

Planning and Development
London Borough of Brent
Brent Civic Centre
Engineers Way
Wembley
HA9 0FJ

Sent By Email

For the attention of

Dear London Borough of Brent,

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017
(AS AMENDED)
FORMAL REQUEST FOR AN EIA SCREENING OPINION UNDER REGULATION 6
PROPOSED DEVELOPMENT AT: 1-8 Capitol Way, London NW9 0EQ**

We write on behalf of the applicant, Neat Development and The Royal London Mutual Insurance Society Limited, to request a formal 'Screening Opinion' under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ('EIA Regulations') in relation to the proposed redevelopment of the existing 1-8 Capitol Way, London, NW9 0EQ.

Request for Screening Opinion and Supporting Information.

This letter represents a formal 'Screening Opinion' request from the Applicant to the London Borough of Brent (the Council) under the 2017 EIA Regulations.

In accordance with Regulations 6 (2), this letter contains the following information and documents to enable the Council to determine whether the proposed development does or does not constitute 'EIA Development':

- A plan sufficient to identify the land;
- A description of development, in particular the physical characteristics of the development and where relevant demolition works;
- A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;
- A description of the aspects of the environment likely to be significantly affected by the proposed development;
- A description of any likely significant effects of the proposed scheme on the environment (i.e. expected residues, emissions, waste, natural resources); and
- Any other information or representations provided, including any measures envisaged to avoid or prevent any significant adverse effects on the environment.

It is considered that the information provided in this letter and supporting documentation is sufficient to conclude that the proposed development does not constitute an 'EIA Development' and therefore does not

require any further assessment under the EIA Regulations.

THE DEVELOPMENT SITE

The Site, measuring 1.562HAa 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/retail units.

The Site is predominantly occupied by a vacant warehouse and ancillary office building. The buildings have been vacant for over 10 years. Within the site, but outside the warehouse to the east and south is concrete hardstanding. 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 the Site is relatively flat and varies from 49.35 to 50.19m AOD (metres above ordnance datum). Existing vehicular access to the site is from Capitol Way on the southern boundary of the site.

The site has limited ecological potential due to it being situated in an urban environment; comprising largely of impermeable, hardstanding surfaces.

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 an 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 east of the Site. The TNQ development comprises 460 residential units above circa 6,000sqm of ground floor retail /commercial /food and beverage space.

Four residential properties are also located immediately adjacent to the 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 commercial uses (Class E). Within the Capitol Way area there are also two large supermarkets and small retail centre (TNQ), associated car parking areas 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 2/3 (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.

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.

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 adopted Brent Local Plan (2019-2041) applies the following planning policy designations to the Site:-

- Burnt Oak and Colindale Growth Area (Policy BNGA1)
- Air Quality Management Area (Policy BSUI2)
- Locally Significant Industrial Site (Policy BE2)
- Tall Building Zone (Policy BD2)

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.

Please refer to Appendix 1 for a copy of the Site's red line boundary.

Site History

The existing warehouse and ancillary office accommodation was built in the early to mid-1980s, there is no available record for the original permission.

In 2018 and 2021, planning permission was granted for redevelopment of the site including the demolition of the existing buildings and redevelopment to provide six buildings ranging between four to twelve storeys comprising 501 residential units and commercial floorspace. Neither scheme was considered EIA development.

Please refer to Appendix 2 for the site's publicly available planning history.

Description of Development

The description of the proposed development is as follows:

Demolition of the existing buildings and construction of a 2-storey building of flexible industrial floorspace (Use Class B2 & B8), ancillary commercial and cafe floorspace (Class E(c)(iii) and Class E(a)), with ancillary yard

area, service ramp, car and cycle parking, plant, associated public and private realm improvements, landscaping, pedestrian and vehicular access and associated highways works'

The proposed development seeks the comprehensive redevelopment of the existing site including demolition of all current buildings and replacement with a multi-storey industrial warehouse building (approximately 18,000 sqm GEA) of 2 storeys. The proposed scheme will comprise of:

- Circa 14,000 sqm of industrial floorspace
- Circa 1 50 sqm of café
- 62 parking spaces including loading bays on Capitol Way
- Two storey service yard

The proposed development will include new landscaping and public realm with opportunity to improve the pedestrian environment on Stag Lane and Capitol Way. The development will include appropriate internal cycle parking and on-site servicing provisions for all refuse and plant equipment within the development's envelope.

The detailed design of the development is currently under review as part of the ongoing design process, although the design of the scheme described above is sufficiently developed to allow for the Council to consider the development proposals and adopt a Screening Opinion.

