

# Redevelopment of the Former Peel Centre, Colindale

Environmental Statement Volume I  
Main Assessment  
August 2014



PC14



## FOREWORD

This foreword explains the following:

- The type of application that has been submitted;
- The documents that have been submitted; and
- What happens next?

## THE APPLICATION

A Hybrid Planning Application ('the Application') has been prepared for the redevelopment of the former Peel Centre site ('the Site') and is submitted by Redrow Homes Limited ('the Applicant'). A Hybrid Planning Application is one that seeks Outline Planning Permission for one part and Full Planning Permission for another part of the same site.

This Foreword, which appears at the front of every submission document, has been prepared to explain how the many submission documents fit together in order to help stakeholders and interested parties navigate the Application.

The paragraphs below explain the documents that have been submitted within the Application and the inter-relationship between them.

## THE DOCUMENTS

The Application includes a number of documents that are submitted for approval which relate to the Proposed Development in its entirety, with others that pertain only to the outline or detailed components.

The paragraphs below explain the purpose of each document, how they inter-relate with one another and how they have been used to define the Proposed Development.

A number of documents are submitted for approval ('the Primary Control Documents'), whilst others will provide background, illustrative and supporting information ('the Secondary Control Documents') to help the London Borough of Barnet (LBB) and Greater London Authority (GLA) to reach their decision as to whether to grant permission for the application being made.

A Planning Application Specification Document is submitted to describe the Hybrid Planning Application.

### *The Primary Control Documents*

The document submitted for approval in respect to the entire Application is:

- **Red Line Boundary Plan**, identifying the extent of the Application Site (within which development is proposed) and the extent of land within the ownership of the Applicant.

The detailed component of the Hybrid Planning Application includes the following documents which are submitted for approval:

- **Detailed Plans, Sections and Elevations**, setting out in full how the detailed components will be developed, including full details on matters of layout, scale and appearance of the buildings, landscaping and access arrangements; and
- **Detailed Development Schedule**, setting out the quantity and mix of development proposed for the detailed components within the context of the site-wide allowable quantity and mix.

The outline components of the Hybrid Planning Application are set out within three Primary Control Documents, which define the Specified Parameters of the Proposed Development and are submitted for approval. These are as follows:

- **Parameter Plans**, defining the extent of the proposed routes, spaces and buildings against allowable deviations/tolerances. Each of these component parts is identified as a Development Zone which is identified by a letter (e.g. Development Zone A) or a number (e.g. Public Space 1). While not a legal requirement, these are submitted at the request of LBB and GLA;
- **Outline Development Schedule**, setting out the type (uses) and quantity of development that could be provided within each of the Development Zones (as identified in the Parameter Plans) within the context of the site-wide allowable quantity and mix; and
- **The Design Principles Document**, provides overarching guidance for future design teams involved in the preparation of Reserved Matters Applications for the development of the outline components, including buildings, landscape/public realm and routes. Future Reserved Matters Applications are likely to need to comply with the Design Principles Document if they are to be considered acceptable. Matters that have been reserved for approval at a later date in respect to the outline components are layout, scale, appearance and landscaping.

While these documents must be read together to understand the development potential of each Development Zone, the Design Principles Document sets out how the Hybrid Planning Application is organised, and is likely to provide the best starting point for the reader.

### *The Secondary Control Documents*

In addition to the above, a range of other documents are submitted to provide information to help the LBB and GLA to consider the proposals and determine the Application. A full suite of supporting documents is submitted which relates to both the outline and detailed components of the Hybrid Planning Application.

A number of these documents make commitments and recommendations in order to make the Proposed Development acceptable (including for example the Energy Statement). Where this is the case, it is clearly stated, along with the mechanism for securing the commitment (e.g. through a planning condition). The documents are as follows:

