

RJrj11775-270115-Screening Opinion F4

27th January 2015

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Dear Seonaid,

REGENTS PARK ESTATE, LONDON BOROUGH OF CAMDEN- REQUEST FOR A SCREENING OPINION UNDER THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011

This letter and supporting site location plan (**Figure 1**) represents a formal request on behalf of the London Borough of Camden Council (herein 'the Applicant') for a screening opinion to ascertain whether Environmental Impact Assessment (EIA) is required for the proposed development of 9 sites (herein 'the sites') within the Regents Park Estate (RPE) area (herein 'the study area'), in accordance with Regulation 5 under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (herein 'EIA Regulations').

The request is accompanied by:

- A plan sufficient to identify the land;
- A brief description of the nature and purpose of the development; and
- An indication of its possible effects on the environment (Regulation 5 (2)).

The Study Area, Sites and the Proposed Development

The sites are located within the Regents Park Estate which is situated in a Euston area of the London Borough of Camden, London and collectively cover an area of approximately 0.7 hectares (ha). See **Table 1** for information relating to the 9 sites considered for redevelopment.

The study area is bound: to the east by Hampstead Road; west by Albany Street; to the south by Drummond Street which generally forms the southern boundary of the study area and to the north by Cumberland Road and Granby Terrace. The study area is centred on approximate post code NW1 3JX, and National Grid Reference (NGR) 529010E, 182740N.

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The study area is generally surrounded by residential areas; however Regents Park Barracks are located approximately 200m to the north of the sites on Albany Road. To the east, housing and commercial land uses including a disused hospital, a school, University College London (UCL) office and warehouse space and St James' Garden, followed by Euston Train Station. Housing and small retail properties are located to the south of the sites, followed by Euston Road which is located approximately 200m to the south. Housing and Regents Park beyond is located to the west of the sites.

The London Borough of Camden have identified a number of sites within or near to the Regents Park Estate which have redevelopment potential to accommodate tenants, residents, and community floorspace that will be displaced as a result of the High Speed 2 (HS2) proposals. These sites have been identified through an iterative process, commencing in 2013 that has included extensive consultation. This process has included the identification of a longer list of potential development sites across the estate from which these 9 are considered the most suitable for development within the HS2 development timescales. The other sites may come forward in due course to provide additional homes and other facilities within the estate.

The 9 sites that are being considered for redevelopment are shown on **Figure 1** and are described in **Table 1**.

Proposals for the 9 sites have not been finalised, however the development proposals listed in Table 1 assumes the 'worst case' scenario with the maximum number of storeys and units being proposed.

The construction of the sites would commence in late 2015 and would be completed by the end of 2017.

Does the Proposed Development fall under Schedule 1 or 2 of the EIA Regulations?

The Proposed Development does not fall within 'Schedule 1' of the EIA Regulations. However the Proposed Development may be considered to constitute 'Schedule 2' development, if it is judged to qualify as an 'infrastructure project' in accordance with Category 10(b) urban development project' of Schedule 2 of the EIA Regulations, given that the sites areas exceeds the 0.5 ha threshold for 'urban development projects'.

It is listed in a 'sensitive area'?

DCLG Planning Practice Guidance: Environmental Impact Assessment (March 2014) specifies that if Schedule 2 proposals are located in, or partly in, a 'sensitive area', they should also be screened, even if they are below the thresholds or do not meet the criteria.

