Senior Living (Urban) Uxbridge Ltd

HAREFIELD ROAD, UXBRIDGE

EIA Screening Request



70073356
JUNE 2020

CONFIDENTIAL

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1 INTRODUCTION

1.1 BACKGROUND

1.1.1. WSP has been commissioned by Senior Living Urban (Uxbridge) Limited (herein known as 'the Applicant') to support the preparation of a detailed Planning Application for a Later Living Scheme ('the Proposed Development') on a site referred to as Land off Harefield Road, UB8 1JS (Latitude 51o32'57.621'' N, 0o28'47.975'' W). The Site is a 0.92 ha area containing two operational retail warehouse buildings and a car park ('the Site'). The two warehouse buildings are single-storey retail (A1 Use Class) warehouse Units 1 (Wickes 2,420 m²) and Unit 2 (Halford 730m²). Sections of mezzanine flooring have been provided for ancillary office and / or additional retail space. The Site is located on Harefield Road within the northern end of Uxbridge town centre, characterised by a mixed range of uses, services and facilities including residential developments, retail uses, commercial uses and leisure uses and is within the London Borough of Hillingdon (LBH).

1.1.2. As part of the works to assist the preparation of a Planning Application, WSP has been commissioned to prepare this EIA Screening Request.

1.2 REQUIREMENT FOR EIA SCREENING

1.2.1. The term 'Environmental Impact Assessment' ('EIA') describes a procedure that must be followed for certain types of project before they can be given 'consent'. The procedure is a means of drawing together, in a systematic way, an assessment of a project's likely significant environmental effects. This helps to ensure that the importance of the predicted effects and the scope for avoiding, preventing, reducing or, if possible, offsetting them are properly understood by the public and the authority granting consent (the 'determining authority', in this case the LBH) before it makes its decision.

1.2.2. The first stage of the procedure is to determine whether or not the development in question constitutes 'EIA development'. In accordance with Regulation 2(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the 'EIA Regulations 2017') 'EIA development' means development which is either:

- Schedule 1 development; or
- Schedule 2 development likely to have significant effects on the environment due to factors such as its nature, size or location.

1.2.3. In accordance with Regulation 2(1) of the EIA Regulations 2017, "Schedule 1 development" means development, other than exempt development, of a description mentioned in Schedule 1 of the EIA Regulations 2017. Based on the characteristics of the Proposed Development identified in section 1.4 of this report, the Proposed Development does not constitute a Schedule 1 development as described in the EIA Regulations 2017. "Schedule 2 development" means development, other than exempt development, of a description mentioned in column 1 of the table in Schedule 2 of the EIA Regulations 2017 where:

- Any part of that development is to be carried out in a sensitive area; or
- Any applicable threshold or criterion in the corresponding part of column 2 of that table is respectively exceeded or met in relation to that development.

1.2.4. The Proposed Development falls within the criteria of a Schedule 2(10(b)) Infrastructure Project 'Urban development project' as the development proposes more than 150 dwellings.. It should be noted that the Site at 0.92 ha in size, falls below the 5 ha threshold included within Schedule 2(10(b)).

1.2.5. Although above the 150 dwelling threshold within Schedule 2, Column 2 of the EIA Regulations, the Site does not lie within a Sensitive Area (as defined by Part 1, Regulation 2 of the EIA Regulations). Nevertheless, as outlined within the EIA Regulations 2017 and Ministry of Housing, Communities and Local Government (MHCLG) Planning Practice Guidance, the exceedance of the thresholds detailed within Schedule 2, Column 2, does not automatically determine that a proposed scheme is EIA development, but rather that the proposal 'needs to be screened by the Local Planning Authority to determine whether significant effects on the environment are likely and hence whether an Environmental Impact Assessment is required'.

1.2.6. The selection criteria for Screening a Schedule 2 development are detailed within Schedule 3 of the EIA Regulations 2017 and are as follows:

- Characteristics of the development;
- Location of the development; and
- Types and characteristics of potential impact.

