

19. Residual Effects and Conclusions

Environmental Statement

Volume I

19 Residual Effects Assessment and Conclusions

Introduction

19.1 This chapter of the Environmental Statement (ES) presents the residual effects and conclusions of the Environmental Impact Assessment (EIA) of the Proposed Development. Residual effects are defined as those effects that remain following the implementation of mitigation measures. Mitigation measures relate to each of the three key phases (design; demolition and construction; and operation) of the Proposed Development and are discussed in full in the relevant technical chapters of this ES.

19.2 Each technical chapter contains detailed consideration of both beneficial and adverse residual effects arising. The criteria applied to define the significance of the residual effects are outlined within **ES Chapter 2: EIA Methodology** of this ES with further detail provided within the individual technical chapters.

Residual Effects

19.3 Table 19-1 provides a summary of the residual effects anticipated to arise as a result of the demolition and construction phases of the Proposed Development. Where relevant, effects have been broken down between the demolition and construction phases within individual technical chapters of the ES, however for summary purposes within this chapter, effects related to both the demolition and construction phases have been summarised into two tables. Where effects relate specifically to either the demolition or construction phase this is noted within the description of the residual effect. If residual effects differ during the demolition and construction timeslices, they have been summarised in this ES chapter (and a range of effects given).

19.4 Effects related to both Detailed Components and Outline Components of the Application have been summarised within each table.

19.5 Table 19-2 provides a summary of the residual effects anticipated to arise on completion and throughout occupation of the Proposed Development.

19.6 Where relevant, the residual effects are described with reference to:

- The effect significance (i.e. negligible, minor, moderate or major);
- The geographic scale (i.e. national, regional, borough, local, Site);
- The nature of the effect (i.e. adverse or beneficial, temporary (short term, medium term or long term) or permanent); and
- Direct or indirect.

Table 19-1 Summary of Residual Effects – Demolition and Construction Phase

Description of the Residual Effect		Effect Significance	Nature of Effect	Geographic Scale
WASTE MANAGEMENT				
Waste generated from demolition, construction and excavation	Detailed	Negligible	Temporary	B
	Outline	Negligible	Temporary	B
SOCIO-ECONOMICS				
Demolition and construction employment	Detailed	Minor	Beneficial, Temporary	R
	Outline	Minor	Beneficial, Temporary	R
TRAFFIC & TRANSPORTATION				
Aerodrome Road, Travel	Detailed	Minor	Adverse, Temporary	L

Description of the Residual Effect		Effect Significance	Nature of Effect	Geographic Scale
by Car (effects on vehicles)	Outline	Minor	Adverse, Temporary	L
Edgware Road (effects on vehicles)	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
Colindale Av (effects on vehicles)	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
Grahame Park Way (effects on vehicles)	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
Greyhound Hill (effects on vehicles)	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
Watford Way (effects on vehicles)	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
Colindeep Lane (effects on vehicles)	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
M1 Spur (effects on vehicles)	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
Aerodrome Road Travel by Car (effects on pedestrians and cyclists)	Detailed	Minor	Adverse, Temporary	L
	Outline	Minor	Adverse, Temporary	L
Edgware Road (effects on pedestrians)	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
Colindale Av (effects on pedestrians and cyclists)	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
Grahame Park Way (effects on pedestrians and cyclists)	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
Greyhound Hill (effects on pedestrians and cyclists)	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
Watford Way (effects on pedestrians and cyclists)	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
Colindeep Lane (effects on pedestrians and cyclists)	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
M1 Spur (effects on pedestrians and cyclists)	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
NOISE & VIBRATION				
Effects of demolition and construction noise	Detailed	Negligible to Moderate	Adverse, Temporary	L
	Outline	Negligible to Moderate	Adverse, Temporary	L
Effects of construction vibration	Detailed	Negligible to Minor	Adverse, Temporary	L
	Outline	Negligible to Minor	Adverse, Temporary	L
Effects of construction traffic noise	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
AIR QUALITY				
Effect of dust emissions on sensitive receptors	Detailed	Negligible to Minor	Adverse, Temporary (Medium term)	L