Requirement for an Environmental Impact Assessment

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (here after referred to as the 'EIA Regulations') outlines the requirement to consider the likely environmental effects of development projects within the planning system in England. The EIA Regulations provide screening criteria and thresholds at which certain types of development projects should be screened in order to determine whether a project is an 'EIA Development'.

Regulation 2 of the EIA Regulations define 'EIA Development' as that which falls either under Schedule 1, where EIA is mandatory, or under Schedule 2, where only development likely to have significant effects on the environment by virtue of factors such as its nature, size or location should be considered 'EIA Development'.

Schedule 1

Accordingly, the proposed development does not fall under the description of a Schedule 1 Development, as defined by the 2017 EIA Regulations that would automatically require a formal EIA.

Schedule 2

The proposed development seeks permission for industrial floorspace within an LSIS, suitable for industrial estate development.

- Schedule 2 'Industrial Estate Development Projects' Category 10(a) includes industrial estate development projects if the development exceeds 5Ha. The Site is 1.562 Ha and therefore Category 10(a) does not apply.
- Schedule 2 'Urban Development Project' (Category 10(b)). For this type of development, consideration must be given to whether the site is located in a 'sensitive area' (as defined under Regulation 2), or whether the associated relevant screening thresholds and criteria are met or exceeded, which in this case state:
 - The development includes more than 1 hectare of urban development which is not dwelling house development; or

- The development includes more than 150 dwellings; or
- The overall area of the development exceeds 5 hectares.

The application site is not located within, or in close proximity to, an environmentally 'sensitive area' as defined by the EIA Regulations (e.g. a National Park, the Broads, World Heritage Sites, Ancient Monument, Area of Outstanding Natural Beauty, a European Site) but the proposed development would instead be located within an urban area, already dominated by historic industrial, commercial and established residential neighbourhoods.

As the Proposed Development Site exceeds 1 Ha it potentially exceeds the thresholds in Schedule 2 10(b) of the EIA Regulations, albeit none of the specific uses defined in part 10(b) are included within the development.

Therefore, it is considered prudent based on the size of the Site exceeding the threshold of 1Ha that the Proposed Development is screened by the local planning authority.

However, it should be noted that this threshold is only an indication that the development *may* be required to be supported by an EIA subject to consideration of the Selection Criteria contained within Schedule 3 of the Regulations.

This document therefore considers in the next sections the potential effects of the Proposed Development on those identified environmental receptors.

Screening Opinion – Consideration of Potential Effects

Developments which fall under Schedule 2 of the 2017 EIA Regulations are not always subject to EIA. A further key consideration is whether the proposed development would result in likely significant effects – this being recognised as possible 'significant effects on the environment by virtue of factors such as nature, size or location'.

The likely significant effects should be taken into account by the local planning authority in the selection criteria set out in Schedule 3 of the EIA Regulations, which are as follows:

- *Characteristics of the development* (considering size and design of whole development; the cumulation with other existing developments and/or approved development; the use of natural resources in particular land, soil, water and biodiversity; the production of waste; pollution and nuisance, risk of major accidents; and the risks to human health);
- *Location of the development* (by reference to the existing and approved land use; the relative abundance, availability, quality and regenerative capacity of natural resources; and the absorption capacity of the natural environment, by reference to environmentally sensitive areas); and It is therefore considered that significant socio-economic effects are not likely to arise from the proposed development and would not warrant the undertaking of an EIA on the basis of this topic alone.
- *Type and characteristics of the potential impact* (in particular having regard to the magnitude and spatial extent of the impact; the nature of the impact; the transboundary nature of the impact; the intensity and complexity of the impact; the probability of the impact; the onset, duration, frequency and reversibility of the impact; the cumulation of the impact with other development; and the possibility of effectively reducing the impact).

This letter demonstrates that likely significant effects on the environment by virtue of factors such as nature,

size or location are not expected and concludes that there is not likely to be any significant environmental effects, in accordance with the Schedule 3 Selection Criteria. This letter also stipulates what mitigation will be relied upon to avoid or prevent what might otherwise have been significant adverse effects. Accordingly, we consider the proposed development is not EIA development for those reasons expanded below on the following matters:

- Socio Economics
- Energy, Sustainability and Climate Change
- Biodiversity and Ecology
- Transport and Accessibility
- Contamination
- Noise and Air Quality
- Health and Wellbeing

Socio-Economics

The application comprises an industrial building– alongside an ancillary café/ commercial unit. This will have an important contribution towards employment opportunities for the Borough.