- **Illustrative Masterplan**, providing an indication of what the overall Proposed Development could look like. It is not submitted for approval, but shows one way in which a development of the type and scale proposed might fit within the Specified Parameters for the outline components, for which Planning Permission is being sought;
- **Planning Statement**, explaining how the Proposed Development responds to the planning policies of London Borough of Barnet and the Mayor of London. It also sets out why the Proposed Development is being promoted and what benefits are expected to flow from it.
- **Design & Access Statement (DAS)**, statutory document explaining the design evolution of the Proposed Development (the detailed and outline components). It explains how the amount, scale, layout, appearance, landscaping, and inclusive design and community safety issues have been developed. It includes a landscape strategy, details of the access design, and the evolution of the Illustrative Masterplan. It also includes illustrative design principles for the student housing and driving school sites, along with a demonstration of how the masterplan could respond to future works to the roundabout on Colindale Avenue, and the Transport for London (TfL)/London Underground Limited (LUL) preferred option for improving Colindale Tube Station.
- **The Environmental Statement (ES) and Non-Technical Summary**, statutory documents containing the technical environmental assessments that have been undertaken to understand the likely significant environmental effects of the Proposed Development. These assessments are based on the Primary Control Documents, and, where appropriate, also test the Illustrative Masterplan. The ES takes account of the proposed variation in layout, scale and appearance of future development, and access arrangements as allowed for in the control documents and is based on the 'worst case scenarios' (which may vary from topic to topic).

A number of topic based technical reports complete the suite of supporting documents, including for example the Transport Statement, Energy Strategy and Sustainability Statement.

The table below provides a complete schedule of the documents submitted as part of the Application.

REFERENCE	DOCUMENT TITLE
FORMS	
PC1	APPLICATION FORMS & CERTIFICATES
BACKGROUND DOCUMENTS	
PC2	PLANNING APPLICATION SPECIFICATION
PC3	EXISTING SITE LAYOUT AND SECTIONS
PRIMARY CONTROL DOCUMENTS	
PC4	RED LINE BOUNDARY PLAN
PC5	DEVELOPMENT SCHEDULE
PC6	PARAMETER PLANS (OUTLINE COMPONENTS)
PC7	DESIGN PRINCIPLES DOCUMENT (OUTLINE COMPONENTS)
PC8	PLANS AND ELEVATIONS (DETAILED COMPONENTS)
PC9	LANDSCAPE DRAWINGS (DETAILED COMPONENTS)
PC10	HIGHWAYS DRAWINGS (DETAILED COMPONENTS)
SECONDARY CONTROL DOCUMENTS	
PC11	ILLUSTRATIVE MASTERPLAN
PC12	PLANNING STATEMENT
PC13	DESIGN AND ACCESS STATEMENT (VOLUMES I, II, III)
PC14	ENVIRONMENTAL STATEMENT (VOLUMES I, II, III)
PC15	ENVIRONMENTAL STATEMENT NON-TECHNICAL SUMMARY
PC16	TRANSPORT ASSESSMENT
PC17	DRAFT TRAVEL PLAN FRAMEWORK
PC18	AFFORDABLE HOUSING & VIABILITY STATEMENT
PC19	RETAIL IMPACT ASSESSMENT
PC20	TOWN CENTRE USES OPERATOR REQUIREMENTS STATEMENT
PC21	OPEN SPACE, SPORTS AND RECREATION STRATEGY

REFERENCE	DOCUMENT TITLE
PC22	WASTE MANAGEMENT PLAN
PC23	SUSTAINABILITY STATEMENT
PC24	ENERGY STATEMENT
PC25	FLOOD RISK ASSESSMENT
PC26	TREE SURVEY AND ARBORICULTURE STATEMENT
PC27	FOUL AND SURFACE WATER DRAINAGE ASSESSMENT
PC28	UTILITIES STRATEGY
PC29	VENTILATION AND EXTRACTION PRINCIPLES
PC30	CONSTRUCTION MANAGEMENT PLAN AND DELIVERY STRATEGY
PC31	OUTLINE ESTATE MANAGEMENT STRATEGY
PC32	STATEMENT OF COMMUNITY INVOLVEMENT

## WHAT HAPPENS NEXT?

LBB will formally consult on the Applicant's proposals for a period of no less than 21 days, during which time interested parties have the opportunity to make any representations that they may wish to.

If you are an interested party and you have any questions about the Application that has been made, please direct these in the first instance to the LBB case officer dealing with the Application, Josleen Chug (Josleen.Chug@barnet.gov.uk), or to Becky Cocker (Becky.Cocker@gva.co.uk) or Nick Alston (Nick.Alston@gva.co.uk) at GVA, the Applicant's planning advisors.