19 Residual Effects Assessment and Conclusions

Description of the Residual Effect		Effect Significance	Nature of Effect	Geographic Scale
from demolition and construction activities	Outline	Negligible to Minor	Adverse, Temporary (Medium term)	L
Effect of emissions from construction vehicles including HGV on public roads	Detailed	Negligible to Minor	Adverse, Temporary (Medium term)	L
	Outline	Negligible to Minor	Adverse, Temporary (Medium term)	L
GROUND CONDITIONS				
Effect of contaminated soils, groundwater and ground gas to construction workers and future residents occupying initial completed blocks	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
Effect of contaminated soils, groundwater and ground gas on controlled waters.	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
Effects of excavation – land stability and proposed structures / surrounding properties	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
WATER RESOURCES AND FLOOD RISK				
Water services Infrastructure (supply) – increased demand	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
Silk Stream – reduction in water quality due to increased sediment loads, increased accidental release of hydrocarbons or hazardous materials, increased dust and debris, release of contaminants in dewatering (i.e. sediment etc.) and increased leak or breakage of the temporary sewerage system	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
Water services infrastructure (surface water capacity) – dewatering of excavations	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
CULTURAL HERITAGE				
Impacts on setting of heritage assets	Detailed	Negligible	Indirect, Temporary	L
	Outline			
ECOLOGY AND NATURE CONSERVATION				
Effect of habitat loss to Brent Reservoir SSSI/LNR/SMI	Detailed	Non-significant	Permanent	L
	Outline	Non-significant	Permanent	L
Effect of habitat loss to	Detailed	Non-significant	Permanent	L

Description of the Residual Effect		Effect Significance	Nature of Effect	Geographic Scale
Silk Stream and Burnt Oak Brook SBI Grade 2	Outline	Non-significant	Permanent	L
Effect of habitat loss to Semi-natural broadleaved woodland adjoining Silk Stream	Detailed	Non-significant	Permanent	S
	Outline	Non-significant	Permanent	S
Effect of habitat loss to Assemblage of semi-natural habitats within Site east of railway	Detailed	Non-significant	Permanent	L
	Outline	Non-significant	Permanent	L
Effect of habitat loss to habitats adjoining the site	Detailed	Non-significant	Permanent	L
	Outline	Non-significant	Permanent	L
Effect of habitat loss to wider local pipistrelle bat populations	Detailed	Non-significant	Permanent	L
	Outline	Non-significant	Permanent	L
Effect of habitat loss to assemblage of local bird populations	Detailed	Non-significant	Permanent	S
	Outline	Non-significant	Permanent	S
Effect of clearance of 0.1ha area with limited potential to support reptiles	Detailed	Non-significant	Permanent	L
	Outline	Non-significant	Permanent	L
Effect on invertebrates of loss of all suitable habitat within the site	Detailed	Permanent beneficial effect at Local level	Permanent	S
	Outline	Permanent beneficial effect at Local level	Permanent adverse effect on conservation status	S
WIND MICROCLIMATE				
Wind impact during demolition and construction of Detailed Component	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
DAYLIGHT, SUNLIGHT AND OVERSHADOWING				
Daylight	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
Sunlight	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
Overshadowing	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
ELECTRONIC INTERFERENCE				
Effect of adverse TV reception on local residents from demolition and construction activities.	Detailed	Negligible	Permanent	L
	Outline	Negligible	Permanent	L

19 Residual Effects Assessment and Conclusions

Table 19-2 Summary of Residual Effects – Completed and Occupied Proposed Development