Table 1: Information on each of the 9 sites considered for redevelopment

Sites	Area (ha)	Site Description	Development Proposals
Site 1: Robert Street Car Park	0.12ha	<p>Located to the north of Robert Street in the centre of the RPE. The site consists of a car park which covers a large proportion of the site and a smaller strip of shrubs and trees to the north.</p> <p>The site is bounded to the east and west by access roads, with high rise residential blocks beyond. Immediately to the north of the site is pedestrian access to the residential block.</p>	<p>New residential block with ground floor community centre on the existing car park. The Dick Collins Community centre would be relocated to this site.</p> <p>No. of units: 13 No. of storeys: 5</p>
Site 2: Rydal Water Open Space	0.07ha	<p>Located to the north of Robert Street and to the west of Hampstead Road. The site comprises mainly soft landscaping; however the north west corner of the site is paved and has two benches. A large willow tree occupies the north eastern corner of the site. A temporary structure was previously situated on the site and consequently there are areas with minimal vegetation.</p> <p>Immediately to the east of the site is Hampstead Road, to the south of the site is Robert Street, to the west is an access road with a locked gate to Robert Street and residential properties beyond. To the north of the site is a residential block and associated gardens.</p>	<p>New residential block with ground floor commercial facilities and community garden.</p> <p>No. of units: 24 No. of storeys: 7 to 8</p>
Site 3: Varndell Street	0.05ha	<p>Located to the north west of the crossroads between Varndell Street and Stanhope Street. Ground coverage comprises entirely soft landscaping, with trees lining the eastern border, and areas of shrubs and plants in the centre of the site. The boundary of the site to the roadways has a medium height hedge encompassing the fence. To the east of the site is Stanhope Street, to the south is Varndell Street, to the west is a residential block, and to the north is a soft landscaped area.</p>	<p>New residential units adjacent to existing block.</p> <p>No. of units: 7 No. of storeys: 6</p>
Site 4: Newlands Open Space	0.16ha	<p>Located to the north of Varndell Street and to the west of Hampstead Road. The site comprises entirely soft landscaping with trees in the centre of the site, shrubs and small trees lining the boundary. BT boxes are set into the fence line along Varndell Street.</p> <p>To the east of the site is Hampstead Road, to the south is Varndell Street, to the west is a pedestrian access way to the residential block beyond, and to the north of the site is Cartmel Block, which is identified as a property which may be affected by the HS2 developments.</p>	<p>New residential block with ground commercial facilities. Communal community garden.</p> <p>No. of units: 31 No. of storeys: 9 to 12</p>

Sites	Area (ha)	Site Description	Development Proposals
Site 5: Rothay/ Dick Collins Community	0.11ha	<p>Located to the south east of Redhill Street. Dick Collins Hall is a single storey community hall which occupies the northern half of the site. There is a small garden area which occupies the central part of the site, which has only pedestrian access. The southern area of the site comprises vehicular access for the underground parking for the Rothay Block. This access passes underneath part of the Rothay Block in the south east corner of the site.</p> <p>To the north and east of the site is Redhill Street, and Rothay Block immediately borders the south and west of the site. The Rothay Block has underground parking of unknown extent and layout.</p>	<p>New residential block.</p> <p>No. of units: 12 No. of storeys: 5</p>
Site 6: Cape of Good Hope Public House	0.07ha	<p>Located to the east of Albany Street. Situated on the northern part of the site is a vacant property, formerly the Cape of Good Hope Public House. The southern part of the site comprises access roads and parking. The parking spaces are currently occupied by temporary storage containers in use by Lakehouse. To the north of the site there is an approximately 8ft high retaining wall down to the basement level of the Troutbeck Block to the north.</p> <p>Immediately north of the site is the Troutbeck block, to the south is an access road and the disused police station beyond.</p>	<p>New residential and community block.</p> <p>No. of units: 15 No. of storeys: 6</p>
Site 7: Camden People's Theatre	0.02ha	<p>Located to the south of the cross roads where Hampstead Road and Drummond Street meet.</p> <p>The active community theatre and residential floors occupies the entirety of the site.</p>	<p>New internal renovation for residential use.</p> <p>No. of units: 3-7 No. of storeys: up to 2 additional storeys</p>
Site 8: Victory Public House	0.06ha	<p>Located to the east Albany Street and to the south of Nash Street. The Victory Public House is situated to the east of the site, with a garden to the west and is an active public house.</p> <p>To the south and east of the site are residential properties, and Albany Street and Nash Street border the west and north of the site respectively.</p>	<p>New residential and commercial block</p> <p>No. of units: 13 No. of storeys: 6</p>

Sites	Area (ha)	Site Description	Development Proposals
Site 9: St. Bede's Mews	0.01ha	<p>Located off Albany Street to the east. The site is currently an area of car parking to the north of St Bede's Hall, comprises entirely hard surfacing in reasonable condition.</p> <p>St Bede's Hall is situated immediately to the south of the site, with access roads and parking for the surrounding residential blocks to the west. To the north of the site is a pedestrian walkway between the Troutbeck block and Clarence Gardens and to the east of the site is a soft landscaped area.</p>	<p>New residential block</p> <p>No. of units: 3</p> <p>No. of storeys: 2</p>

Under the guidance provided in the Planning Policy Guidance, 'sensitive areas' are defined as:

- Sites of Special Scientific Interest and European Sites;
- National Parks, the Broads and Areas of Outstanding Natural Beauty; and
- World Heritage Sites and Scheduled Monuments.

