

Redevelopment of the Former Peel Centre, Colindale
Schedule of Revised Documents and Plans (6th May 2015)

| REF | ORIGINAL APPLICATION DOCUMENT TITLE | FURTHER INFORMATION TO BE SUBMITTED IN MAY 2015 | SUMMARY OF CHANGES | RESPONSIBLE | IMPLICATIONS FOR OTHER APPLICATION DOCUMENTS AND ASSESSMENTS |
|-----------------------------|-------------------------------------|--|---|-------------|---|
| - | COVER LETTER | NEW COVERING LETTER APPENDICES WITH SCHEDULES SETTING OUT THE REVISIONS TO DOCUMENTS AND DRAWINGS | - | GVA | - |
| - | A3 SIZED DRAWINGS | 2x HARD COPIES | - | | - |
| - | DVD'S AND USB STICKS | 6x COPIES | - | | - |
| FORMS | | | | | |
| PC1 | APPLICATION FORMS & CERTIFICATES | STATEMENT OF AMENDMENTS TO FORMS AND SCHEDULES | There has been a minor amendment to the existing buildings floorspace and to the proposed residential floorspace. This will not materially affect the application and the changes will be confirmed in a statement of amendments. | Redrow/GVA | <p>WSP – Residential floorspace is used in the construction traffic assessments and timeslices. The minor amendment to the floorspace will not have a material impact on the conclusions of the transport assessment in the ES. This will be confirmed in the TA Addendum and ES Statement of Compliance.</p> <p>We have re-run the construction traffic assessment based on shifting the indicative construction programme by one year as a worst case scenario. This has no impact on the ES or TA conclusions as the construction traffic has remained the same. This will be confirmed in the TA Addendum and ES Statement of Compliance.</p> <p>The original indicative construction programme anticipated completion in 2025. However, the assessment of Effects Once the Proposed Development is Completed and Occupied presented in the ES was undertaken for 2026 to reflect the Local Plan and available traffic model horizon year. The original assessment (including the assessment of Cumulative Effects presented in the ES) therefore remains valid. Conclusions and the assessment of significance would not change.</p> <p>For the assessment of Cumulative Effects, the ES stated “Given the scale of cumulative change between the Current Operation (2012 to 2014) and the Future Baseline 2026 (as considered in the Effects Once the Proposed Development is Completed and Occupied section), the effects arising during construction are in all instances less significant. No further assessment has therefore been undertaken.” This statement remains valid in the context of the revised indicative construction programme. As such the conclusions and assessment of significance would not change. This will be confirmed in the TA Addendum and ES Statement of Compliance.</p> <p>Aecom – We have reviewed the minor amendment to the residential floorspace and conclude that there will be no significant impacts to the assessments which use these figures; namely waste, socio-economics and noise and AQ through the transport data. As such there is no impact on the ES. This will be confirmed in a Statement of Conformity to be submitted with the revised application package.</p> <p>We have reviewed the implications of the indicative construction programme shifting back to start in Q4 2015 rather than Q2. WSP have re-run the construction traffic assessment based on shifting the construction programme by one year as a worst case scenario. This has no impact on the ES conclusions as the construction traffic has remained the same.</p> <p>WSP have also reviewed and commented on the implications of the change to the indicative construction programme in terms of the operational traffic assessment. They conclude that this will have no material impact on the assessment results or conclusions of the transport assessments. As such this has no impact on the ES.</p> <p>BH – The revised residential floorspace figure has been reviewed and will not affect the overall outcome of our previous assessments which remain the same and the impact of the new figures has been negligible. There are therefore no changes required to the energy, sustainability, waste, flood risk, foul and surface water drainage or utilities statements. This will be confirmed in a covering letter to support the revised application submission.</p> <p>AH – No comments.</p> <p>GA – No comments.</p> |
| BACKGROUND DOCUMENTS | | | | | |
| PC2 | PLANNING APPLICATION SPECIFICATION | ADDENDUM TO PLANNING APPLICATION SPECIFICATION | Addendum to summarise the minor amendments to the proposed development (including the primary control documents, the key design and transport changes and an updated to indicative construction programme). | GVA | - |

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| PC3 | EXISTING SITE LAYOUT AND SECTIONS | - | - | - | - |
| PRIMARY CONTROL DOCUMENTS | | | | | |
| PC4 | RED LINE BOUNDARY PLAN* | - | - | - | - |