Description of the Residual Effect	Effect Significance	Nature of Effect	Geographic Scale	
WASTE MANAGEMENT				
Waste generated once the Proposed Development is operational	Detailed	Negligible	Long-term	LBB
	Outline	Negligible	Long-term	LBB
SOCIO-ECONOMICS				
Operational employment	Detailed	Minor	Beneficial, Long term	R
	Outline	Minor	Beneficial, Long term	R
Additional local spending	Detailed	Minor	Beneficial, Long term	R
	Outline	Minor	Beneficial, Long term	R
Housing	Detailed	Minor	Beneficial, Long term	LBB
	Outline	Moderate	Beneficial, Long term	LBB
Affordable housing	Detailed	Minor	Beneficial, Long-term	LBB
	Outline	Minor	Beneficial, Long-term	LBB
Education – early years	Detailed	Negligible	Long-term	LBB
	Outline	Negligible	Long-term	LBB
Education – primary school	Detailed	Minor	Beneficial, Long-term	LBB
	Outline	Major	Beneficial, Long-term	LBB
Education – secondary school	Detailed	Negligible	Long-term	LBB
	Outline	Negligible	Long-term	LBB
Health	Detailed	Negligible	Long-term	LBB
	Outline	Negligible	Long-term	LBB
Open space	Detailed	Major	Beneficial, Long-term	LBB
	Outline	Major	Beneficial, Long-term	LBB
Play space	Detailed	Moderate	Beneficial, Long-term	LBB
	Outline	Negligible	Long-term	LBB
TRAFFIC & TRANSPORTATION				
Colindale Avenue, travel by foot	Detailed	Moderate	Beneficial, Permanent	L
	Outline	Moderate	Beneficial, Permanent	L
Journeys through Site, travel by foot	Detailed	Moderate	Beneficial, Permanent	L
	Outline	Moderate	Beneficial, Permanent	L
Journeys via Peel Link, travel by foot	Detailed	Moderate	Beneficial, Permanent	L
	Outline	Moderate	Beneficial, Permanent	L
Edgware Road (effects on vehicles)	Detailed	Negligible	Permanent	L
Colindale Av (effects on vehicles)	Outline	Negligible	Permanent	L
Grahame Park Way (effects on vehicles)	Detailed	Negligible	Permanent	L
Greyhound Hill (effects on vehicles)	Outline	Negligible	Permanent	L
Watford Way (effects on vehicles)	Detailed	Negligible	Permanent	L

Description of the Residual Effect	Effect Significance	Nature of Effect	Geographic Scale	
Colindeep Lane (effects on vehicles)	Outline	Negligible	Permanent	L
M1 Spur (effects on vehicles)	Detailed	Negligible	Permanent	L
Edgware Road (effects on pedestrians)	Outline	Negligible	Permanent	L
Colindale Av (effects on pedestrians)	Detailed	Negligible	Permanent	L
Grahame Park Way (effects on pedestrians)	Outline	Negligible	Permanent	L
Greyhound Hill (effects on pedestrians)	Detailed	Negligible	Permanent	L
Watford Way (effects on pedestrians)	Outline	Negligible	Permanent	L
Colindeep Lane (effects on pedestrians)	Detailed	Negligible	Permanent	L
M1 Spur (effects on pedestrians)	Outline	Negligible	Permanent	L
London Underground – Northern Line	Detailed	Negligible	Permanent	L
Bus Services 113, 186, 204, 303, 324	Outline	Negligible	Permanent	L
NOISE & VIBRATION				
Effects from ambient noise on proposed residential uses	Detailed	Negligible	Permanent	L
	Outline	Negligible	Permanent	L
Effects of groundborne vibration	Detailed	Negligible	Permanent	L
	Outline	Negligible	Permanent	L
Effects of operational road traffic noise	Detailed	Negligible	Permanent	L
	Outline	Negligible	Permanent	L
Effects of fixed plant noise	Detailed	Negligible	Permanent	L
	Outline	Negligible	Permanent	L
AIR QUALITY				
Effect of emissions from road traffic and energy centre	Detailed	Negligible	Permanent	L
	Outline	Negligible	Permanent	L
GROUND CONDITIONS				
Effect from soil and groundwater contamination on human health and controlled waters	Detailed	Negligible	Permanent	L
	Outline	Negligible	Permanent	L
Effect from soil and groundwater contamination on human health and controlled waters	Detailed	Negligible	Permanent	L
	Outline	Negligible	Permanent	L
WATER RESOURCES AND FLOOD RISK				
Silk Stream – reduction in water quality due to contaminated surface water discharges	Detailed	Negligible	Permanent	L
	Outline	Negligible	Permanent	L