The 9 sites that are being considered for redevelopment are located outside of the sensitive areas described above, however, two statutory designated sites, both designated as a Local Nature Reserves (LNR) and as a Site of Importance to Nature Conservation (SINC) lie within 2km of the sites boundaries, with the closest being Camley Street Nature Park LNR SINC which lies approximately 0.9km to the north east.

Does it meet any of the relevant thresholds and criteria listed in Schedule 2?

The exclusive threshold for Category 10(b) under 'Infrastructure projects' is 0.5ha therefore the area of the 9 sites are above this threshold.

On the basis of the above, it can be argued that the proposed development does need to be subject to EIA on the grounds that it would be classified as 'Schedule 2 development' under the EIA Regulations 2011 and that the proposed development is above the exclusive threshold.

However, the DCLG Planning Policy Guidance for EIAs states that the exclusive threshold offers only a broad indication of the scale of development which is likely to be a candidate for EIA but that the requirements still need to be considered on a case-by-case basis.

The following section therefore provides an indication of the proposed development's possible effects on the environment and considers whether these are likely to be significant. The following selection criteria for screening Schedule 2 development, based on Schedule 3 of the EIA Regulations, have been reviewed with regards to the proposed development of the 9 sites.

Is the development likely to have significant effects on the environment?

In respect of urban development projects, DETR Circular 02/99 states that "in addition to the physical scale of such developments, particular consideration should be given to the potential increases in traffic, emissions and noise. EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination".

Regulation 4(6) of the EIA Regulations specifies that the selection criteria in Schedule 3 should be considered when assessing the significance of the effects associated with the development. These are set out in the Table below.

SCHEDULE 3 OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011)

1. CHARACTERISTICS OF THE DEVELOPMENTS

(a) Size of the development

Will the development be out of scale with the existing environment?

The 9 sites are located within or near the Regents Park Estate (RPE) which comprises primarily residential and commercial units with areas of open space and car parking.

The majority of the buildings within the RPE are between 1 to 11 storeys in height. The development proposals for a number of the replacement residential and commercial units are for buildings of between 4 to 11/12 storeys in height, therefore the development will not be significantly out of scale with the existing environment.

The topography of the proposed development is consistent with the existing; however there is a minor level difference affecting site 8.

Will it lead to further consequential development or works?

No. A number of the 9 sites will be considered for development in phases to provide replacement housing and replacement community facilities to accommodate the displaced residents for the HS2 proposals.

The development of the sites for residential and commercial development will be the subject of one planning application.

(b) Cumulation with other development

Are there potential significant cumulative impacts with other existing development or development not yet begun but for which planning permission exists?

The level of existing committed development within the vicinity of the sites is uncertain at present due to the proposals associated with HS2.

An Environmental Statement has been prepared for HS2 (November, 2013) detailing the likely significant environmental effects of the development and cumulative effects from committed developments. The HS2 ES states that *'where developments are expected to be completed before construction of the Proposed Scheme, effects arising from them have been considered through extrapolation of existing conditions as part of the future baseline. Developments expected to be completed between 2017 and 2026 (i.e. before the Proposed Scheme is operational), may give rise to cumulative construction effects. However, smaller projects of this type are unlikely to give rise to significant cumulative effects, as the scale of their construction impact, in combination with the Proposed Scheme, will not generate any noticeable increases in effects.'*

The HS2 proposal will be brought forward by Act of Parliament which will not be in place until later next year. The application will not go through the planning process.

The proposed development of the 9 sites is not considered to have any cumulative impacts on any committed developments within the vicinity of the sites.

Should the application for this development be regarded as an integral part of a more substantial project? If so, can related developments which are subject to separate applications proceed independently?

Yes, the proposed development of the 9 sites will accommodate the displaced residents from the HS2 proposals.