| PC5 | DEVELOPMENT SCHEDULE | REVISED DEVELOPMENT SCHEDULE | Minor amendment to Table 1 to reflect slight increase in overall allowable residential floorspace, minor amendment to Table 2 to include a control on the minimum number of houses (99) and minimum percentage of 4 bed units (2%), minor amendments to Table 3 to reflect revised Stage 1 mix, and minor amendment to Table 4 to remove allowance for town centre uses in Development Zone Y (included in error). | GVA | <p>Aecom – The minor amendments to the Development Schedule have been reviewed and it is concluded that there will be no material impact on the conclusions of the ES. As such there is no requirement for further assessment work. This will be confirmed in a Statement of Conformity to be submitted with the revised application package.</p> <p>WSP – Changes to the mix will be fed into the car parking calcs/assessment and included within the TA Addendum.</p> <p>Residential floorspace is used in the construction traffic assessments and timeslices. The minor amendment to the floorspace will not have a material impact on the conclusions of the transport assessment in the ES. This will be confirmed in the TA Addendum and ES Statement of Compliance.</p> <p>BH – The revised residential floorspace figure has been reviewed and will not affect the overall outcome of our previous assessments which remain the same and the impact of the new figures has been negligible. There are therefore no changes required to the energy, sustainability, waste, flood risk, foul and surface water drainage or utilities statements. This will be confirmed in a covering letter to support the revised application submission.</p> <p>GA – No comments.</p> <p>AH – No comments.</p> |
| PC6 | PARAMETER PLANS (OUTLINE COMPONENTS)* | - | No change to Parameter Plan 0101. | - | - |
| | | REVISED PARAMETER PLAN 0102 (PROPOSED DEVELOPMENT ZONES PLAN) | Minor amendment to Development Zone B (Colindale Avenue frontage). Public space [5]added adjacent to Development Zone Z. | FCBS | <p>Aecom – The minor amendments to the Parameter Plans have been reviewed and it is concluded that there will be no material impact on the conclusions of the ES. As such there is no requirement for further assessment work. This will be confirmed in a Statement of Conformity to be submitted with the revised application package.</p> <p>AH – The overshadowing analysis of amenity space will be updated as part of the ‘light within’ report, to be included within the DAS Addendum Volume III.</p> <p>GA – Further detail added to DPD Section 4.10.</p> <p>WSP – No comments.</p> <p>BH – No comments.</p> |
| | | REVISED PARAMETER PLAN 0103 (ACCESS & CIRCULATION PLAN) | Minor amendment to Development Zone B (Colindale Avenue frontage). Public space [5]added adjacent to Development Zone Z. | FCBS | <p>Aecom – The minor amendments to the Parameter Plans have been reviewed and it is concluded that there will be no material impact on the conclusions of the ES. As such there is no requirement for further assessment work. This will be confirmed in a Statement of Conformity to be submitted with the revised application package.</p> <p>AH – The overshadowing analysis of amenity space will be updated as part of the ‘light within’ report, to be included within the DAS Addendum Volume III.</p> <p>GA – Further detail added to DPD Section 4.10.</p> <p>WSP – No comments.</p> <p>BH – No comments.</p> |
| | | REVISED PARAMETER PLAN 0104 (LANDSCAPE TREATMENT) | Minor amendment to Development Zone B (Colindale Avenue frontage). Public space [5]added adjacent to Development Zone Z. | FCBS | <p>Aecom – The minor amendments to the Parameter Plans have been reviewed and it is concluded that there will be no material impact on the conclusions of the ES. As such there is no requirement for further assessment work. This will be confirmed in a Statement of Conformity to be submitted with the revised application package.</p> <p>AH – The overshadowing analysis of amenity space will be updated as part of the ‘light within’ report, to be included within the DAS Addendum Volume III.</p> <p>WSP – No comments.</p> <p>BH – No comments.</p> <p>GA – No comments.</p> |
| | | REVISED PARAMETER PLAN 0105 (GROUND FLOOR FRONTAGES PLAN) | Minor amendment to Development Zone B (Colindale Avenue frontage). Public space [5]added adjacent to Development Zone Z. | FCBS | <p>Aecom – The minor amendments to the Parameter Plans have been reviewed and it is concluded that there will be no material impact on the conclusions of the ES. As such there is no requirement for further assessment work. This will be confirmed in a Statement of Conformity to be submitted with the revised application package.</p> <p>AH – The overshadowing analysis of amenity space will be updated as part of the ‘light within’ report, to be included within the DAS Addendum Volume III.</p> <p>GA – Further detail added to DPD Section 4.10.</p> <p>BH – No comments.</p> <p>WSP – No comments.</p> |
