

19.0 Summary of Residual Effects

19.1 Introduction

- 19.1.1 The likely significant residual environmental effects arising as a result of the Proposed Development have been assessed. These are the likely effects following the implementation of the proposed mitigation measures, as outlined within the preceding technical chapters (Chapters 6 - 16) and Volume 2.
- 19.1.2 Whilst each technical chapter provides a detailed assessment of the likely residual effects, this Chapter presents a summary of the residual effects of the Proposed Development.
- 19.1.3 Operational residual effects are generally permanent in nature, whereas effects that arise during the demolition and construction phase are often less significant due to their temporary nature. A summary of the residual effects and the likely significant environmental effect are outlined below.
- 19.1.4 Residual effects for the Townscape and Visual Impact Assessment are contained within ES Volume 2 and are not reported herein (due to the number of receptors to report effects against).

19.2 Overview

- 19.2.1 The Proposed Development will provide mixed-use redevelopment of land bounded by Blackburn Road, which envelops the Site along its southern and northern edge, also extending to the west. Finchley Road (A41) bounds the Site to the east, with Billy Fury Way to the west. The Thameslink Bedford-Brighton railway line runs along the northern edge of the Site, and the London Underground Jubilee and Metropolitan lines run above ground along the southern edge of the Site. With a combined total site area covering 5.77ha, the Proposed Development would provide 1,800 new homes and a significant amount of public realm throughout.
- 19.2.2 The design of the Proposed Development incorporates a range of inherent enhancement and mitigation measures aimed at reducing any significant effects to existing and future receptors. Measures proposed in **Chapter 18: Summary of Effects, Mitigation and Monitoring** should be implemented at detailed design stage in order to further improve effects and ensure that the sustainability and environmental performance of the Proposed Development is optimised. The residual effects reported within the ES are summarised in **Table 19.1** below.
- 19.2.3 Planning conditions, obligations and / or other measures may be implemented to ensure the delivery of the mitigation and enhancement measures as set out within this ES and other documents submitted in support of the Planning Application.

Table 19.1: Summary of Residual Effects

CHAPTER	PHASE OF DEVELOPMENT	DESCRIPTION OF RESIDUAL EFFECT	SIGNIFICANCE OF RESIDUAL EFFECTS				
			MAJOR / MODERATE / MINOR / NEGLIGIBLE	POSITIVE / NEGATIVE	PERMANENT / TEMPORARY	DIRECT / INDIRECT	SHORT / MEDIUM / LONG TERM
6. Noise and Vibration	Demolition and Construction	Noise and Vibration from construction works (Receptors 1 & 2)	Major	Negative	Temporary	Direct	Short Term
		Noise and Vibration from construction works (Receptors 1, 3, 4, 5, 8, 10, 11, 12, 13, 14, 24).	Moderate	Negative	Temporary	Direct	Short Term
		Noise from construction traffic	Negligible	Positive	Temporary	Direct	Short Term
	Operational Phase	Operational road traffic noise	Negligible	Positive	Permanent	Direct	Long Term
		Building services noise (Receptor 24, 6, 8, 16 & 17)	Minor	Negative	Permanent	Direct	Long Term

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			MAJOR / MODERATE / MINOR / NEGLIGIBLE	POSITIVE / NEGATIVE	PERMANENT / TEMPORARY	DIRECT / INDIRECT	SHORT / MEDIUM / LONG TERM
		Internal noise levels within Proposed Development (Receptor 24)	Minor	Negative	Permanent	Direct	Long Term
		External noise levels across Proposed Development (Receptor 24)	Minor	Negative	Permanent	Direct	Long Term
		Vibration levels across Proposed Development	N/A	N/A	N/A	N/A	N/A
7. Air Quality	Demolition and Construction	Demolition and Construction Traffic Emissions	N/A	N/A	N/A	N/A	N/A
		Demolition and Construction Traffic Emissions	Negligible	Negative	Temporary	Direct	Medium Term

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			MAJOR / MODERATE / MINOR / NEGLIGIBLE	POSITIVE / NEGATIVE	PERMANENT / TEMPORARY	DIRECT / INDIRECT	SHORT / MEDIUM / LONG TERM
	Operational Phase	Existing Road Traffic Emissions	Negligible	Negative	Permanent	Direct	Long Term
8. Transport	Demolition and Construction	Driver / bus driver delay	Negligible	Positive	Permanent	Direct	Long Term
	Operational Phase	Severance	Moderate	Positive	Permanent	Direct	Long Term
		Driver / bus driver delay	Negligible	Positive	Permanent	Direct	Long Term
		Pedestrian and cyclist delay	Minor	Positive	Permanent	Direct	Long Term