During the demolition and construction works of the proposed development, 130 temporary employment opportunities would be created, with an associated increase in spending in the local and regional area. However, it is anticipated that the associated effects would not be significant due to the scale of the proposed development and the short term / transient nature of construction industry.

Upon completion (estimated 2026/7), the delivery of new industrial accommodation would introduce replacement employment on site. It is anticipated the scheme can support circa 325 jobs on site, which would contribute to greater spending in the area.

Further socio-economic impacts improvements to the public realm in the vicinity of the site.

Given the scale of the development, it is considered that any impacts which may require mitigation as a result of the proposed development would be secured through appropriate planning obligations and financial contributions as part of the S106 Agreement or Mayoral Community Infrastructure Levy (CIL) charging schedule, such as employment and training opportunities.

It is therefore considered that significant socio-economic effects are not likely to arise from the proposed development and would not warrant the undertaking of an EIA on the basis of this topic alone.

Energy, Sustainability and Climate Change

The development will be designed and constructed to meet London Plan (2021) sustainability and energy targets to help mitigate the impact of climate change. This will be achieved by the development through a combination of energy conservation measures, fabric first design and low carbon technologies considering the site particulars / constraints. This will include a number of specific targets:

- Fabric first approach with well insulated and air tight thermal envelope
- External design optimised to reduce the risk of overheating
- Centralised air source heat pump providing hot water and heating
- Solar photovoltaics to reduce electrical demand from the national grid
- The development will also seek to comply, where practicable, with the Greater London Authority's Supplementary Planning Guidance documents, including in relation to the Circular Economy, 'Be

Seen' Energy Monitoring and Whole Life-Cycle Carbon Assessment.

- In doing so, the development design and construction will seek to follow the Mayor's energy hierarchy of 'Be Lean' – Enhancements to the building fabric; 'Be Clean' – Enhancements to low energy technologies; and 'Be Green' – Renewable energy. The development will seek to comply with the Council's planning policies relating to sustainability aims and objectives.

It is therefore considered that significant effects relating to energy, sustainability and climate change are not likely to arise from the proposed development and would not warrant the undertaking of an EIA on the basis of this topic alone.

Biodiversity and Ecology

The site does not fall within a nature conservation area. Flora and fauna on the development site is very limited and the site is not recognised as a habitat or resident site for protected species. The development site is not subject to any national or international designations protecting special species or habitats.

Accordingly, supporting ecology surveys will be completed as part of the application submission. It is therefore considered that significant biodiversity and ecological effects are not likely to arise from the proposed development and would not warrant the undertaking of an EIA on the basis of this topic alone.

Transport and Accessibility

The development site is located in Public Transport Accessibility Location of 2/3.

Preliminary assessments by the Applicant's Transport Consultants demonstrate the development may give rise to some increase traffic movement, the impact is unlikely to be significant when taking into account the existing permitted use of the site and close proximity to public transport and wider transport network. The amount of traffic movement is not considered to have significant impacts on highway capacity and a reduction in vehicle movements is predicted compared to the residential consent. The proposal will not require any significant improvement works to the highway network to accommodate the development or its traffic generation. A proportion of trips associated with the proposed development would also be accommodated by existing public transport, as well as active travel modes (such as cycling or walking).

During the demolition and construction works and subsequent use of the industrial site, there will be heavy goods vehicles (HGVs). There may be potential for intermittent and minor localised disruption during the construction stage. However, access and routing of HGVs would be coordinated and agreed with local highway officers and that of the wider redevelopment of sites within the Opportunity Area. In addition, good practice methods and standards (such as considerate constructors scheme) for both construction and transport would be implemented through a construction management plan (CMP) and construction logistics plan (CLP), which would typically be secured via a planning condition.

Accordingly, a supporting transport assessment, travel and management plans will be completed as part of the application submission.

It is therefore considered that significant transport effects are not likely to arise from the proposed development and would not warrant the undertaking of an EIA on the basis of this topic alone.

Contamination

An EIA is unlikely to be required by reason of contamination unless high levels of contamination are expected, either through the site's former use or proposed uses.

It is considered that there is a very low risk of contamination associated with the site or proposed development. Any existing 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.

It is therefore considered that significant contamination effects are not likely to arise from the proposed development and would not warrant the undertaking of an EIA on the basis of this topic alone.

Noise and Air Quality

The site falls within an urban environment in close proximity to main arterial roads. The site is adjacent to an air quality AQFA (Colindale) where a small number of receptors (6) do not meet annual NO₂ AqO (LB Brent Action Plan)

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.

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.