| | | REVISED PARAMETER PLAN 0106 (DEVELOPMENT ZONES – | Minor amendment to Development Zone B (Colindale Avenue frontage). | FCBS | <p>Aecom – The minor amendments to the Parameter Plans have been reviewed and it is concluded that there will be no material impact on the conclusions of the ES. As such there is no requirement for</p> |

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| | | HORIZONTAL LIMITS OF DEVIATION) | Public space [5] added adjacent to Development Zone Z. Minor amendment to Development Zone A frontage to avoid impact on existing trees (reduced + deviation to 2 metres rather than 3). Minor amendment to Additional Note no.2 to clarify that Development Zones include balconies. | | further assessment work. This will be confirmed in a Statement of Conformity to be submitted with the revised application package. AH – The overshadowing analysis of amenity space will be updated as part of the ‘light within’ report, to be included within the DAS Addendum Volume III. Due to the comparatively minor nature of any changes to the proposed massing (of which most, if not all, should lessen the recorded impacts on neighbours), we do not propose to update our impact assessment on the neighbours. This will therefore be dealt with via a qualitative statement in the currently proposed letter of conformity to LBB. GA – Further detail added to DPD Sections 4.7 and 4.10. BH – No comments. WSP – No comments. |
| | | REVISED PARAMETER PLAN 0107 (PROPOSED SITE LEVELS & VERTICAL LIMITS OF DEVIATION) | Additional existing spot heights included beyond the site boundary as requested. | FCBS | Aecom – No comments. WSP – No comments. AH – No comments. BH – No comments. GA – No comments. |
| | | REVISED PARAMETER PLAN 0108 (DEVELOPMENT ZONES & MAXIMUM HEIGHTS) | Minor amendment to Development Zone B (Colindale Avenue frontage). Public space [5] added adjacent to Development Zone Z. Minor amendment to height of tall building in Development Zone C (reduced by 4.85 metres). | FCBS | Aecom – The minor amendments to the Parameter Plans have been reviewed and it is concluded that there will be no material impact on the conclusions of the ES. As such there is no requirement for further assessment work. This will be confirmed in a Statement of Conformity to be submitted with the revised application package. AH – Due to the comparatively minor nature of any changes to the proposed massing (of which most, if not all, should lessen the recorded impacts on neighbours), we do not propose to update our impact assessment on the neighbours. This will therefore be dealt with via a qualitative statement in the currently proposed letter of conformity to LBB. The overshadowing analysis of amenity space will be updated as part of the ‘light within’ report, to be included within the DAS Addendum Volume III. GA – Further detail added to DPD Section 4.10. BH – No comments. WSP – No comment. |
| | | REVISED PARAMETER PLAN 0109 (PROPOSED SITE BASEMENT LEVELS & LIMIT OF DEVIATION) | Minor amendment to Development Zone B (Colindale Avenue frontage). Public space [5] added adjacent to Development Zone Z. Amendment to basement layout – extend western area beneath Zone E and reduce eastern area (neutral effect on excavation quantum). | FCBS | Aecom – The minor amendments to the Parameter Plans have been reviewed and it is concluded that there will be no material impact on the conclusions of the ES. As such there is no requirement for further assessment work. This will be confirmed in a Statement of Conformity to be submitted with the revised application package. AH – Due to the comparatively minor nature of any changes to the proposed massing (of which most, if not all, should lessen the recorded impacts on neighbours), we do not propose to update our impact assessment on the neighbours. This will therefore be dealt with via a qualitative statement in the currently proposed letter of conformity to LBB. The overshadowing analysis of amenity space will be updated as part of the ‘light within’ report, to be included within the DAS Addendum Volume III. GA – Further detail added to DPD Section 4.10 (POS5). Amended basement layout (west area beneath Zone E) would impact on the street tree planting; subject to top of basement slab levels, raised planters may need to be employed to accommodate proposed trees, to meet the requirements of the design principles for tree planting medium volume, height of planter and drainage. BH – No comments. WSP – No comments. |
| PC7 | DESIGN PRINCIPLES DOCUMENT (OUTLINE COMPONENTS) | REVISED DESIGN PRINCIPLES DOCUMENT | Whole report (all sections) revised to address comments received from LBB and GLA during the determination period. | FCBS/GA | Aecom – No comments. WSP – WSP have reviewed the revised document to ensure details tally with pedestrian/highway design requirements. AH – No comments. BH – No comments. |