See above.

(c) Use of natural resources

Will construction or operation of the development use natural resources such as land, water, material or energy, especially any resources which are non-renewable or in short supply?

The construction and operation of the proposed developments will use natural resources in terms of land, water, material or energy however none of these are in short supply.

The demolition of existing buildings on a number of the sites to facilitate the proposed developments will also be undertaken to a high standard

	<p>and best practice guidance.</p> <p>Construction works will be undertaken in accordance with best practice guidance and a Construction Environmental Management Plan (CEMP) which will mitigate the significance of any effects arising from construction activities.</p>
(d) Production of waste	
Will the development produce wastes during construction or operation or decommissioning?	<p>The proposed development of the 9 sites will generate waste (originating from the demolition of buildings and removal of hardstanding). Waste will be recycled and sustainably managed as appropriate through the implementation of a Site Waste Management Strategy (SWMS) and Construction Environmental Management Plan (CEMP) to minimise the significance of any effects arising from off-site disposal.</p> <p>During the operational phase, waste associated with the residential and commercial units will be generated, however it is anticipated that this will be collected and disposed of by the local authority and / or private waste collectors.</p>
(e) Pollution and nuisances	
Will the development release any pollutants or any hazardous, toxic or noxious substances to air?	<p>The proposed development of the 9 sites comprises the construction of residential, commercial units and community facilities.</p> <p>There is a potential risk that construction works would release hazardous, toxic or noxious substances, however all works would be undertaken in accordance with a CEMP which will mitigate any potential effect. No hazardous, toxic or noxious substances are expected to be emitted during the operational phase of the proposed developments.</p> <p>Vehicle and dust emissions associated with the increase in HGVs during the construction phase can be suitably controlled through the implementation of best practice measures and are not expected to result in significant adverse effects on local air quality. Mitigation measures will be agreed through the submission of a CEMP prior to works starting on the 9 sites.</p>
Is there a potential risk from leachates or escape of wastes of other products/by-products that may constitute a contaminant in the environment?	<p>During the construction phase, there is potential for construction works on the 9 sites to result in the contamination of soils and / or groundwater through accidental spillages etc. and disturbance of existing contamination hotspots, although this is applicable to the vast majority of construction sites. The risk of such impacts occurring will be mitigated through the use of procedures, for example the use of bunding around fuel tanks. Mitigation measures will be agreed through the submission of a CEMP prior to works starting on the sites.</p> <p>Significant environmental effects are not considered likely. The end use of the 9 sites (residential and commercial) is not considered to generate wastes that could contaminate the environment.</p>
Will the development cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	<p>Construction noise, vibration, dust and the release of light, heat and energy will be effectively controlled in accordance with regulatory requirements. Mitigation measures, including restrictions on working hours, will be agreed through the submission of a CEMP prior to works starting on site. Impacts would be short-term and intermittent, and are therefore unlikely to be significant.</p> <p>The construction and operation of the development will not cause the release of electromagnetic radiation.</p> <p>The operation of the development will cause noise and the release of light, heat and energy resulting from the residents and commercial uses.</p>
Will the development lead to risks of contamination of land or water from releases	<p>Surface water run-off and foul water drainage will be managed on the 9 sites during construction and post-construction. Sustainable drainage</p>

of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?

options will be considered and appropriate drainage information will accompany the planning application.

(f) Risk of accidents, having regard in particular to substances or technologies used

Will there be a risk of accidents during construction or operation of the development which would have effects on people or the environment?

The risk of accidents occurring that could have an effect on people and the environment will be carefully identified and managed before and during construction activities and the operation of the proposed developments.

All construction works will be undertaken in accordance with regulatory requirements. A CEMP will be implemented which provides the management framework required for the planning and implementation of construction activities in order to reduce the risk of adverse impact on environmental resources, local residents and businesses.

Will the development involve use, storage, transport, handling or production of substances or materials which could be harmful to people or the environment (flora, fauna, water supplies)?

During the construction phase, certain materials may be present on the 9 sites that will require transportation to or from the sites which may be harmful to the environment such as contaminated material and asbestos. However, it is considered that through the implementation of appropriate environmental control measures (i.e. the CEMP) and good management of materials there will be no significant environmental effects.

