located approximately 50 metre (m) to the north east of the Site;
- The A1 Watford Way runs along the eastern boundary;
- A roundabout and slip road (off the northbound carriageway of the A1 Watford Way) is located adjacent to the south of the Site, which in turn is adjacent to a petrol filling station; and,
- The M1 motorway which runs along the western boundary and in turn the Midlands Mainline Railway.

1.2.3 Figure 1.1 illustrates the location of the Site and the indicative red line planning application boundary for the Site. Figure 1.1 shows the detailed planning application boundary for which planning permission is being sought.

1.2.4 The Site is located in a predominantly residential area. The nearest residential properties to the Site are those along 'Rosebery Place' which is 30m north of the planning application boundary.

1.2.5 The Bright Little Stars Nursery, Orion Primary School and Barnet College are located 50m north, 300m west and 400m south of the Site, respectively.

1.2.6 Vehicular access/egress to the Site is available from the slip road off the northbound carriageway of the A1 Watford Way. Pedestrian access to the Site is possible from the western side of the A1 Watford Way via the existing footway and from a footbridge over the M1 and subway below the Midlands Mainline Railway line which is located approximately 70m to the south of the Site. There is off-road cycle route provision situated 400m south west of the Site, which extends south to Hendon and on to Brent Cross. Grahame Park Way Road, 50m west of the Site, which runs parallel to M1 is also signed for cyclists.

1.2.7 The Site has a Public Transport Accessibility Level (PTAL) rating of between 1a and 3 (the majority of the Site is covered by PTAL 1a). The nearest bus stops are located on the A1 Watford Way (servicing routes 113 and N113) and Bunns Lane (servicing route 221) approximately 50m south east and 100m east of the Site, respectively. The nearest rail station is Mill Hill Broadway approximately 550m to

the north of the Site boundary. Mill Hill Broadway is on the Midlands Main Line railway line which connects to London St Pancras, St Albans City, Luton and Bedford to the north.

1.2.8 Mill Hill Park and Lyndhurst Park are located approximately 100m north east and 400m north west of the Site, respectively.

1.2.9 Table 1.1 provides a summary of land uses in the vicinity of the Site.

Table 1.1: Land Uses in Proximity to Site

Location	Adjacent/Bordering Site	Within 100m of Site Boundary	Greater than 100m from Site Boundary
North	Former A1/M1 slip road	Churchill Place development along Rosebery Place (Former Fire Station Residential Redevelopment) Bright Little Stars Nursery	Mill Hill Broadway Station Mill Hill Park Lyndhurst Park Residential properties
East	A1 Watford Way	Residential estates	Residential properties
South	A roundabout and slip road (off the A1 Watford Way)	Petrol filling station	A commercial car dealership (Nissan) Barnet College
West	M1 Motorway	Midlands Main Line railway	The Orion Primary School Residential properties

1.2.10 The general topography of the Site comprises a drop in height from north west to south east, from a maximum height of 68.52m above ordnance datum (AOD) in the north west, to 62.42m AOD in the south eastern corner.

1.2.11 Two Conservation Areas are located in the surrounding area, these are the Watling Estate Conservation Area, which lies approximately 300m west of the Site at its nearest boundary, and the Mill Hill Conservation Area, which lies approximately 750m north east of the Site.

1.2.12 There are no Scheduled Monuments in the vicinity of the Site. There are over 60 listed buildings within a 2km radius of the Site, with the closest being the Grade II listed Chase Lodge located approximately 600m east of the Site. The topography of the land and enclosed character of the Site, located between two major roads (M1 and A1), results in no intervisibility between the Site and the Grade II listed Chase Lodge, nor does the Site contribute in any way to their significance or setting.

1.2.13 There are no statutory national or regional ecological designations on the Site or within 500m of the Site. The Site is not located on Green Belt Land, within an Area of Outstanding Natural Beauty ('AONB') or a Conservation Area. The Site is considered to be of negligible importance in nature conservation terms and of intrinsically low value.

1.3 Planning Policy Context

1.3.1 On 11th September 2012 the LB Barnet adopted its Local Plan, which included the Core Strategy¹ and Development Management Policies². The Local Plan supersedes the Unitary Development Plan (2006)³, except for 13 'saved' policies pertaining to Brent Cross Cricklewood. The Site is located approximately 50m outside the Colindale Regeneration Area ('CGA'), as identified within the Local Plan. The CGA covers an area of approximately 200ha and seeks to provide an indicative employment

capacity of 500-1000 jobs together with a target to create of 8,100 new homes by 2026. Map 2 of the Local Plan also identifies the area around Mill Hill Broadway as a District Town Centre and growth area.