| PC8 | PLANS AND ELEVATIONS (DETAILED COMPONENTS)* | FULL SET OF REVISED PLANS AND ELEVATIONS DRAWING AMENDMENT SCHEDULE | Minor amendments to drawings to address feedback from LBB/GLA and post-application design development. Drawing Amendment Schedules to be submitted. | FCBS/SEW | Aecom – The principle changes to the Stage 1 plans relate to the detail of the building facades which result in improvements to the overall appearance of the proposed development. Any changes to the massing are minor and will not have an impact on the overall conclusions of the ES. As such there is no impact on the ES. This will be confirmed in a Statement of Conformity to be submitted with the revised application package. WSP – Changes will be fed into the highways plans and revised plans submitted. AH – An addendum ‘light within’ report will be provided setting out the results of our updated assessments for the detailed component, to be included in the DAS Addendum Volume III. GA – revisions to Stage 1 drawings, Outline Planning drawings, DAS and DPD. Refer to Drawing |

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| | | | | | Amendment Schedule for full details. BH – The amendments to the drawings have been reviewed and it is concluded that they will not affect the overall outcome of the previous assessments which remain the same and the impact of the revised plans has been negligible. There are therefore no changes required to the energy, sustainability, waste, flood risk, foul and surface water drainage or utilities statements. This will be confirmed in a covering letter to support the revised application submission. |
| | | ADDITIONAL 1:20 DETAILS | Additional details to be submitted following LBB requests during the determination period. Schedule of Details to be submitted. | FCBS/SEW | Aecom – No comments. WSP – No comments. AH – No comments. BH – No comments. GA – No comments. |
| | | REVISED AREA SCHEDULES | Schedules providing floor areas and parking provision for blocks in Stage 1 to be updated. | FCBS/SEW | Aecom – We have reviewed the minor amendment to the residential floorspace and conclude that there will be no significant impacts to the assessments which use these figures; namely waste, socio-economics and noise and AQ through the transport data. As such there is no impact on the ES. This will be confirmed in a Statement of Conformity to be submitted with the revised application package. WSP – Changes will be fed into the car parking calcs/assessment and included within the TA Addendum. AH – No comments. BH – No comments. GA – No comments. |
| PC9 | LANDSCAPE DRAWINGS (DETAILED COMPONENTS)* | REVISED PLANS DRAWING AMENDMENT SCHEDULE | Minor amendments to Stage 1 drawings and outline Planning drawings. Drawing Amendment Schedule to be submitted. | GA | Aecom – The amendments to the landscape drawings are all minor and will not have an impact on the overall conclusions of the ES. As such there is no impact on the ES. This will be confirmed in a Statement of Conformity to be submitted with the revised application package. WSP – Changes will be fed into the highways plans and revised plans submitted. Any recommended improvements from the RSA (see below) will need to be fed into the landscape drawings. AH – The overshadowing analysis of amenity space will be updated as part of the 'light within' report, to be included within the DAS Addendum Volume III. BH – No comments. |
| PC10 | HIGHWAYS DRAWINGS (DETAILED COMPONENTS) | REVISED PLANS DRAWING AMENDMENT SCHEDULE | Minor amendments to drawings to address feedback from LBB/TfL. Drawing Amendment Schedule to be submitted. The changes to the highways arrangement focused on the Aerodrome Road/ site access junction where local widening has been introduced to increase the width of the turning lane into the site from Aerodrome Road. The changes are to highway land and will not adversely impact on the transport analysis. Further to the response from LBB on 13th April, the Road Safety Audit is now being commissioned. This will take at least three weeks to carry out, including the preparation of Designer's Response. | WSP | Aecom – The amendments to the highways drawings are all minor and will not have an impact on the overall conclusions of the ES. As such there is no impact on the ES. This will be confirmed in a Statement of Conformity to be submitted with the revised application package. GA – Landscape layouts have been revised to include highways design changes. Revised landscape drawings will be submitted. AH – No comments. BH – No comments. |
| SECONDARY CONTROL DOCUMENTS | | | | | |