1.3 PURPOSE OF THE REPORT

1.3.1. Under Regulation 6(1) of the EIA Regulations 2017, a person who is minded to carry out development may request the relevant planning authority to adopt a screening opinion, to determine whether or not the development in question constitutes 'EIA development'. Under Regulation 6(4) of the EIA Regulations 2017, a person making the request must, where relevant, take into account the criteria set out in Schedule 3 of the EIA Regulations 2017, and the results of any relevant EU environmental assessment which are reasonably available. Schedule 3 criteria comprise the characteristics of the development, the location of the development, and the types and characteristics of the potential impact.

1.3.2. The purpose of this report is to provide the determining authority (LBH) with the information it requires to adopt a screening opinion. Table 1-1 below sets out what information Regulation 6(2) of the EIA Regulations 2017 state that a request for a screening opinion must include and where this information can be found in this report. As per Regulation 6(6a) of the EIA Regulations 2017, LBH will have three weeks to adopt an EIA Screening Opinion from the date of receipt of this EIA Screening Request and as such a response is requested by 10th July 2020.

Table 1-1 – Information Required to Accompany an EIA Screening Request

Information Required	Location within this Report
A plan sufficient to identify the land	Figure 1-1 Figure 1-2
A description of the development, including in particular: ▪ A description of the physical characteristics of the development and, where relevant, of demolition works; and	Section 2

Information Required	Location within this Report
▪ A description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.	
A description of the aspects of the environment likely to be significantly affected by the development. In this EIA Screening Request, we have included consideration of the following aspects of the environment: ▪ Population and Human Health; ▪ Biodiversity; ▪ Geology and Soils; ▪ Water Environment; ▪ Air Quality; ▪ Cultural Heritage and Archaeology; ▪ Townscape and Visual; ▪ Traffic and Transport; ▪ Materials and Waste; ▪ Climate Change; and ▪ Cumulative Effects.	Section 3
To the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from: ▪ The expected residues and emissions and the production of waste, where relevant; and ▪ The use of natural resources, in particular soil, land, water and biodiversity.	Section 3 Table 3-1
Such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.	Section 3 Table 3-1

1.4 OVERVIEW OF THE PROPOSED DEVELOPMENT

1.4.1. As mentioned above, the Site is located off Harefield Road, to the north of Uxbridge Town Centre, see (Figure 1-1 - Site Boundary) and Figure 1-2 - Site Location Plan).The Proposed Development is a Later Living development comprising approx 200 (C2) residencies (167 Guild Living Residences, 24 Guild Care Suites and 9 Guild Care Residences). for older people, which focuses on independent living for as long as possible with different housing types providing different levels of care. Elements of the Proposed Development will also be accessible to the public, to create a sense of wider community within Uxbridge. Construction of the Proposed Development is expected to begin in July 2021 and be completed in October 2023.

1.4.2. Residential accommodation within the Proposed Development is likely to consist of the following housing types. All are classed as C2 products:

- 9 Guild Care Residences –traditional care home accommodation, where personal care and accommodation are provided together as a package;

- 24 Guild Care Suites – traditional care home accommodation, but with self-contained units with additional facilities such as kitchenettes; and
- 167 Guild Living Residences – provides care in a style that can respond flexibly to increasing need while helping the individual to retain their place within their existing community.

1.4.3. In terms of height and massing, the Proposed Development will take the form of two buildings varying in height from three to eight storeys, and along with the residential accommodation is likely to contain the following land uses:

- Nursery;
- Wellness centre;
- Café and restaurant use;
- Landscaping, including a communal garden and public plaza;
- 23 street-side car parking; and
- Vehicular and pedestrian access.