- 1.3.2 The Site is located in a designated Mill Hill Neighbourhood Plan Area. The Mill Hill Neighbourhood Forum was formally designated in September 2014 and is the designated body to produce a Neighbourhood Development Plan for Mill Hill by 2019. The Mill Hill Neighbourhood Forum is in the early stages of producing the Neighbourhood Plan. The emerging Neighbourhood Plan will, subject to adoption eventually form part of the Local Plan.
- 1.3.3 A draft planning brief for the Site was prepared by the LB Barnet and was approved for public consultation at Barnet’s Policy and Resources Committee held on the 1st September 2016⁴ (the ‘Planning Brief’). The Planning Brief was adopted on the 1st of December 2016 at the Policy and Resources Committee and is now a material consideration in the determination of any further planning application relating to all or part of the Site. The Planning Brief sets out the Council’s objectives for the redevelopment of the Site. The objectives for the Site focus on the provision of a sustainable mixed-use development that will generate a range of affordable housing, new employment space, retail and leisure uses to serve the needs of the development, amenity and community spaces, and improvements to existing transport infrastructure.
- 1.3.4 A Draft London Plan⁵ (2017) was published on 29th November 2017 for consultation between 1st December 2017 and 2nd March 2018. Once the new London Plan has been adopted and published in its final form, it will replace the current London Plan as the strategic development plan for Greater London. Draft Policy H1 ‘Increasing Housing Supply’ states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites, especially sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800m of a Tube station, rail station or town centre boundary.
- 1.3.5 An assessment of the Development in the context of relevant national, regional and local planning policy is set out within the Planning Statement, which accompanies the planning application. Planning policy is presented in the relevant technical chapters of this ES where appropriate as context for the consideration of the environmental effects of the Development.

1.4 Preamble

- 1.4.1 On the 21st December 2017, Meadow Residential (the ‘Applicant’) submitted a detailed planning application (Ref: 17/8102/FUL) for the redevelopment of the Site as a residential-led mixed-use development consisting of 717 new Build to Rent residential units, with commercial, leisure and community uses, with associated areas of green open space and hardstanding within the London Borough of Barnet (‘LB Barnet’) (the ‘2017 Submitted Development’). The 2017 Submitted Development was accompanied by a number of documents, including an Environmental Statement (the ‘2017 ES’), prepared by Quod, which reported the findings of an Environmental Impact Assessment (EIA) of the proposed development.
- 1.4.2 In June 2018 an addendum to the 2017 ES (the ‘2018 ES Addendum’), was prepared by Quod to accompany a post submission amendment to the design of the 2017 Submitted Development. Together the 2017 ES and 2018 ES Addendum are subsequently referred to as the ‘Submitted ES’.
- 1.4.3 The proposed amendments to the 2017 Submitted Development focused primarily on internal residential unit reconfigurations and alterations to the Site’s access. The amendments did not change the proposed footprint, layout or heights of the building blocks within the 2017 Submitted Development. On 25th July 2018, LB Barnet Council resolved to refuse permission for this application.

- 1.4.4 On 5th November 2018 a Direction was made by the Mayor of London, pursuant to Article 7 of the Mayor of London Order 2008 (the '2008 Order'), that he should be the local planning authority and determine the application (GLA Ref: GLA/3736a/VH02). Further to the Mayor's decision to call in the application, the Applicant has taken the opportunity to review the 2017 Submitted Development with a view to increasing the delivery of on-site affordable housing. Scope has been identified to increase/decrease building heights within the 2017 Submitted Development by one to three storeys, thereby retaining the accepted design principles which the Mayor supported in the original application. The proposed amendments would have a significant impact on the implementation of the London Plan policies on affordable housing.
- 1.4.5 Description of the revisions to the 2017 Submitted Development is provided within Chapter 4: The Description of Development and Chapter 3: Alternatives explains the rationale behind the changes. The Submitted ES has been updated to reflect the amendments to the 2017 Submitted Development and is presented as this Environmental Statement ('ES') which accompanies the amendments to the scheme.
- 1.4.6 In summary, this ES supersedes the Submitted ES. It provides a comprehensive and up-to date account of all 'likely significant environmental effects' of the proposed development, as required by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017⁶ (as amended)⁷ (the 'EIA Regulations'), together with proposed mitigation measures to avoid, reduce or offset potential adverse effects and to ensure that the beneficial effects of the development are realised. This ES incorporates all relevant additional information since the submission in 2017 Submitted Development.