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			MAJOR / MODERATE / MINOR / NEGLIGIBLE	POSITIVE / NEGATIVE	PERMANENT / TEMPORARY	DIRECT / INDIRECT	SHORT / MEDIUM / LONG TERM
		Rail delay	Negligible	Negative	Permanent	Direct	Long Term
		Amenity, fear and intimidation	Moderate	Positive	Permanent	Direct	Long Term
		Accidents and safety	Negligible	Positive	Permanent	Direct	Long Term
9. Water resources, Drainage and Flood Risk	Demolition and Construction	Changes to Natural Drainage Regime	Negligible	Neutral	Permanent	Indirect	Long Term
		Pollution Risk	Negligible	Neutral	Temporary	Direct	Short Term

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			MAJOR / MODERATE / MINOR / NEGLIGIBLE	POSITIVE / NEGATIVE	PERMANENT / TEMPORARY	DIRECT / INDIRECT	SHORT / MEDIUM / LONG TERM
		Flood Risk Impacts	Negligible	Neutral	Temporary	Direct	Short Term
	Operation	Impact on Runoff Quantity	Minor	Positive	Permanent	Direct	Long Term
		Impact on Runoff Quality	Minor	Positive	Permanent	Direct	Long Term
		Flood Risk Impacts	Negligible	Negative	Temporary	Direct	Short Term
		Foul Sewerage	Minor	Negative	Permanent	Indirect	Medium Term

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			MAJOR / MODERATE / MINOR / NEGLIGIBLE	POSITIVE / NEGATIVE	PERMANENT / TEMPORARY	DIRECT / INDIRECT	SHORT / MEDIUM / LONG TERM
		Water Supply	Negligible	Negative	Permanent	Indirect	Long Term
10. Ground Conditions and Contamination	Demolition and Construction	Direct contact with the Made Ground onsite resulting in dermal contact, inhalation or ingestion of soil-based contaminants	Negligible	N/A	Permanent & Temporary	Direct	Short Term to Medium Term
		Inhalation of liberated respirable fibres of asbestos from within the Made Ground soils	Negligible	N/A	Permanent & Temporary	Direct	Short Term to Medium Term
		The risk from ground gas (if present) to site preparation workers while working in confined trenches or excavations	Negligible	N/A	Temporary & Permanent	Direct	Short Term to Medium Term

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			MAJOR / MODERATE / MINOR / NEGLIGIBLE	POSITIVE / NEGATIVE	PERMANENT / TEMPORARY	DIRECT / INDIRECT	SHORT / MEDIUM / LONG TERM
		Damage to buildings or buried structures associate with potentially elevated sulphates in the ground causing concrete degradation	Negligible	N/A	Permanent	Direct	Medium Term to Long Term
		Damage to buildings or structures associated with potentially excessive volume change in the clay strata underlying the site	Negligible	N/A	Permanent	Direct	Medium Term to Long Term
		Potential for UXO to be present on-site and to be disturbed during construction	Negligible	N/A	Permanent	Direct	Short Term
	Operation	Effect on human health from potential contaminants within	Negligible	N/A	Temporary & Permanent	Direct	Long Term

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			MAJOR / MODERATE / MINOR / NEGLIGIBLE	POSITIVE / NEGATIVE	PERMANENT / TEMPORARY	DIRECT / INDIRECT	SHORT / MEDIUM / LONG TERM
		the near surface soils					
		Effect on human health from the inhalation of potential ground gas (if present) resulting from migration into indoor air and accumulation within small spaces	Negligible	N/A	Temporary & Permanent	Direct	Long Term
		Damage to buildings or buried structures associated with the potential accumulation of ground gas (if present)	Negligible	N/A	Temporary & Permanent	Direct	Medium Term to Long Term

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			MAJOR / MODERATE / MINOR / NEGLIGIBLE	POSITIVE / NEGATIVE	PERMANENT / TEMPORARY	DIRECT / INDIRECT	SHORT / MEDIUM / LONG TERM
11. Archaeology	Demolition and Construction	Landscaping	Negligible	Negative	Permanent	Direct	Long Term
		Piled foundations	Negligible	Negative	Permanent	Direct	Long Term
		Lower ground development	Minor	Negative	Permanent	Direct	Long Term
		Utilities trenches	Negligible	Negative	Permanent	Direct	Long Term
	Operation	n/a					

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			MAJOR / MODERATE / MINOR / NEGLIGIBLE	POSITIVE / NEGATIVE	PERMANENT / TEMPORARY	DIRECT / INDIRECT	SHORT / MEDIUM / LONG TERM
12. Daylight, Sunlight and Overshadowing	Demolition and Construction	Daylight	Negligible – Major	Negative	Temporary	Direct	Short Term
		Sunlight	Negligible – Major	Negative	Temporary	Direct	Short Term
		Overshadowing	Negligible		Temporary	Direct	Short Term
		Solar Glare	Negligible to Minor	Negative	Temporary	Direct	Short Term
	Operation	Daylight (3, 5, 7, 9 Blackburn Road, Asher House, Nido House, 73 Lithos Road – 67 Lithos Road (Odd and Even Numbers), 66 Lithos Road - 54 Lithos Road (Odd and Even Numbers), 54 A-D	Negligible – Major	Negative	Permanent	Direct	Long Term