Figure 1-1 – Location Plan

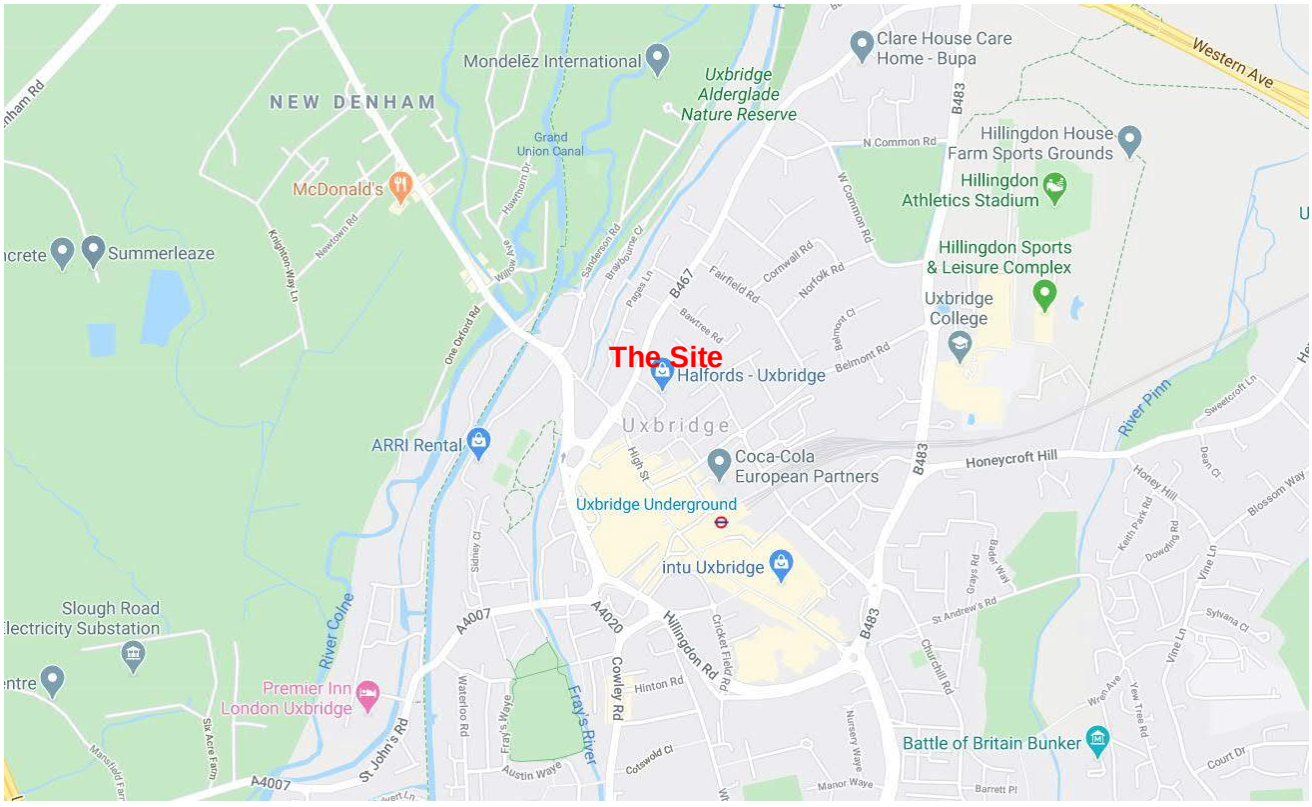
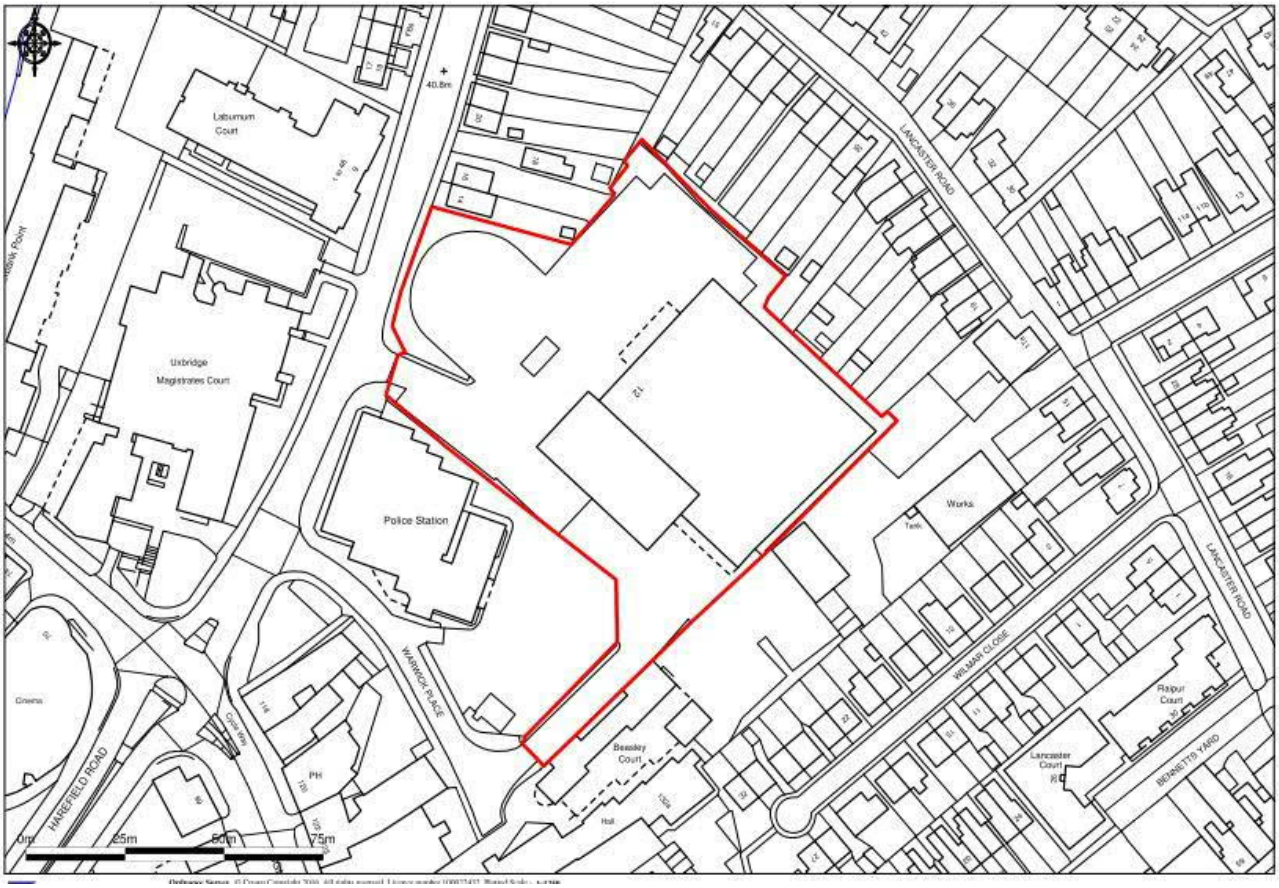