| PC11 | ILLUSTRATIVE MASTERPLAN* | REVISED ILLUSTRATIVE MASTERPLAN | Minor amendment to Development Zones A/B/C/D/F/X/Z. | FCBS | Aecom – The ES assessed the detailed proposals for Stage 1 and the primary control documents. As such any minor amendments to the Illustrative Masterplan do not affect the conclusions of the ES. As such there is no impact on the ES. This will be confirmed in a Statement of Conformity to be submitted with the revised application package. WSP – Any essential improvements from the RSA will be fed into the revised highway design/landscape and masterplan drawings. AH – An overshadowing analysis of the illustrative masterplan will be included in the light within report for illustrative purposes only. GA – The illustrative landscape masterplan will be revised to reflect architectural block changes, highways design revisions and in response to LBB / GLA comments received. BH – No comments. |
| PC12 | PLANNING STATEMENT | STATEMENT OF CONFORMITY. | The minor amendments do not materially alter the conclusions of the Planning Statement. A Statement of Conformity will be submitted to confirm. | GVA | - |
| PC13 | DESIGN AND ACCESS STATEMENT (VOLUMES I, II, III) | ADDENDUM TO DESIGN AND ACCESS STATEMENT VOLUME I | The addendum will include a summary of any amendments to Chapters 1-5 along with fully revised Chapters 6-9 and the additional Lifetime Homes Review and Wheelchair Accessible Unit Studies. | FCBS / SEW / GA | Aecom – The design changes have all been reviewed and comments on the relevant drawings and control documents are provided elsewhere. BH – No comments. WSP – No comments. AH – No comments. |

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| | | ADDENDUM TO DESIGN AND ACCESS STATEMENT VOLUME II | Volume II Appendix to be substituted to update diagrams and reflect Stage 1 minor amendments. | FCBS / SEW / GA / DBA | Aecom – No comments. BH – No comments. WSP – No comments. AH – No comments. |
| | | ADDENDUM TO DESIGN AND ACCESS STATEMENT VOLUME III (LIGHT WITHIN ASSESSMENT) | A fully updated ADF analysis for 'light within' the detailed component (Blocks H,J,K,L,M,N,P,Q,R,S,T & U) and an overshadowing analysis of amenity space within both outline and detailed components will be undertaken and resubmitted for the addendum. Due to the minor changes to the footprint and heights of the proposed massing, we do not propose to update the daylight testing to the outline component, which we will seek to deal with a qualitative statement. | Anstey Horne | Aecom – No comments. AH – An addendum 'light within' report will need to be provided setting out the results of the updated assessments for the detailed component, to be included in the DAS Volume III. BH – No comments. WSP – No comments. GA – No comments. |
| PC14 | ENVIRONMENTAL STATEMENT (VOLUMES I, II, III) | STATEMENT OF CONFORMITY | The minor amendments to the proposed drawings, Primary Control Documents and other assessments and strategies have been reviewed and it is concluded that there will be no material impact on the conclusions of the ES. As such there is no requirement for further assessment work. This will be confirmed in a Statement of Conformity to be submitted with the revised application package. | URS | AH – Due to the comparatively minor nature of any changes to the proposed massing (of which most, if not all, should lessen the recorded impacts on neighbours), we do not propose to update our impact assessment on the neighbours. This will therefore be dealt with via a qualitative statement in the currently proposed letter of conformity to LBB. GA – Please refer to summary email 22.04.205 for landscape revisions for URS review. BH – No comments. WSP – No comments. |
| PC15 | ENVIRONMENTAL STATEMENT NON-TECHNICAL SUMMARY | STATEMENT OF CONFORMITY | The minor amendments to the proposed drawings, Primary Control Documents and other assessments and strategies have been reviewed and it is concluded that there will be no material impact on the conclusions of the ES. As such there is no requirement for further assessment work. This will be confirmed in a Statement of Conformity to be submitted with the revised application package. | URS | AH – Due to the comparatively minor nature of any changes to the proposed massing (of which most, if not all, should lessen the recorded impacts on neighbours), we do not propose to update our impact assessment on the neighbours. This will therefore be dealt with via a qualitative statement in the currently proposed letter of conformity to LBB. GA – No comments. BH – No comments. WSP – No comments. |