19 Residual Effects Assessment and Conclusions

Description of the Residual Effect	Effect Significance	Nature of Effect	Geographic Scale	
Water services Infrastructure (supply) – increased demand	Detailed	Minor	Adverse, Permanent	R
	Outline	Minor	Adverse, Permanent	R
Water services Infrastructure (foul) – increased demand	Detailed	Minor	Adverse, Permanent	R
	Outline	Minor	Adverse, Permanent	R
Flood risk to site users	Detailed	Negligible	Permanent	S
	Outline	Negligible	Permanent	S
Flood risk off-site and downstream	Detailed	Negligible	Temporary	L
	Outline	Negligible	Temporary	L
CULTURAL HERITAGE				
Setting of Buck Lane Conservation Area	Detailed	Negligible	Indirect, Permanent	L
	Outline	Negligible	Indirect, Permanent	L
Setting of Hendon Church End Conservation Area	Detailed	Negligible	Indirect, Permanent	L
	Outline	Negligible	Indirect, Permanent	L
ECOLOGY AND NATURE CONSERVATION				
Effect of habitat loss to Brent Reservoir SSSI/LNR/SMI	Detailed	Non-significant	Permanent	L
	Outline	Non-significant	Permanent	L
Effect of habitat loss to Silk Stream and Burnt Oak Brook SBI Grade 2	Detailed	Non-significant	Permanent	L
	Outline	Non-significant	Permanent	L
Effect on other habitats	Detailed	Non-significant	Permanent	L
	Outline	Non-significant	Permanent	L
Effect on wider local pipistrelle bat populations	Detailed	Non-significant	Permanent	S
	Outline	Non-significant	Permanent	S
Effect on Reptiles	Detailed	Non-significant	Permanent	L
	Outline	Non-significant	Permanent	L
Effect on birds	Detailed	Non-significant	Permanent	L
	Outline	Non-significant	Permanent	L
Effect on invertebrates	Detailed	Non-significant	Permanent	L
	Outline	Non-significant	Permanent	L
WIND MICROCLIMATE				
Wind impact along pedestrian thoroughfares (windiest season)	Detailed	Negligible to Moderate	Beneficial, Permanent	L
	Outline	Negligible to Moderate	Beneficial, Permanent	L
Wind impact at entrances and drop-off points (windiest season)	Detailed	Negligible to Minor	Beneficial, Permanent	L
	Outline	Negligible to Minor	Beneficial, Permanent	L
Wind impact within amenity spaces and gardens at ground level (summer season)	Detailed	Negligible	Permanent	L
	Outline	Negligible	Permanent	L
Wind impact within terrace level amenity space	Detailed	Negligible	Permanent	L

Description of the Residual Effect	Effect Significance	Nature of Effect	Geographic Scale	
(summer season)	Outline	Negligible	Permanent	L
DAYLIGHT, SUNLIGHT AND OVERSHADOWING				
Daylight	Detailed	Negligible to Minor	Adverse, Permanent	L
	Outline	Negligible to Minor	Adverse, Permanent	L
Sunlight	Detailed	Negligible	Adverse, Permanent	L
	Outline	Negligible	Adverse, Permanent	L
Overshadowing	Detailed	Negligible	Permanent	L
	Outline	Negligible	Permanent	L
ELECTRONIC INTERFERENCE				
Interferences of TV reception on local residents from the completed and occupied development.	Detailed	Negligible	Permanent	L
	Outline	Negligible	Permanent	L

Townscape and Visual Impact Assessment

19.7 **ES Volume II: Townscape and Visual Impact Assessment** of the ES is accompanied by a set of views and verified images of the Proposed Development. A summary of significant residual townscape and visual effects is provided in Table 19-3 and a summary of impacts and their effects on townscape character and visual amenity with regards to the Detailed and Outline Components of the Proposed Development is provided as follows.