Figure 1-2 – Site Boundary



1.5 PLANNING APPLICATION DOCUMENTS

1.5.1. As part of the planning submission for the Proposed Development, a suite of planning application documents will be submitted to LBH (shown below) in compliance with their validation list which is expected to include documentation in relation to the following environmental topics:

- Heritage and Townscape Visual Impact Assessment;
- Daylight, Sunlight and Overshadowing Report;
- Energy Assessment;
- Sustainability Appraisal;
- Drainage Statement and Flood Risk Assessment;
- Tree Survey and Arboricultural Assessment;
- Contaminated Land Assessment;
- Demolition and Site Waste Management Plan;
- Transport Assessment and Framework Travel Plan;
- Biodiversity Survey and Report;
- Archaeology Assessment;
- Noise Impact Assessment;
- Air Quality Assessment; and
- Wind Micro-Climate Assessment.

2 CHARACTERISTICS OF SITE

2.1 SITE LOCATION

2.1.1. The Site is located off Harefield Road, to the north of Uxbridge Town Centre. The Site is 0.92 ha in size and contains two purpose built retail (A1 Use Class) warehouse buildings including 1 Harefield Road currently occupied by a Wickes store and 2 Harefield Road currently occupied by a Halfords store. It additionally contains a car-park for customers using these stores.

2.1.2. The Site is self-contained and vehicular and pedestrian access is served by the entrance to the car park on Harefield Road.

2.1.3. The Site contains existing landscaping, which includes mature trees and hedges both within the car park itself and around the boundaries.

2.1.4. The surrounding area comprises an urban environment, including small landscaped areas (including trees and gardens). The Site is bound by Harefield Road to the west, Uxbridge Police Station to the south-west, landscaping (trees) and residential properties looking onto Lancaster Road to the north and Penfield Estate to the south-east.

2.1.5. Further to the south is an area of commercial and industrial use associated with the Town Centre, as well as Uxbridge Underground Station. To the south-west is Oxford Road and Fassnidge Park. To the north, north-east and north-west are further areas of residential properties.