1.5 Planning History

- 1.5.1 Pentavia Retail Park has had a number of previous planning submissions for development on the Site, these comprise mainly retail uses in various formats and replacement buildings. Only the most recent retail and residential-led mixed-use applications are outlined within this section, see Section 2 of the Planning Statement for a full planning history of the Site.
- 1.5.2 Three retail applications were approved in 2016 as follows:
- Planning permission ref: 14/08075/FUL, date approved 05/08/16;
 - Planning permission ref: 15/01820/FUL, date approved 05/08/16; and
 - Planning Permission ref: 15/01825/FUL, date approved 05/08/16.
- 1.5.3 The approved retail applications proposed to create seven unrestricted Open Class A1 retail units and two Class A3 restaurant units (Ref: 14/08075/FUL) in addition to a new single D2 unit (Ref: 15/01820/FUL and 15/01825/FUL) in a reconfigured arrangement. All three permissions proposed do not create any net additional floorspace, but reconfigure the Site layout and the arrangement of the retail and restaurant units. This would result in the demolition of the existing Class A3 unit and partial demolition of the existing Open Class A1 retail units. The demolition of the existing floorspace use would be re-provided as part of the extant permissions through the reconfiguring of the Site layout.
- 1.5.4 The Applicant made a detailed planning application, which was submitted and validated early October 2016, for the redevelopment of the Site as a residential-led mixed-use development consisting of 695 Build to Rent Class residential units situated within four building blocks, with commercial, leisure and community uses, with associated areas of green open space and hardstanding (Ref: 16/6420/FUL) (the '2016 Detailed Application'). The 2016 Detailed Application was accompanied by an ES (the '2016 ES'), prepared by Quod. In January 2017 an addendum to the ES (the '2017 ES Addendum'), was prepared by Quod to accompany a post submission amendment

to the design of the 2016 Detailed Application. The 2016 ES and the 2017 ES Addendum are collectively referred to as the '2016 ES (as amended)'. The 2016 Detailed Application was withdrawn in November 2017.

1.6 ES Structure and Context

1.6.1 The following provides a summary of each document that forms the ES:

- ES Volume I – the main body of the ES;
- ES Volume II – Technical Appendices; and
- ES Non-Technical Summary (NTS).

Project Team

1.6.2 The Applicant's Project Team, who have contributed to the design and EIA process are included in Table 1.2.

Table 1.2: Project Team

Oranisation	Consultant Role / Input
Applicant	Meadow Residential
Quod	Planning Consultants
Arney Fender Katsalidis	Architects
Outerspace	Landscape Architect
Miller Hare	Production of photomontages
ES Chapter (ES Volume I)	
Chapters 1 – 4: Introduction; EIA Methodology; Alternatives; and 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 Impact	Peter Radmall/Millar Hare
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: Mitigation Measures and Significant Residual Effects	Various
ES Volume II – Appendices	Various
Non-Technical Summary	Various

1.6.3 As defined by paragraph 18 5(a) of the EIA Regulations, the ES must be prepared by competent experts. Each member of the project team is a suitably qualified professional and details of the professional competency of the technical author is provided in each technical chapter. Quod is the lead editor of this ES and author of certain chapters as identified in Table 1.2. Quod is a member of

the Institute of Environmental Management and Assessment EIA Quality Mark Scheme, an accreditation scheme which sets high standards for EIA practice and demonstrates a commitment to excellence in EIA activities.

1.7 ES Availability

- 1.7.1 The ES and all application documentation are available for review at the Planning Offices of the Greater London Authority (GLA). Additional copies of the ES can be provided on request (at a reasonable fee). Alternatively, a CD Rom version is available for a fee of £15. The Non-Technical Summary can be obtained free of charge and can be made available upon request in hard copy or electronic copy. All ES documents are available by calling Quod at 020 3597 1000 quoting Reference No. Q090681 or emailing reception@quod.com.
- 1.7.2 Comments on the planning application can be made online via <https://www.london.gov.uk/what-we-do/planning/planning-application-and-decisions/>. Alternatively, comments can be provided in writing at the address below:

Head of Planning – Greater London Authority
City Hall
More London Riverside
London
SE1 2AA

REFERENCES

- ¹ London Borough of Barnet, 2012. Barnet's Local Plan (Core Strategy), Development Plan Document, September 2012.
- ² London Borough of Barnet, 2012. Barnet's Local Plan (Development Management Policies), Development Plan Document, September 2012.
- ³ London Borough of Barnet, 2006. Unitary Development Plan, May 2006.
- ⁴ London Borough of Barnet, 2016. Pentavia Retail Park, Mill Hill: Draft Planning Brief, September 2016.
- ⁵ Greater London Authority, 2017. Consultation Draft of the London Plan, December 2017. <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/draft-new-london-plan/>
- ⁶ Her Majesty's Stationary Office (HMSO), 2017. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The Stationary Office. May 2017
- ⁷ HMSO, 2018. The Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2018. The Stationary Office. October 2018.