Townscape

19.8 With respect to the townscape aspect of the Proposed Development, six out of the eleven Townscape Character Areas (TCA) identified, would experience minor beneficial or negligible residual effects. A further two TCAs would experience moderate beneficial effects which are not considered to be significant. Three TCAs are likely to experience moderate beneficial effects and are described as follows:

- The North Colindale Residential TCA is likely to experience significant indirect moderate beneficial effects on setting due to intervisibility of the Proposed Development, particularly of Development Stage 3 which is directly adjacent to this TCA. Effects would be most pronounced from Plots A and B. There are also likely to be direct effects resulting from works to Colindale Avenue. Tree planting and other soft landscape elements will have matured by this point, leading to a greater beneficial effect;
- The Mixed Use & Residential TCA is likely to experience significant moderate beneficial indirect effects on setting due to intervisibility of the completed Outline Components of the Proposed Development, particularly Development Stages 2 and 3 which are directly adjacent to the character area. Effects would be most pronounced from Plots C, U, V and Y. There are also likely to be direct effects resulting from works on Aerodrome Road. Tree planting and other soft landscape elements will have matured by this point, having a greater beneficial effect; and
- The Site forms a large part of the Peel Centre TCA and therefore the Proposed Development will have significant direct moderate beneficial effects on this area. Tree planting and other soft landscape elements will have matured by this point, leading to a greater beneficial effect.

Visual Amenity

19.9 With respect to visual amenity of the Proposed Development, 15 of the 39 identified visual receptors would experience residual effects which are either minor and beneficial or negligible as a result of the Proposed

19 Residual Effects Assessment and Conclusions

Development. A further 15 receptors would experience residual effects which are moderate beneficial but not considered to be significant.

19.10 Six visual receptors would experience moderate beneficial residual effects that are considered to be significant. A further three visual receptors would experience major beneficial residual effects which are described as follows.

- Residents on the north side of Colindale Avenue (Views 1, 2a, 2b) and users of Colindale Park (View 4) are likely to experience major beneficial effects that are due to the visibility of completed buildings and public realm in Development Stage 3. Effects would be most pronounced from Plots A, B, D and F. Tree planting and other soft landscape elements will have matured by this point, leading to a greater beneficial effect;
- Road users on Colindale Avenue (Views 1, 2a, 2b) are likely to experience significant moderate beneficial effects due to the visibility of completed buildings and public realm in Development Stage 3 of the Proposed Development. Effects would be most pronounced from Plots A and B. Tree planting and other soft landscape elements will have matured by this point, leading to a greater beneficial effect;
- Future and existing residents of Beaufort Park (Views 5, 9, 10) are likely to experience major beneficial effects due to the visibility of completed buildings and public realm in Development Stages 1 and 2. Effects would be most pronounced from Plots U, V and Y and tree planting and other soft landscape elements will have matured by this point, leading to a greater beneficial effect;
- Road users on Aerodrome Road (View 5) are likely to experience moderate beneficial effects due to the visibility of completed buildings and public realm in Development Stages 1, 2 and 3 of the Proposed Development. Effects would be most pronounced from Plots A, C, U and Y and tree planting and other soft landscape elements will have matured by this point, leading to a greater beneficial effect;
- Residents of apartments on Colindeep Lane (View 8) and road users on Aviation Drive (View 10) are likely to experience significant moderate beneficial effects due to the visibility of completed buildings and public realm in Development Stages 1 and 2 of the Proposed Development. Effects on Aviation Drive are most pronounced from Plots T, U and V, whilst effects on residents on Colindeep Lane likely to be most pronounced from the school, Plot X and the tall building of Plot V. Tree planting and other soft landscape elements will have matured by this point, leading to a greater beneficial effect; and
- Users of Sunnyhill Park and residents of properties on Sunningfields Road (View 12) are likely to experience significant moderate beneficial effects due to the visibility of completed buildings and public realm in Development Stages 1, 2 and 3 of the Proposed Development.

Table 19-3 Summary of Residual Townscape and Visual Effects

Receptor	Residual Effect Significance	Nature of Effect	Geographic Scale
North Colindale Residential TCA	Moderate	Beneficial, indirect.	n/a
Mixed Use & Residential TCA	Moderate	Beneficial, indirect	n/a
Peel Centre TCA	Moderate	Beneficial, direct	n/a
Residents on the north side of Colindale Avenue	Major	Beneficial	n/a
Users of Colindale Park	Major	Beneficial	n/a
Road users on Colindale Avenue	Moderate	Beneficial	n/a
Future and existing residents of Beaufort Park	Major	Beneficial	n/a
Road users on Aerodrome Road	Moderate	Beneficial	n/a
Residents of apartments on Colindeep Lane	Moderate	Beneficial	n/a
Road users on Aviation Drive	Moderate	Beneficial	n/a