Other new sources of operational noise would comprise fixed plant installations – this will be at basement, service yards and roof level. The design of these would be limited to meet the plant noise emission limits at the nearest noise-sensitive receptors.

During the demolition of existing on-site buildings and construction of the proposed development, there would be potential for temporary local noise and air quality impacts. However, noise and air quality emissions would be effectively controlled by employing standard management controls. These controls would be implemented through adherence to a CMP.

Accordingly, supporting air quality and noise assessments will be completed as part of the application submission.

It is therefore considered that significant noise and air quality effects are not likely to arise from the proposed development and would not warrant the undertaking of an EIA on the basis of this topic alone.

Daylight, Sunlight and Overshadowing

The proposed development would introduce a new building height and massing on the application site which would change the existing daylight and sunlight levels at surrounding buildings and amenity spaces.

Immediately to the west and north west corner of the development site is residential development (sensitive receptors) – the nearest being at 153 Stag Lane directly adjacent to the site. Notwithstanding this, the acceptability of any potential reductions will be discussed in detail in a daylight, sunlight and overshadowing assessment which will be undertaken for sensitive receptors surrounding the Site. The assessment shall follow the methodology set out in BRE Guidelines, in line with national, regional and local policy.

It is therefore considered that significant daylight effects are not likely to arise from the proposed development and would not warrant the undertaking of an EIA on the basis of this topic alone.

Microclimate

The surrounding area is characterised by a mix of uses and diverse urban form in terms of scale, height, and

massing. Over recent years, the local area has undergone significant change with building heights upto 18 storeys in the vicinity of the site.

The proposed development would introduce a new building height (up to 19m) and massing which may change the existing microclimate at pedestrian level.

To inform the development's emerging design and to ensure that the development proposals are considerate of potential wind microclimate issues, a Microclimate Assessment will be undertaken, and submitted with the planning application. Due to the changing built environment, the assessment will test the numerous scenarios relating to the existing application site, the proposed development and the proposed with the cumulative developments surrounding.

The proposed methodology and scope of the Microclimate Assessment will ensure that the proposed site including streetscapes and buildings will create comfortable wind environment to live, work and visit. This will include the incorporation of 'in-built' mitigation where necessary to ensure the necessary standards are achieved.

Due to the location of the application site; the prevailing wind direction; building height in the immediate surroundings; as well as proposed building height and form, it is considered unlikely that the proposed development would give rise to significant effects in respect of wind microclimate.

It is therefore considered that significant wind microclimate effects are not likely to arise from the proposed development and would not warrant the undertaking of an EIA on the basis of this topic alone.

Heritage Assets and Townscape Visual Impact Assessment (TVIA)

The site is not identified within an archaeological priority area or within close proximity to any designated heritage assets. The site and immediate location 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 completed to ensure any historical and /or archaeological artefacts will be recorded and/or protected.

In addition, due to the proposed height of the development and possible wider views, a townscape and visual impact assessment will be completed to support the application submission.

No physical impact upon heritage assets would be anticipated to result from the proposals, and any potential harm to heritage significance (impact) would be limited to that which might result from change to setting. Given the urban character of the surrounding area and its wider regeneration objectives as defined in the development plan, it is considered likely that any such harm would be negligible, that it would likely be outweighed by employment benefits, and that it would not preclude development of the nature and on the scale proposed within the site in principle.

It is therefore considered that significant archaeological or heritage effects are not likely to arise from the proposed development and would not warrant the undertaking of an EIA on the basis of this topic.

Health and Wellbeing

Although it is considered unlikely that the proposed development would result in significant adverse health impacts, a number of the stand-alone assessments will consider the proposed development's indirect or secondary impacts on health and well-being, namely, the:

- Land Contamination Assessment;
- Wind Micro-Climate Assessment;
- Noise Impact Assessment;
- Air Quality Assessment
- Daylight, Sunlight and Overshadowing Assessment, and
- Transport Assessment.

Furthermore, a CMP would be prepared to manage the construction of the proposed development and would address the following issues related to health and well-being:

- Public safety;
- Amenity and site security;
- Noise and vibration controls; and
- Air and dust management.

The CMP's implementation would be secured by means of an appropriately worded planning condition or obligation. Accordingly, it is considered that the proposed development would not give rise to significant environmental effects in relation to health and wellbeing.

Flooding and Drainage

The proposed development is set within an urban context and is located on a site which comprises of previously developed land; principally comprising of a single large building and car park hardstanding. 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%).