2.1.6. An appropriate study area inclusive of the Site has been chosen for each of the following environmental topics.

2.2 POPULATION AND HUMAN HEALTH

2.2.1. The nearest roads to the Site are the directly adjacent Harefield Road.

2.2.2. No Public Rights of Way (PRoWs) are present within the Site. The nearest PRoW is located on the High Street south of the Site (approximately 50m south).

2.2.3. The majority of community facilities located within 1 km of the Site are located to the south and south-west. There are no community facilities within the Site:

- Four Primary Schools (St Mary's Catholic Primary School, Hermitage Primary School, St Andrew's Church of England Primary School and John Locke Academy);
- Two GPs (the Belmont Medical Centre and Dr Rackham and Partners);
- Uxbridge College;
- Whitehall Junior School;
- Bucks New University, Uxbridge Campus;
- Uxbridge Underground Station;
- Uxbridge Police Station;
- Uxbridge Common;
- Uxbridge Magistrates Court;
- Fassnidge Park;
- Rockingham Park;
- Dowding Park;
- Hillingdon Athletics Stadium; and

- Residential Properties.

2.3 BIODIVERSITY

2.3.1. Within 1 km of the Site, no nationally designated protected areas are present. Within 10 km, two European level designated protected areas are present. These are Burnham Beeches Special Area of Conservation (SAC) 9.5 km to the west and South-West London Waterbodies Special Protected Area (SPA) and Ramsar Site 9 km to the south.

2.3.2. No Habitats of Principal Importance (HPI) are located within 1 km of the Site.

2.3.3. In relation to trees, no areas of Ancient Woodland are present within 1 km of the Site. However, the Site does contain a line of trees acting as a boundary to the existing residential properties to the north east of the Site. A site walkover conducted by WSP on the 5th June 2020 determined that the trees at the northern boundary of the Site are of low or very low quality and more mature and moderate quality trees are present at the north-east corner of the Site. The Site does not contain any trees subject to Tree Preservation Orders, the nearest trees subject to a TPO are located to the north and west of the Site (within 50m)[1].

2.3.4. An ecological site walkover conducted by WSP on 4th June 2020 determined that arboriculture features throughout the Site and the existing warehouse structures have low bat roost potential. The adjacent garage structure on the eastern boundary of the Site has moderate bat roost potential. The arboriculture and warehouse structures on Site have some potential for breeding birds.

2.3.5. The site walkover also found evidence of species present on the London Invasive Species List (LISL)[2], namely Cotonester.

2.4 GEOLOGY AND SOILS

2.4.1. The Site is underlain by Lynch Hill Gravel Member – Sand and Gravel Superficial deposits and London Clay Formation – Clay, Silt and Sand Bedrock Deposits[3].

2.4.2. The underlaying soilscape of the Site comprises unknown soil types of a sand to sandy loam texture[4].

2.4.3. In terms of unexploded ordnance (UXO), the Site lies within an area identified as low to medium UXO risk[5].

2.4.4. A ground investigation was carried out in 2018 by TIER (TIER reference QL1015GIRL01). The report and accompanying site walkover identified no above ground contamination or hazardous waste streams. Made ground was encountered at all exploratory locations (typically <1.0m below

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[1] http://lbhillingdon.maps.arcgis.com/apps/View/index.html?appid=7b18f60872a94d38a0c9bf1aea032760

[2] http://www.nonnativespecies.org/index.cfm?sectionid=47

[3] https://mapapps.bgs.ac.uk/geologyofbritain/home.html

[4] http://mapapps2.bgs.ac.uk/ukso/home.html

[5] https://zeticauxo.com/downloads-and-resources/risk-maps/

ground level (bgl)) including asbestos. Most of the made ground encountered was assumed to be uncontaminated and the soil chemical status was assessed as chemically non-hazardous.

2.5 WATER ENVIRONMENT

2.5.1. The Site is located within the Colne River Catchment Area, part of the Thames River Basin District[6]. The nearest surface water body to the Site is Fray's River, a statutory man river, located approximately 100 m to the west. To the west of Fray's River is a network of interlocking surface water bodies including the Shire Ditch, the Grand Union Canal and the River Colne.