Receptor	Residual Effect Significance	Nature of Effect	Geographic Scale
Users of Sunnyhill Park	Moderate	Beneficial	n/a
Residents on Sunningfields Road	Moderate	Beneficial	n/a

ES Summary and Conclusions

19.11 The Applicant is seeking to obtain planning permission for a residential led mixed use redevelopment at the former Peel Centre Site in Colindale in the LBB to provide:

“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”

19.12 The Application is for part Detailed Planning Permission (with full details provided of layout, scale, access, appearance and landscaping) and part Outline Planning Permission (with all matters reserved except access). 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.

19.13 A more detailed description of the Proposed Development can be found in **Chapter 4: The Proposed Development** of this ES, the Planning Application Specification and Design and Access Statement (DAS).

19.14 Sustainable design measures to be incorporated into the Proposed Development include the following:

- Code for Sustainable Homes Level 4 to be achieved for all residential apartments;
- BREEAM Excellent rating to be achieved for all non-residential uses;
- Significant reductions in mains water use through use of water-efficient devices and rainwater harvesting to meet water consumption targets of 105 litres of water or less per head per day;
- Sustainable methods to reduce internal and external overheating;
- Sustainable Drainage Systems (SuDS) incorporated into the design to manage the surface water runoff and any pollutants which may be contained within these water streams;
- Resource efficiency to be incorporated through material selection and waste reduction measures in line with the Waste Hierarchy; and
- Measures to significantly enhance the local habitats and biodiversity.

19.15 Overall, the Proposed Development accords with relevant national, regional and local planning policy and represents an appropriate, development that is encouraged by policies contained within national guidance and the Local Plan.

19.16 Given the scale of the Proposed Development, the location of the Site and the potential for significant environmental effects, the Applicant has undertaken an EIA in accordance with the 2011 EIA Regulations (and other applicable guidelines and codes of practice) and has prepared this ES which is submitted in support of the hybrid planning application.

19.17 The potential environmental effects of the Proposed Development have been assessed systematically through the EIA process, the results of which are presented within this ES. The ES describes the environmental effects of the Proposed Development during the demolition phase, construction phase, and on completion and occupation of the Proposed Development. This ES is designed to inform readers of the nature of the Proposed Development, the likely environmental effects and the measures proposed to eliminate, reduce or mitigate any significant adverse effects on the environment.