## INTRODUCTION

This Environmental Statement accompanies a Hybrid Planning Application ('the Application') dated August 2014. The Application seeks planning permission for a residential led mixed use redevelopment at the former Peel Centre site ('the Site') in Colindale in the London Borough of Barnet (LBB). The Application is submitted by Redrow Homes Limited ('the Applicant').

The Application is for part Full Planning Permission (with full details provided of layout, scale, access, appearance and landscaping) and part Outline Planning Permission (with all matters reserved except access). This Environmental Statement has been prepared by URS Infrastructure and Environment Ltd (URS) on behalf of the Applicant.

This Statement presents the results of the Environmental Impact Assessment (EIA). The assessment has been based on the Development Schedule, Parameter Plans and detailed plans and elevations.

## BACKGROUND

In 2013 the Applicant purchased part of the Peel Centre site in Colindale, London ('the Site') from the Mayor's Office for Policing and Crime (MOPAC). The Site became available for purchase as a result of a rationalisation programme being undertaken by the Metropolitan Police Service (MPS), with the existing training operations being consolidated into a smaller area, and the remainder of the site being disposed.

The Site is identified within the LBB Development Plan for a residential-led mixed use redevelopment, and this scheme is now being advanced by the Applicant.

The Proposed Development requires a large number of physical changes to the Site which constitute development, and for which planning permission is required. A Hybrid Planning Application has therefore been prepared.

## THE PROPOSED DEVELOPMENT

This Statement is submitted in support of a Hybrid Planning Application, and the formal description of development to which the Application relates is as follows:

*'Comprehensive redevelopment of the former Peel Centre site to include the demolition of existing buildings and provision of residential-led mixed use development comprising use classes C3, A1/2/3/4 and D1/2, with associated site preparation/enabling works, transport infrastructure works, landscaping works and provision of car parking'*

In summary, the Proposed Development includes the following key characteristics:

- Up to 2,900 new dwellings across the Site (within Development Zones A – Z) with a mixture of houses, duplexes and apartments;
- A new Neighbourhood Centre around Colindale Avenue with shops, cafes and restaurants, a food store, community and leisure uses, and car parking;
- A new three form entry primary school and nursery;
- A minimum of four hectares of Public Open Space across the Site; and
- A network of new streets, pedestrian and cycle routes, including a new pedestrian underpass connection.

A Hybrid Planning Application is one that seeks Outline Planning Permission for one part and Full Planning Permission for another part of the same site. It is envisaged that the Proposed Development will be delivered in three primary development stages, each with associated phases. The phasing is indicative at this stage and is assumed for the purposes of assessment.

Full Planning Permission is sought for Proposed Development within indicative development stage 1 (hereafter referred to as 'the detailed components'), with the exception of the school which is submitted for approval in outline. Full details are submitted of the proposed layout, scale, appearance, access and landscaping for the detailed components which include:

- 12 buildings (Blocks H, J, K, L, M, N, P, Q, R, S, T and U), comprising a total of 888 new residential dwellings and 179 sqm of A1-4/D2;
- Associated site preparation/enabling works;
- Landscaping works (including the Neighbourhood Park); and
- Transport infrastructure and car parking.

Outline Planning Permission is sought for the remainder of the Proposed Development. This is hereafter referred to as 'the outline components'. With respect to the outline components, all matters are reserved for approval at a later date (through Reserved Matters Applications), except for access which is submitted for approval in detail. The outline components include:

- The school (in development stage 1);
- Seven buildings in development stage 2 (within Development Zones A, B, C, D, E, F and G), comprising up to 1,160 residential dwellings and up to 10,000 square metres of town centre uses (A1-4, D1 and D2), including a food store (of up to 3,000 square metres net sales GIA);
- Five buildings in development stage 3 (within Development Zones V, W, X, Y and Z), comprising up to 852 residential dwellings;
- Associated site preparation/enabling works;
- Landscaping works (including Station Plaza and Peel Square); and
- Transport infrastructure and car parking.

A more detailed description of the Proposed Development can be found in the Planning Application Specification and DAS.

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**Environmental Statement**

Volume I