The assessment of flood risk is regulated through planning policy, with the key requirements for flooding outlined within the National Planning Policy Framework (NPPF). The NPPF requires that a FRA should be submitted with planning applications for all sites over 1 ha in area and all sites within Zones 2 and 3 to determine the risks of flooding from all sources (including rivers, sea, sewers and groundwater).

Drainage and SuDS strategies would feed into the emerging design proposals to ensure appropriate reduction of pre-development run-off rates, with an aspiration to achieve greenfield rates. As part of this process, Thames Water would be consulted with regard to the location of public sewer assets. An application for surface water or foul sewer connection into the Thames Water network will be undertaken as part of detailed drainage design.

Accordingly, a supporting flood risk assessment and conceptual surface water drainage strategy will be completed as part of the application submission. Mitigation measures, where necessary, will be included to reduce the effects of climate change both within and beyond the site, to accord with both local and national planning policy and guidance. The new drainage system will incorporate SuDS features to improve the quality of surface water runoff.

It is therefore considered that significant water resource, flood risk and drainage effects are not likely to arise from the proposed development and would not warrant the undertaking of an EIA on the basis of this topic.

Land Stability and Climate Change

The location of the development is not susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions which could cause the project to present environmental problems. It is therefore considered that significant land stability or climate change effects are not likely to arise from the proposed

development and would not warrant the undertaking of an EIA on the basis of this topic.

Cumulative Impact

Under the EIA Regulations, the requirement for considering cumulative schemes has been restricted to 'cumulation' with other existing development and/or approved development'.

As outlined above, there have been a range of allocations and recent developments within the 'Capitol Valley Opportunity Area'.

In their response to the technical consultation on EIA thresholds, the Ministry of Housing, Communities & Local Government (predecessor to the DLUHC) stated that urban development projects below the stated EIA screening thresholds "*will not be likely to have significant effects either alone or in combination with other projects because of their nature, location or impact*". On this basis, the consideration of cumulative effects has been limited to those projects where schemes are:

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

The table included as Appendix 3 identifies committed developments that will would need to be considered as part of the cumulative effects assessment. The potential for significant effects on the environment as a result of the accumulation of the proposed development with other development has been taken into account, as required under the EIA Regulations.

The proposed redevelopment of the Site is not considered 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 and that can be identified and addressed through supporting specialist reports for the planning application.

Summary and Conclusion

As part of the submitted planning application, sufficient reports and assessments will be undertaken to ensure that the various environmental constraints are considered in full and mitigation measures imposed where appropriate to minimise potential effects where required. A full list of application supporting documents will include (but is not limited to):

- Air Quality Assessment
- Archaeology Desk Based Assessment
- Biodiversity Net Gain
- Contamination Preliminary Risk Assessment
- Daylight, Sunlight and Overshadowing Neighbouring Assessment
- Design and Access Statement
- Drawings (scaled plan, section and elevations)
- Ecology Assessment
- Energy Statements (Incl. Circular Economy and Whole Life Cycle Carbon Assessment)
- Flood Risk Assessment
- Fire Statement
- Landscaping Strategy

- Noise Assessment
- Planning Statement
- Statement of Community Involvement
- Sustainable Drainage Strategy (SuDS)
- Townscape and Visual Impact Assessment
- Transport Assessment (Incl. Delivery and Service Management Plan, Travel Plan, Construction Management Plan)
- Urban Greening Factor Target
- Wind and Microclimate Assessment

On the basis of the above, and in accordance with the EIA Regulations, Rolfe Judd Planning contends that the development proposals will not result in any likely significant adverse effects upon any environmental or other designated asset which would warrant the application being subject to an Environmental Impact Assessment.