19 Residual Effects Assessment and Conclusions

- 19.18 A number of **negligible** residual effects have been identified throughout the demolition and construction phase of the Proposed Development. Negligible effects by virtue of their definition are considered to be imperceptible effects to an environmental/socio-economic resource or receptor.
- 19.19 Adverse effects throughout the demolition and construction phase of the Proposed Development are limited to the following:
- **Traffic and Transportation**, specifically the effect on vehicles and pedestrians at Aerodrome Road (medium-term, **minor adverse**);
 - **Noise and Vibration**, specifically the effects of demolition and construction noise (temporary, **negligible to major adverse**) and effects of construction vibration (temporary, **minor adverse**); and
 - **Air quality**, specifically the effect of dust emissions on sensitive receptors (temporary, **negligible to minor adverse**) and the effect of emissions from construction vehicles (temporary, **negligible to minor adverse**).
- 19.20 **Minor beneficial** effects can also be felt in relation to **socio-economic** conditions through the temporary generation of construction employment.
- 19.21 A number of environmental management measures will be implemented during the demolition and construction process. These include specific mitigation measures for the Proposed Development and Site as well as those measures that would be implemented as a matter of course as appropriate for urban regeneration projects and in line with best practice guidance.
- 19.22 The Site will be registered with the 'Considerate Constructors Scheme'. This is a national initiative through which construction sites and companies registered with the Scheme are monitored against a Code of Considerate Practice, designed to encourage best practice beyond statutory requirements.
- 19.23 The commitments made within the ES would be incorporated into a Construction Environmental Management Plan (CEMP), which would include roles and responsibilities, detail on control measures and activities to be undertaken to minimise environmental impact, and monitoring and record-keeping requirements. A commitment would be made to periodically review the CEMP and undertake regular environmental audits of its implementation during the construction phase of the Proposed Development.
- 19.24 A key aspect of the successful management of the project will be the maintenance of good relations with Site neighbours and the general public, as well as future occupiers of the Site (who occupy completed earlier phases of the Proposed Development, whilst other later phases are still being finalised). The project team is already engaged in consultation with a broad range of stakeholders and this will continue through the various phases of the project.
- 19.25 Local residents will be invited to liaison meetings prior to commencement of works on-site. In order to keep the general public informed about the development, appropriate signage and information boards will be displayed on Site hoardings. This will include contact details for the Site and general construction information. A clear point of contact will be provided to deal with any queries and provide immediate response to any issues raised. It is also proposed that periodic meetings would be held on Site to explain the works anticipated for the forthcoming month and how these will impact upon neighbours.
- 19.26 Beneficial effects on completion and occupation of the Proposed Development relate to the following:
- **Socio-economics**, including long term **minor beneficial** effects in relation to operational employment, additional local spending, affordable housing, housing (Detailed Components), education – early years (Outline Components), **moderate beneficial** effects in relation to housing (Outline Components), and **major beneficial** effects in relation to education – primary school (Detailed Components) and open space;
 - **Traffic and Transportation**, specifically **moderate beneficial** effects for travel by foot at Colindale Avenue, journeys through the site by foot and journeys via peel link by foot;

- **Wind Microclimate**, in relation to wind impact along pedestrian thoroughfares and at entrance in winter (**negligible to moderate beneficial**) and wind impact within amenity spaces at ground level in summer (**negligible to minor beneficial**);
 - **Townscape and visual**, twenty-one visual receptors are likely to experience residual effects which are either **minor beneficial** or **negligible** from the Proposed Development. A further 17 visual receptors would have effects which are **moderate beneficial**, but considered to be not significant. Nine receptors are likely to experience residual effects which are **moderate beneficial**, and are considered to be significant. A further three receptors are likely to experience **major beneficial** effects.
- 19.27 As for the demolition and construction phase, a number of **negligible** residual effects have been identified on completion and occupation of the Proposed Development. Negligible effects by virtue of their definition are considered to be imperceptible effects to an environmental/socio-economic resource or receptor.
- 19.28 Adverse effects on completion and occupation of the Proposed Development are limited and relate to the following:
- **Socio-economics**, in relation to early years education (Outline Components - **minor adverse**);
 - **Water Resources and Flood Risk**, **minor adverse** effects in relation to increased demand in water services; and
 - **Daylight, sunlight, overshadowing, light pollution and solar glare**, **negligible to minor adverse**.
- 19.29 The overall conclusion of the EIA is that the Proposed Development will have an overriding **beneficial** effect on LBB and Greater London and will, in many ways, regenerate and enhance the Site and contribute to the setting of the wider area. Whilst it is acknowledged that some temporary, short-term adverse effects will be experienced during the demolition and construction phase of the Proposed Development, the benefits of bringing the Proposed Development forward are considered to far outweigh any temporary adverse demolition and construction effects.
- 19.30 It is considered that overall the Proposed Development would have a positive effect on the regeneration of the area and contribute to the employment and housing objectives of LBB. The delivery of new homes, creation of new jobs and the provision of high quality public realm and open space will all contribute significantly to the regeneration of the area.

References

- Ref. 19-1 London Borough of Barnet, (2009); Colindale Area Action Plan, June 2009.
- Ref. 19-2 Department of Communities and Local Government, (2012); National Planning Policy Framework.
- Ref. 19-3 Greater London Authority, (2011); The London Plan Spatial Development Strategy for Greater London.
- Ref. 19-4 Greater London Authority (2012); The London Plan: Revised Early Minor Alterations – Published for Public Consultation.
- Ref. 19-5 London Borough of Barnet, (2012); Barnet Local Plan – Core Strategy.
- Ref. 19-6 London Borough of Barnet, (2012); Barnet Local Plan – Managing Development Document.