2.5.2. The Site does not lie above a Bedrock Aquifer, the nearest being a Secondary A Bedrock Aquifer to the east (within 100 m). The Site does however overlay a Secondary A Superficial Aquifer. The Site is not within a groundwater Source Protection Zone (SPZ).

2.5.3. Groundwater levels were established to be variable on Site, ranging from 4m to 10m bgl at different monitoring visits (as per the TIER ground investigation (TIER reference QL1015GIRL01)).

2.5.4. The Site is not within Flood Zone 3 (>1% annual probability of flooding) or Flood Zone 2 (0.1-1% annual probability of flooding) area and therefore falls entirely within Flood Zone 1. Flood Zones 2 and 3 are present within 1 km of the Site, largely following the footprint of surface water bodies such as the Colne River.

2.6 AIR QUALITY

2.6.1. The major sources of air pollutants in the vicinity of the Site are likely to be vehicular emissions from vehicles servicing the adjacent industrial estates and residential areas. These emissions will include nitrogen dioxide (NO_2), nitrogen oxides (NO_x) and particulate matter (PM_{10} and $PM_{2.5}$). The Site is entirely within an Air Quality Management Area (AQMA), designated due to concentrations of NO_2, and extends over an area 1 km from the Site.

2.6.2. The most sensitive receptors to air quality are likely to be the existing residential properties adjacent to and surrounding the Site.

2.7 CULTURAL HERITAGE AND ARCHAEOLOGY

2.7.1. There are 71 listed buildings within 1 km of the Site. The majority of these are in close proximity and south of the Site within the Old Uxbridge / Windsor Street conservation area (the High Street).

2.7.2. Uxbridge Magistrates Court (located approximately 20m to the west of the Site) is a locally listed building. Other locally listed buildings are present within 1 km of the Site and similarly to the designated listed buildings, these are concentrated in the Old Uxbridge / Windsor Street conservation area. The heritage assets in this area are deemed to be a significant illustration of the pre-industrial to industrial transformation of London.

2.7.3. Within 1 km of the Site are three conservation areas:

- Old Uxbridge / Windsor Street – South of the Site;

[6] https://environment.data.gov.uk/catchment-planning/RiverBasinDistrict/6

- Uxbridge Lock – North-west of the Site; and
- Rockingham Bridge – South-west of the Site.

2.7.4. The Site falls within the Uxbridge Archaeological Priority Area, owing to the potential presence of prehistoric and medieval remains. A Historic Environment Assessment was prepared by Mola in 2018 (reference NGR 505490 184481). The report details that the Site was previously levelled in the 1990s to construct the existing buildings, which will have removed all materials on the Site to 42.0-42.2m Ordnance Datum (OD). An archaeological investigation on the Site in 1994 identified evidence of prehistoric ditches (middle bronze age – early iron age). Further excavation revealed two prehistoric structures. Development activities on the Site after this investigation (construction of the current warehouses) mean that any unidentified assets have a low chance of survival.

2.8 LANDSCAPE

2.8.1. The Site is within Uxbridge, a significant retail and commercial centre within Hillingdon, close to the boundary of LBH and Buckinghamshire. A Townscape, Visual and Heritage Assessment was prepared by KM Heritage in 2018. The assessment classed the Site as being of little architectural interest, typical of 1970/80s retail warehousing. The surrounding area contains townscape features from the 13th century until the 20th century.

2.8.2. There are no designated national landscape sites within 1 km of the Site. To the north-east of the Site (approximately 100 m) there is a designated area 'Area of Special Local Character: North Uxbridge', designated by LBH.

2.8.3. Within 1 km and west of the Site is an area of agricultural land (classified as 3a and 3b quality with a small area of 'other' classification).

2.8.4. The Site does not lie in an area with locally designated viewpoints. Due to the urban nature of the Site and its surroundings as well as the landscaping, it remains relatively enclosed from the north, west and south.