| PC16 | TRANSPORT ASSESSMENT | ADDENDUM TO TRANSPORT ASSESSMENT | The discussions with LBL and TfL have included the confirmation of initial analysis in the TA and some additional assessments. The key areas that have required additional assessment are: <ul style="list-style-type: none"> • Confirmation of existing MPS trips and site use; • mode split between bus and LUL trips; • Bus occupancy; • Motorcycle parking; • Confirmation of cycle connections; • Highway design review (LBL) - changes to lane widths on Aerodrome Road at site access points/ consideration of wider footways and zebra crossings on Colindale Avenue, minor adjustments to bus stop locations on Aerodrome Road. • Colindale Station gateline analysis; • Review of car parking provision; • Confirmation of CPZ restrictions; • Additional analysis of A41 traffic signal junction; and • Confirmation of traffic flows used in TA – minor changes to traffic flows in TA tables, but analysis unchanged. | WSP | Aecom – The LBB and statutory consultees have reviewed the Transport Assessment and Traffic and Transport Environmental Statement (ES) chapter and have raised a number of queries in relation to this, to which there have been subsequent discussions and correspondence with LBB and TfL. WE have reviewed these and confirm there will not be any changes to the potential environmental effects in the traffic and transport, noise and vibration and air quality assessments resulting from discussions and alterations and therefore no further work is required. This will be confirmed in a Statement of Conformity to be submitted with the revised application package. AH – No comments. GA – No comments. BH – No comments. WSP – No comments. |
| PC17 | DRAFT TRAVEL PLAN FRAMEWORK | TA ADDENDUM TO CONFIRM NO CHANGE. | There are no changes to the draft Travel Plan Framework. Detailed Travel Plan to be conditioned. Awaiting further comments from LBB Transport team. | WSP | - |
| PC18 | AFFORDABLE HOUSING & VIABILITY STATEMENT | - | - | - | |
| PC19 | RETAIL IMPACT ASSESSMENT | SUPPLEMENTARY REPORT RETAIL | Addresses the key points raised during consultation. The proposals are in accordance with development plan policy and are not therefore required to undertake a sequential and impact test in order to satisfy NPPF para 24. Nevertheless, in order to respond in full to consultation representations, this includes a full detailed retail impact assessment for both convenience and comparison/town centre goods and sequential considerations. | GVA | Aecom – No comments. AH – No comments. GA – No comments. BH – No comments. WSP – No comments. |

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| PC20 | TOWN CENTRE USES OPERATOR REQUIREMENTS STATEMENT | - | - | - | - |
| PC21 | OPEN SPACE, SPORTS AND RECREATION STRATEGY | ADDENDUM TO OPEN SPACE, SPORTS AND RECREATION STRATEGY | Provides responses to comments received from LBB on the open space, sports and recreation provision. | GVA | Aecom – No comments. AH – No comments. BH – No comments. WSP – No comments. GA – DAS Addendum will be provided to support the Open Space Strategy providing further details of the sports pitch provision within Peel Park and details of the site wide play strategy. |
| PC22 | WASTE MANAGEMENT PLAN | STATEMENT OF CONFORMITY | No material change in strategy. | Buro Happold | - |
| PC23 | SUSTAINABILITY STATEMENT | ADDENDUM TO SUSTAINABILITY STATEMENT | An addendum to the sustainability statement will be provided outlining that Code for Sustainable Homes certification will not be committed to, as the scheme will not be administered as of w/c 6 th April. The Code design principles will still be adhered to as it is assumed that many of the requirements will be absorbed as part of the upcoming Building Regulations update, as of October 2015. All plots will be built to building regulations at the time of construction and therefore any changes will be incorporated into the detailed design including zero carbon policy requirements, if they come into force in 2016. | Buro Happold | Aecom – No comments. AH – No comments. GA – No comments. WSP – No comments. |
| PC24 | ENERGY STATEMENT | ADDENDUM TO ENERGY STATEMENT | An addendum to the energy statement will be provided outlining the amendments to energy strategy and information submitted following discussions with GLA. This will include details that townhouses will be committed to connecting to the heat network, as per the Whole Life Costing modelling. This is consistent with the submitted application but mitigates the flexibility written in for individual boilers and PV Panels. The addendum will also include exemption tests and DER/TER worksheets already sent to the GLA. The addendum will also outline that the applicant is supportive in principle to helping facilitate and catalyse a Colindale wide network. The loads for the initial phase could be supplied from the plant area planned for within the application. The final area wide network would still need to be supplied from the Graham Park energy centre proposed in the Ramboll Energy Masterplan. The applicant is also open to connecting to surrounding existing and future loads subject to their interest and agreement of commercial terms. These include but not exhaustively, Barnet