The end use of the 9 sites is residential, commercial and community facilities, therefore it is not considered that the proposed developments will involve the use, transport, handling or productions of substances or materials which could be harmful to people or the environment.

2. LOCATION OF THE DEVELOPMENT

(a) Existing land use

Are there existing land uses on or around the location which could be affected by the development, e.g. residential, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying?

The following sites are considered to have an existing 'sensitive' land use which would be affected by the development proposals:

Site 2: Open space / recreation

Site 4: Open space / recreation

Site 5: Community Hall with a small garden, which occupies the central part of the site

Site 6: An existing restaurant

Site 8: An existing Public House

The following 'sensitive' land uses that are located within close proximity of the 9 sites that could be affected by the development are as follows:

Site 1: High rise residential blocks immediately to the east, north and west.

Site 2: Residential blocks are located to the west. Residential units and associated gardens are located to the north.

Site 3: Residential blocks are located to the west and a soft landscaped area is located to the north.

Site 4: Residential blocks to the west and north.

Site 5: Residential block immediately borders the south and west of the site.

Site 6: Troutbeck residential block is located immediately to the north. To the south is a police station. A residential block is located to the west.

Site 7: Commercial units with retail above are located either side of the site.

Site 8: Residential blocks located to the south and east of the site.

Site 9: St Bede's Hall, a commercial gym, is located immediately to the south of the site. Residential properties are located to the west and

	<p>north.</p> <p>There is no agriculture, forestry, tourism, mining or quarrying activities that would be affected by the proposed development of the 9 sites.</p> <p>Construction activities will be controlled through the CEMP therefore impacts would be short-term and intermittent, and are therefore unlikely to be significant.</p>
Is the development located in a previously undeveloped area where there will be loss of greenfield land?	The site comprises previously developed land, however the open space (sites 2 and 4) whilst having been previously developed are currently in open space use and amount to some 0.23ha in total. Parts of these two sites will become developed as part of these proposals.

(b) Relative abundance, quality and regenerative capacity of natural resources in the area

<p>Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development?</p> <ul style="list-style-type: none"> • groundwater resources • surface waters • forestry • agriculture • fisheries • tourism • minerals 	<p>A Secondary 'A' Aquifer (Lynch Hill Gravel Formation) occupies a relatively small area in the south of the RPE however only Site 6 is located upon the Lynch Hill Gravel Formation.</p> <p>None of the 9 sites comprise any surface waterbodies, however the nearest surface waterbody to the RPE is the Regents Park Boating Lake located approximately 550m to the west.</p> <p>There are no areas of forestry, agriculture, fisheries, tourism or minerals on the 9 sites or within close vicinity that contain important, high quality or scarce resources which could be affected by the proposed development of the 9 sites.</p> <p>As the 9 sites are not located on or within close proximity to an important, high quality or scarce resources which could be affected by the proposed development of the 9 sites, no significant impacts are anticipated.</p>
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(c) Absorption capacity of the natural environment

<p>Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the development?</p>	<p>None of the 9 sites comprise any areas that are protected under international, national or local legislation for their ecological, landscape, cultural or other value which could be affected by the development.</p> <p>St James' Garden has been designated as a Site of Importance for Nature Conservation (SINC) and is located less than 0.1km to the west of Site 2: Rydal Water Open Space, however this is separated from the site by Hampstead Road.</p> <p>Regent's Park SINC is located approximately 1km to the east of Sites 5, 6, 8 and 9. The Park is separated from the residential blocks by Albany Street and further mixed use development.</p> <p>The 9 sites do not lie within a Conservation Area; however Regent's Park Conservation Area (CA) is located immediately to the west of and bordering sites 5, 6 and 10. Conservation Areas are protected in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>Grade II Listed Buildings that are located within close vicinity to a number of the sites are:</p> <p>Site 2: A 19th century Grade II Listed Building, The Prince of Wales public house, is located approximately 50m to the south of the site.</p> <p>Site 5: A 19th century Grade II Listed Building, a former church hall (St Bede's Hall) is located to the south of the site</p> <p>Site 6: Grade II Listed Buildings 55 – 77 Albany Street are immediately opposite. Grade II Listed Buildings 24 – 48 Albany Street are on the same side of the road, but separated from them by the police station.</p> <p>Listed Buildings are protected in accordance with the Listed Building and Conservation Areas Act 1990. The setting of these could potentially be affected by the proposed development of the above sites.</p> <p>Regent's Park is a Grade I Registered Park and Garden and is located to</p>
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Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected?

the west of Sites 5, 6, 8 and 9, but separated by Albany Road and mixed use developments. Parks, Gardens and battlefield sites that are considered to be of special historic interest are protected under the Historic Buildings and Ancient Monuments Act, 1953 (as amended).