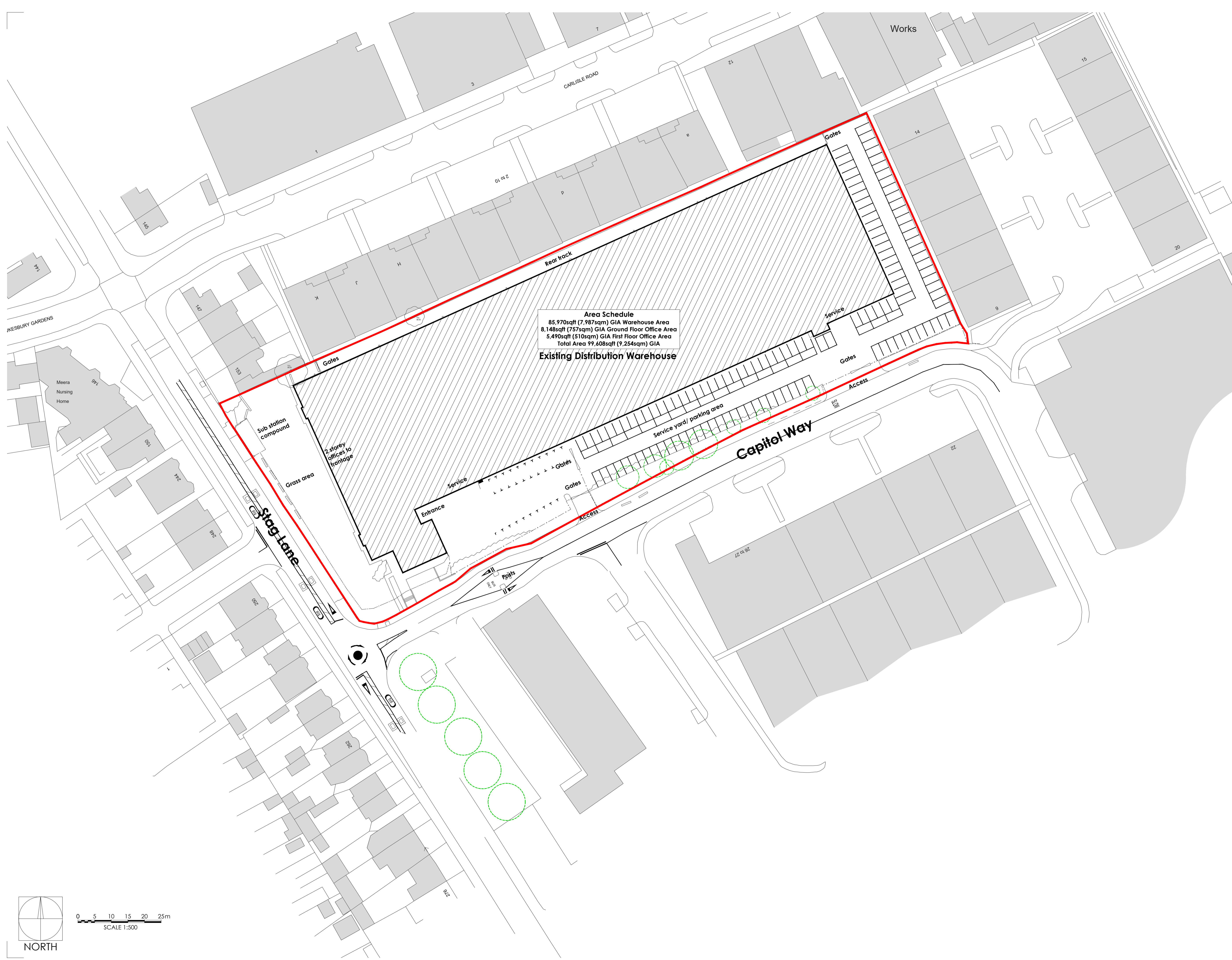
In this regard, it is formally requested that Brent Council adopt a Screening Opinion to confirm this position, whilst also duly confirming that the above list of supporting assessments and reports would be sufficient to ensure prompt validation of the application submission.

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

Yours faithfully

For and on behalf of
Rolfe Judd Planning Limited
23 February 2024

APPENDIX 1: SITE PLAN



Area Schedule
 85,970sqft (7,987sqm) GIA Warehouse Area
 8,148sqft (757sqm) GIA Ground Floor Office Area
 5,490sqft (510sqm) GIA First Floor Office Area
 Total Area 99,608sqft (9,254sqm) GIA

Existing Distribution Warehouse

The Harris Group Ltd does not accept liability for any deviation to our drawings or specification. The Drawing is copyright and may not be reproduced in whole or part without written authority. Do not scale off the drawing.

PLANNING DRAWING

This drawing has been prepared for submission to the relevant Local Authority as part of a Planning Application. It is not intended to assist with the pricing of any elements.

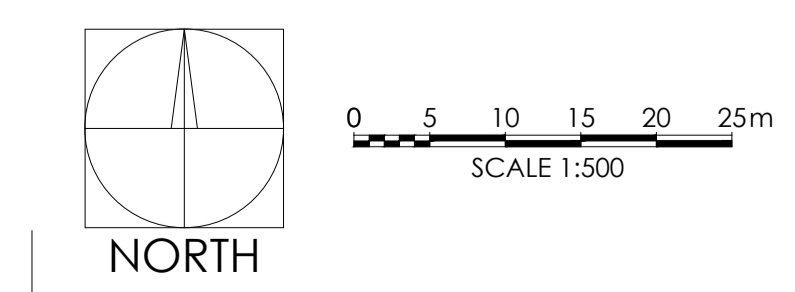
For Structural details refer to the Structural & Civil Engineers detailed design drawings & specifications.