College, The RAF museum, and future Middlesex University student halls of residence. The commitments on energy and design changes by the design team will not change the energy strategy as a whole. Minor changes to plots will not have a significant impact on total energy demand and peak loads. There have been no changes to the energy centre, plant specifications or NOx levels. | Buro Happold | Aecom – There have been no material changes to the energy strategy and changes to the energy centre, plant specifications or NOx levels. As such there will be no impact on the ES. This will be confirmed in a Statement of Conformity to be submitted with the revised application package. AH – No comments. GA – No comments. WSP – No comments. |
| PC25 | FLOOD RISK ASSESSMENT | STATEMENT OF CONFORMITY | No material change in strategy. | Buro Happold | - |
| PC26 | TREE SURVEY AND ARBORICULTURE STATEMENT | - | No material change to proposals. | - | - |
| PC27 | FOUL AND SURFACE WATER DRAINAGE ASSESSMENT | STATEMENT OF CONFORMITY | No material change in strategy. | Buro Happold | - |
| PC28 | UTILITIES STRATEGY | STATEMENT OF CONFORMITY | No material change in strategy. | Buro Happold | - |
| PC29 | VENTILATION AND EXTRACTION PRINCIPLES | STATEMENT OF CONFORMITY | No material change in strategy. | Buro Happold | - |
| PC30 | CONSTRUCTION MANAGEMENT PLAN AND DELIVERY STRATEGY | - | There have been no material changes to the indicative construction programme and phasing as submitted with the original planning application. The only minor change is | - | WSP – We have re-run the construction traffic assessment based on shifting the indicative construction programme by one year as a worst case scenario. This has no impact on the ES or TA conclusions as the construction traffic has remained the same. This will be confirmed in the TA |

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| | | | <p>that the indicative construction programme has shifted back to start in Q4 2015 rather than Q2 to account for delays in the planning application determination. This will not materially affect the application and the changes will be confirmed in a statement of amendments.</p> <p>Minor amendments to the indicative construction programme dates will be set out in the Planning Application Specification Addendum.</p> | | <p>Addendum and ES Statement of Compliance.</p> <p>The original indicative construction programme anticipated completion in 2025. However, the assessment of Effects Once the Proposed Development is Completed and Occupied presented in the ES was undertaken for 2026 to reflect the Local Plan and available traffic model horizon year. The original assessment (including the assessment of Cumulative Effects presented in the ES) therefore remains valid. Conclusions and the assessment of significance would not change.</p> <p>For the assessment of Cumulative Effects, the ES stated "Given the scale of cumulative change between the Current Operation (2012 to 2014) and the Future Baseline 2026 (as considered in the Effects Once the Proposed Development is Completed and Occupied section), the effects arising during construction are in all instances less significant. No further assessment has therefore been undertaken." This statement remains valid in the context of the revised indicative construction programme. As such the conclusions and assessment of significance would not change. This will be confirmed in the TA Addendum and ES Statement of Compliance.</p> <p>Aecom – We have reviewed the implications of the indicative construction programme shifting back to start in Q4 2015 rather than Q2. WSP have re-run the construction traffic assessment based on shifting the construction programme by one year as a worst case scenario. This has no impact on the ES conclusions as the construction traffic has remained the same.</p> <p>WSP have also reviewed and commented on the implications of the change to the indicative construction programme in terms of the operational traffic assessment. They conclude that this will have no material impact on the assessment results or conclusions of the transport assessments. As such this has no impact on the ES.</p> <p>AH – No comments. GA – No comments. BH – No comments.</p> |
| PC31 | OUTLINE ESTATE MANAGEMENT STRATEGY | - | - | - | - |
| PC32 | STATEMENT OF COMMUNITY INVOLVEMENT | CONSULTATION RESPONSE REPORT | Report containing the Applicant's responses to comments received from the community and statutory consultees – this will be a compilation of the responses issued during the determination period. | GVA | - |
| PC33 | PEEL LINK FEASIBILITY STUDY | RE-SUBMIT | No changes, however report submitted post-validation and not subject to public consultation. | GVA | - |
| PC34 | ARBORICULTURAL IMPACT ASSESSMENT | - | - | - | - |
| PC35 | ARBORICULTURAL METHOD STATEMENT | - | - | - | - |