Through the implementation of a CEMP, the effects on these protected areas are not anticipated to be significant.

A Desk Study and Extended Phase 1 Habitat Survey were undertaken for the 9 sites within the Regents Park Estate in September 2014.

The survey found that invasive species such as rhododendron, wall cotoneaster and Virginia creeper are present within Site 8. Prior to construction, measures should be taken to avoid the spread of these species to the surrounding area. The eradication of these species should be undertaken prior to construction and following best practice guidelines.

Hedgerows in Site 4 are classified as habitats of principal importance and amenity areas within Sites 2, 3, 4 and 5 provide examples of the London Priority Habitat type London Parks and Green Spaces. Mitigation and enhancement measures would be undertaken to minimise impact to these habitats.

A large number of priority species and local Biodiversity Action Plan (BAP) species of moths were recorded within 1km of the 9 sites. Due to the significant urban barriers separating the 9 sites where these species were recorded and the lack of suitable habitat recorded on the 9 sites, there should be no issue with regards to these species and the development therefore no further survey or mitigation is proposed.

Records of a number of bird species of conservation concern were obtained during the desk study and suitable habitat for some of these species, in particular the house sparrow, which is a priority species and a London BAP species, was recorded across the sites. Providing that recommendations such as ensuring that site clearance involving the removal of trees, hedgerows, introduced shrub and buildings should be undertaken outside of the breeding bird season, no significant impact is anticipated.

An external inspection of buildings on Sites 5, 6, 7, 8 and 9 and all trees within Ground Level Tree Assessment (GLTA) survey area was conducted. No trees with the potential to support roosting bats were identified.

The buildings within the following sites were considered to have a 'low' potential to support summer / transitional bat roosts.

- Site 8: Victory Public House (referred to as building 10 within the Bat survey report)
- Site 9: St. Bede's Mews (referred to as building 4 within the Bat survey report)

All other buildings within Sites 5, 6 and 9 were assessed as having 'negligible' potential.

Further surveys will be undertaken which will inform the requirements for mitigation.

Works would be undertaken in accordance with a CEMP to minimise any potential impacts to the protected species and habitats on the 9 sites, therefore no significant adverse impacts are anticipated.

Are there any inland, coastal, marine or underground waters on or around the location which could be affected?

There are no inland, coastal or marine waters on or around the 9 sites which could be affected during the construction and / or post construction phase of the proposed developments.

A Secondary 'A' Aquifer (Lynch Hill Gravel Formation) occupies a relatively small area in the south of the RPE, however only Site 6 is located upon the Lynch Hill Gravel Formation.

Through the implementation of the CEMP the effects on underground waters are anticipated to be minimal.

Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?	There are no groundwater source protection zones or areas that contribute to the recharge of groundwater resources located within 1km of the 9 sites.
Are there any areas or features of high landscape or scenic value on or around the location which could be affected?	<p>There are no areas or features of high landscape or scenic value on any of the 9 sites which could be affected by the development of the 9 sites.</p> <p>Regent's Park Conservation Area is located to the west of the Sites 5, 6 and 8 which is an internationally important example of 18th Century masterplanning. This will not be directly impacted on as a result of the proposed development; however the visual impacts of the proposed developments on the Conservation Area will be assessed.</p> <p>Regent's Park is a Grade I Registered Park and Garden and is located to the west of the above sites, separated by Albany Road and further mixed use development.</p> <p>It is considered that the proposed development of the 9 sites will not significantly impact areas or features of high landscape and scenic value.</p>
Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected?	A number of footways pass through the RPE and adjacent to the 9 sites that may be affected by the development proposals. However, as part of the CEMP and best practice procedures hoardings and safety measures will be put in place to safeguard residents and the public during the construction period.
Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected?	<p>The RPE is surrounded by a number of main roads such as Hampstead Road to the east; Albany Street to the west; Drummond Street and Euston Road to the south. During construction, the local road network could be susceptible to congestion due to the increase in traffic flow from HGVs and temporary changes in traffic flow.</p> <p>A Transport Assessment (TA) will accompany the planning application which will identify any measures required to mitigate against any decrease in the local highway network capacity as a result of construction traffic.</p>
Is the development in a location where it is likely to be highly visible to many people?	<p>The 9 sites are located in an urban built up environment. A number of these sites are located along Hampstead Road and Albany Street which makes these sites highly visible to the public.</p> <p>All of the 9 site are located adjacent to residential blocks and are therefore visible to existing residents within the RPE.</p> <p>There are no sensitive viewpoints within the 9 sites or within the RPE.</p>
Are there any areas or features of historic or cultural importance on or around the location which could be affected?	<p>There are no areas or features of historic or cultural importance on the 9 sites which could be affected by the development proposals. Further archaeological mitigation would be required on Site 7 if the development proposals would have an impact on the buildings footprint and hardstanding; however as internal renovation works are proposed, no further investigation is required.</p> <p>The following features of historic and cultural importance within close proximity to the 9 sites could potentially be affected by the proposed developments.</p> <p>The setting of Regent's Park Conservation Area immediately to the west of Sites 6 and 8;</p> <p>The setting of the following Listed Buildings located near the following sites:</p> <p>Site 2: A 19th century Grade II Listed Building, The Prince of Wales public house, is located approximately 50m to the south of the site.</p> <p>Site 5: A 19th century Grade II Listed Building, a church hall (St Bede's Hall) is located to the south of the site</p> <p>Site 6: Grade II Listed Buildings 55 – 77 Albany Street are immediately opposite. Grade II Listed Buildings 24 – 48 Albany Street are on the same</p>

	<p>side of the road, but separated from them by the police station.</p> <p>The settings of the historic or cultural features could potentially be affected by the development proposals however, the effects during construction will be minimised through recommendations set out within the CEMP and through design.</p>
Are there any areas on or around the location which are densely populated or built up, which could be affected?	All the 9 sites are located within or near to the RPE and are within an urban built up environment which comprise a mix of residential dwellings, commercial facilities and open spaces. Those buildings and land uses within close proximity to the 9 sites could be affected by the development proposals, however effects during the construction phase are considered to be short term and intermittent and will be managed through a CEMP.
Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected?	No areas on or around the 9 sites of existing pollution or environmental damage are known.
Is the location of the development susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the development to present environmental problems?	The location of the 9 sites are not susceptible to earthquakes, subsidence, landslides, erosion and flooding or extreme or adverse climatic conditions which could cause the development of the 9 sites to present environmental problems.

CHARACTERISTICS OF THE POTENTIAL IMPACT

(a) Extent of the impact

Will the effect extend over a large area?	No. Any effects associated with the development of the 9 sites are considered to be at a local scale.
Will many people be affected?	<p>A number of the sites proposed for redevelopment are used by the local community and residents of the Regent's Park Estate. Site 5, an existing Community Hall will require closure in order to facilitate development which will have a short term adverse impact on the local community. However, as part of the development proposals, the Community Hall and facilities will be relocated to Site 1: Robert street car park.</p> <p>Site 6 is currently a restaurant and site 8, a Public House, serve the local community and residents. The development proposals will require the closure of these local businesses which will have a minor impact on the local community and residents due to the loss of these.</p> <p>The redevelopment of these 9 sites would provide replacement homes and replacement community floorspace within the study area. Existing car parking that is to be displaced would also be relocated within the estate.</p> <p>The 9 sites are located within an urban; built up environment. Residential dwellings are located in close proximity to the 9 sites, therefore impacts during the construction phase will be managed by a CEMP to ensure that all potential impacts on sensitive receptors are kept to a minimum.</p>

(b) Transboundary nature of the impact

Will there be any potential for transboundary impact? (n.b. Development which has a significant effect on the environment in	There will not be any potential for a transboundary impact.
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another Member State is likely to be very rare. It is for the Secretary of State to check Environmental Statements to decide whether there is likely to be such an effect in each case).