For M&E information refer to the M&E Engineers and sub-contractors design drawings & specifications.

Do not scale from this drawing. Verify all dimensions and setting out on site. Notify any discrepancies to the architect.

For Health & Safety information refer to the Design Risk Assessments. This drawing is copyright and may not be reproduced in whole or part without written authority.

Rev.	Date	Description	Drawn	Chkd
P01	20.12.23	First Issue	RG	IP



RED LINE APPLICATION BOUNDARY
 3.81 ACRES/1.54 HECTARES

THE HARRIS PARTNERSHIP

WAKEFIELD - T. 01924 291800
 770, 200th Street, Wakefield WF1 5DA
 MANCHESTER - T. 0161 2388555
 Central Reception, 77 Dale Street, Manchester, M1 3AQ
 MILTON KEYNES - T. 01908 211 577
 The Old Rectory, 79 High Street, Newport Pagnell MK44 0BA
 READING - T. 0118 950 7700
 101 London Road, Reading RG1 1BT

A R C H I T E C T S LONDON - T. 020 7409 1215
 www.thepartnership.com 10 Green Court 30 Greenway Place, London, W10 1LJ

Client
 Royal London

Project Title
 Capitol Industrial Park

Stag Lane
 Capitol Way
 Colindale

Drawing Title
 Existing Site Plan

Drawn	Checked	Scale	BA1	BIM Status	Date
RG	IP	1:500	SO		12.23

Drawing Status	Rev.	THP Project No
PLANNING	P01	12999/1

Project No.	Originator	Volume	Level	Type	Role	Number
12999/1	THPW	XX	XX	DR	A	1001