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			MAJOR / MODERATE / MINOR / NEGLIGIBLE	POSITIVE / NEGATIVE	PERMANENT / TEMPORARY	DIRECT / INDIRECT	SHORT / MEDIUM / LONG TERM
		Rosemont Road, 32-48 Rosemont Road (Even Numbers Only), 30 Rosemont Road, 26 Rosemont Road, 24 A-C Rosemont Road, 22 A-C Rosemont Road, 20 A-C Rosemont Road, 16 Rosemont Road, Holiday Inn (Hotel), 142-150 Finchley Road, 17 Canfield Place, 23-27 Canfield Place, 1-108 Broadfield, 170-182 Broadhurst Gardens).					
		Sunlight (3, 5, 7, 9 Blackburn Road, Asher House, Nido House, 73 Lithos Road – 67 Lithos Road (Odd and Even Numbers), 66 Lithos Road - 54 Lithos Road (Odd and Even	Negligible – Major	Negative	Permanent	Direct	Long Term

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			MAJOR / MODERATE / MINOR / NEGLIGIBLE	POSITIVE / NEGATIVE	PERMANENT / TEMPORARY	DIRECT / INDIRECT	SHORT / MEDIUM / LONG TERM
		Numbers), 54 A-D Rosemont Road, 32-48 Rosemont Road (Even Numbers Only), 30 Rosemont Road, 26 Rosemont Road, 24 A-C Rosemont Road, 22 A-C Rosemont Road, 20 A-C Rosemont Road, 16 Rosemont Road, Holiday Inn (Hotel), 142-150 Finchley Road, 17 Canfield Place, 23-27 Canfield Place, 1-108 Broadfield, 170-182 Broadhurst Gardens).					
		Overshadowing	Negligible		Permanent	Direct	Long Term
		Solar Glare (View point 01, 02, 03, 04, 07, 08, 09, 13)	Negligible to Minor	Negative	Permanent	Direct	Long Term

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13. Wind Microclimate	Demolition and Construction	Safety and comfort	N/A	N/A	N/A	N/A	N/A
	Operation (Receptors 16, 19, 23, 40, 35, 35, 31, 33, 38, 42 & 47)	Safety and comfort	Major	Negative	Permanent	Direct	Long Term
14. Ecology	Demolition and Construction	Impacts from noise, air quality and surface water runoff	Negligible	Neutral	N/A	N/A	N/A
		Loss of habitats	Minor	Positive	Permanent	Direct	Long Term

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		Loss of habitats	Negligible	Neutral	N/A	N/A	N/A
	Operation	Impacts to adjacent non-statutory designated sites	Negligible	N/A	N/A	N/A	N/A
15. Socio-Economics	Demolition and Construction	Loss of existing employment on-site	Minor	Negative	Temporary	Direct	Short Term
		Demolition and Construction Employment	Negligible	Positive	Temporary	Direct	Short Term
		Construction Supply Chain and Construction Worker Spending	N/A	Positive			

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	Operation	Employment Generation	Negligible	Positive	Permanent	Direct	Long Term
		Housing Delivery	Moderate	Positive	Permanent	Direct	Long Term
		Healthcare	Moderate	Positive	Permanent	Direct	Long Term
		Primary Education	Negligible	N/A	Permanent	Direct	Long Term
		Secondary Education	Negligible	N/A	Permanent	Direct	Long Term

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			MAJOR / MODERATE / MINOR / NEGLIGIBLE	POSITIVE / NEGATIVE	PERMANENT / TEMPORARY	DIRECT / INDIRECT	SHORT / MEDIUM / LONG TERM
		Open Space	Moderate	Negative	Permanent	Direct	Long Term
		Playspace	Minor	Positive	Permanent	Direct	Long Term
		Additional Spending	Moderate	Positive	Permanent	Direct	Long Term
16. Climate Change	Demolition and Construction	Lifecycle stages A1 – A5	Minor	Negative	Permanent	Direct	Long Term
	Operation	Operational energy	Minor	Negative	Permanent	Direct	Long Term

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			MAJOR / MODERATE / MINOR / NEGLIGIBLE	POSITIVE / NEGATIVE	PERMANENT / TEMPORARY	DIRECT / INDIRECT	SHORT / MEDIUM / LONG TERM
		Repair and Maintenance (Lifecycle stages B1 – B5)	Minor	Negative	Permanent	Direct	Long Term
		Operational traffic	Minor	Positive	Permanent	Direct	Long Term