(c) Magnitude and complexity of the impact

Will there be a large change in environmental conditions?	It is not anticipated that the development of the 9 sites would result in a large change in environmental conditions.
Will the effect be unusual in the area or particularly complex?	The development of the 9 sites for replacement homes and replacement community facilities is not particularly complex and not unusual within the locality; therefore no unusual effects are anticipated.
Will many receptors other than people (fauna and flora, businesses, facilities) be affected?	Fauna and flora are likely to be affected by the proposed development of the 9 sites however a suite of ecological surveys are currently being undertaken for the 9 sites which will inform appropriate mitigation and enhancement measures.
Will valuable or scarce features or resources be affected?	It is anticipated that no valuable or scarce features or resources would be affected by the development of the 9 sites.
Is there a risk that environmental standards will be breached?	Risks will be carefully identified and managed before and during construction of the development of the 9 sites. No significant risks have been identified post-construction. All construction works will be undertaken in accordance with regulatory requirements. A CEMP will be implemented which provides the management framework required for the planning and implementation of construction activities in order to reduce the risk of breaching environmental standards.
Is there a risk that protected sites, areas, and features will be affected?	There are no protected sites and areas within the 9 sites. There is a very minor risk that protected features, such as flora and fauna will be affected however such risks will be mitigated through the implementation of regulatory requirements.

d).Probability of the impact

Is there a high probability of the effect occurring?	There is a high probability of the effects, such as construction noise and increased emissions from HGVs occurring during the construction phase; however effects are anticipated to be short term and will be managed by a CEMP. No significant effects during the post-construction phase are anticipated.
Is there a low probability of a potentially highly significant effect?	There is a low probability of potentially highly significant effects occurring as all works will be undertaken in accordance with regulatory requirements and a CEMP. Mitigation measures and recommendations will be implemented to reduce potential impacts.

(e) Duration, frequency and reversibility of the impact

Will the effect continue for a long time?	The construction works for the development of the 9 sites is planned to start in 2015 and to be complete by the end of 2017. Effects will be temporary and intermittent.
Will the effect be permanent rather than temporary?	Effects during the construction phase are anticipated to be predominantly temporary (for example noise/vibration, air quality impacts). However, there could be permanent effects with regards to ecology due to the potential presence of bats. Further surveys are being undertaken to determine the presence.
Will the impact be continuous rather than intermittent?	The impacts of the development of the 9 sites during the construction phase are anticipated to be intermittent i.e. during working hours agreed with the local planning authority.

If intermittent, will it be frequent rather than rare?	The impacts are considered to be frequent (predominately daily) and during the construction phase.
Will the impact be irreversible?	The impacts anticipated during the construction phase will be reversible, except on those associated with ecology (if bats are found to be present). No significant effects are anticipated post-construction.
Will it be difficult to avoid or reduce or repair or compensate for the effect?	Effects during the construction phase will be mitigated through the implementation of a CEMP. No significant effects are anticipated post-construction.

Conclusions

The proposed development of the 9 sites has been reviewed in the context of the Town and Country Planning (Environmental Impact Assessment) regulations 2011 and has identified the following:

- The proposals are not Schedule 1 development;
- The proposed development is of a type listed under Category 10 (b) *Infrastructure Projects: Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas* within Schedule 2;
- The overall sites area does exceed the exclusive threshold of 0.5ha for Category 10 (b) *Infrastructure projects*, however each individual site falls below this threshold;
- The 9 sites do not lie within a 'sensitive area'; and
- The proposed development of the 9 sites are considered likely to result in insignificant direct and indirect residual effects on the surrounding environment during either the construction or post-construction phases through the effective implementation of mitigation measures.

I trust that this request can be dealt with as quickly as possible and look forward to receiving the Council's Screening Opinion.

Should you require any further information within the consultation period, please do not hesitate to contact me. I look forward to hearing from you in due course.

Yours sincerely



RUTH JONES

For and on behalf of **CAMPBELL REITH HILL LLP**

cc David Innes
Tibbalds: Hilary Satchwell, Sarah Jenkinson and Lizzie Cowan
London Borough of Camden: Lucy Gick, Shaparak Rahimi and Ayesha Malik