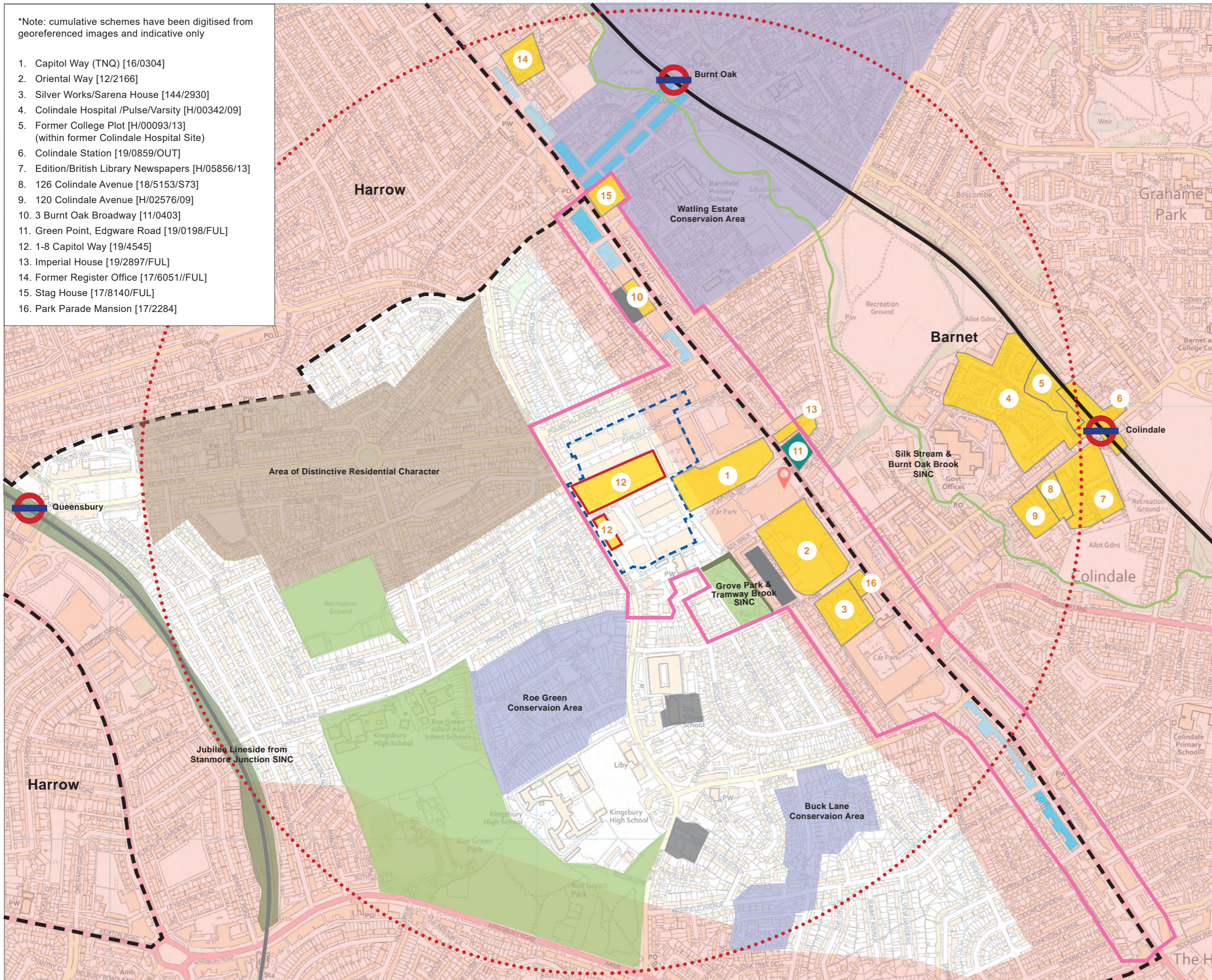
APPENDIX 2: SITE PLANNING HISTORY

<i>LPA Ref.</i>	<i>Development Proposal</i>	<i>Decision</i>
19/4545	Demolition of the existing buildings and the redevelopment of the site to provide six buildings ranging between four to twelve storeys comprising residential units and commercial floorspace, and the erection of a part two part three storey commercial building with associated basement car parking, cycle storage, plant and shared external amenity space and landscaped courtyards at ground floor level, and other ancillary works and subject to a Deed of Agreement dated 14 June 2021 under Section 106 of the Town and Country Planning Act 1990, as amended.	Permitted 18/06/2021
17/08937	Demolition of the existing buildings and the redevelopment of the site to provide six buildings ranging between four to nine storeys and eight three storey mews houses, and the erection of a two storey commercial building, providing a total 4,051m of flexible commercial floorspace (B1(a),(b) and (c), B8, D2 and A3) across the site and 414 residential units including a mix of studio, 1, 2 and 3 bedroom units with associated basement car parking, cycle storage, plant and shared external amenity space and landscaped courtyards at ground floor level, and other ancillary works, subject to Deed of Agreement dated 12 November 2018 under Section 106 of Town and Country Planning Act 1990, as amended	Permitted 12/11/18
94/1059	Alterations to elevation (relocation of loading door)	Permitted 23/06/94
94/0261	Variation to condition 3 of planning permission 93/0776 dated 27/7/93. (use of entire premises as B8 use).	Permitted 05/04/94
93/0776	Change of use to B2 and/or B8 use for use as single unit or subdivided into two units. Change of use of office and canteen as b1 office use. (Layout proposed 3 only).	Permitted 01/07/93
93/0778	Use of premises for B2 and B8 use to be occupied as two/three or four separate units, use on ancillary offices and canteen as separate B1 office use.	Permitted 01/08/94
84/1732	Installation of 2 flagpoles	Permitted 28/11/84

APPENDIX 3: CUMULATIVE SCHEMES MAP

*Note: cumulative schemes have been digitised from georeferenced images and indicative only

1. Capitol Way (TNQ) [16/0304]
2. Oriental Way [12/2166]
3. Silver Works/Sarena House [144/2930]
4. Colindale Hospital /Pulse/Varsity [H/00342/09]
5. Former College Plot [H/00093/13]
(within former Colindale Hospital Site)
6. Colindale Station [19/0859/OUT]
7. Edition/British Library Newspapers [H/05856/13]
8. 126 Colindale Avenue [18/5153/S73]
9. 120 Colindale Avenue [H/02576/09]
10. 3 Burnt Oak Broadway [11/0403]
11. Green Point, Edgware Road [19/0198/FUL]
12. 1-8 Capitol Way [19/4545]
13. Imperial House [19/2897/FUL]
14. Former Register Office [17/6051//FUL]
15. Stag House [17/8140/FUL]
16. Park Parade Mansion [17/2284]



Legend

- 1km buffer of site boundary
- Redline boundary
- Borough boundary
- Underground station
- Jubilee line
- Northern line
- Area of distinctive residential character
- Open space
- Special archaeological significance
- Potential/redevelopment /Intensification opportunity
- Primary shopping area
- Secondary shopping area
- Site of importance for nature conservation
- Conservation area
- Consented cumulative areas*
- Planning Pending Development
- LSIS
- Air quality management area
- Withdrawn planning application

Surrounding Context and Cumulative Developments Plan