2.8.5. The Site falls within the 'Thames Valley' National Character Area (NCA Profile 115)[7]. The NCA is described as *'The River Thames provides a unifying feature through a very diverse landscape of urban and suburban settlements, infrastructure networks, fragmented agricultural land, historic parks, commons, woodland, reservoirs and extensive mineral workings'.*

2.8.6. Potential sensitive visual receptors are:

- Residential properties in the surrounding area;
- Users of the nearby commercial / community / industrial facilities; and
- Vehicular and non-motorised users.

2.9 NOISE AND VIBRATION

2.9.1. The predominant source of noise and vibration within 1 km of the Site is likely to arise from vehicular movements on the local road and rail network, as well as industrial / commercial operations in the

[7] http://publications.naturalengland.org.uk/publication/3865943

facilities near the Site. Within 1 km of the Site there is one Noise Action Planning Important Area (NIA), located approximately 700m west of the Site on Oxford Road.

2.9.2. The most sensitive receptors to noise and vibration are likely to be the existing residential properties adjacent to and surrounding the Site.

2.10 TRAFFIC AND TRANSPORT

The Site is connected to the local network via Harefield Road, which connects to the wider road network via Oxford Road 200 m south-west of the Site. Additionally, Uxbridge underground station is located approximately 300 m to the south of the Site. Vehicular users of Harefield Road are likely to include commercial / industrial vehicles servicing the nearby facilities, police vehicles servicing Uxbridge Police Station and private vehicles servicing nearby residences.

2.11 MATERIALS AND WASTE

2.11.1. Within 1 km of the Site there are no waste disposal, treatment or recovery centres.

3 APPRAISAL OF LIKELY ENVIRONMENTAL EFFECTS

3.1.1. Table 3-1 below sets out the aspects of the environment likely to be significantly affected by the Proposed Development, together with a description of any likely significant effects and any measures envisaged to avoid, prevent or reduce and, if possible, offset what might have otherwise have been significant adverse effects on the environment. In accordance with Schedule 3(3) of the EIA Regulations 2017, the consideration of likely significant effects of the Proposed Development on the environment has taken into account:

- The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- The nature of the impact;
- The transboundary nature of the impact;
- The intensity and complexity of the impact;
- The probability of the impact;
- The expected onset, duration, frequency and reversibility of the impact;
- The cumulation of the impact with the impact of other existing and/or approved development;
- The possibility of effectively reducing the impact.

3.1.2. In accordance with Regulation 6(2e) of the EIA Regulations 2017, project specific measures to avoid and / or prevent significant adverse environmental effects (mitigation measures) have been considered when appraising likely environmental effects. The EIA Regulations 2017 state that the inclusion of such measures and the extent to which they avoid and / or prevent adverse environmental effects should be considered by the LBH when formulating a Screening Opinion. In order to support the Local Planning Authority in making its decision, potential mitigation measures have been included below in Table 3.1.

3.1.3. The aspects of the environment are reported in accordance with the environmental factors listed within Article 3(1) of the EU Directive 2014/52/E and the EIA Regulations 2017, as follows:

- Population and Human Health;
- Biodiversity;
- Land and Soil;
- Water;
- Air;
- Climate;
- Material Assets;
- Cultural Heritage;
- Landscape;
- Traffic and Transport; and
- Noise and Vibration.

3.1.4. EU Directive 2014/52/EU requires consideration of the vulnerability of the Proposed Development to risks of major accidents and / or disasters, and any consequential changes in the predicted effects of the Proposed Development on environmental factors. Due to the nature of the Proposed Development no further assessment is required.

3.1.5. EU Directive 2014/52/EU also requires consideration of cumulative effects associated with the Proposed Development and this assessment has been included in Table 3-1.

Table 3-1 – Aspects of the Environment Likely to be Significantly Affected by the Proposed Development

Factor	Element (Receptors)	Phase	Description of Likely Significant Effect	Mitigation Measures	Residual Effect (post mitigation)
Population and Human Health	▪ Residents; ▪ Community Facilities; ▪ Local Businesses; ▪ Education Facilities; and ▪ Recreational Facilities.	Demolition and Construction	▪ Disturbance to nearby residents and businesses as a result of construction activities and vehicle movements, such as stress and discomfort from vehicle movements near to residences and restriction to the local road network.	▪ Adverse effects would be mitigated as far as possible through Best Practice Measures (BPMs) which would be outlined in a Construction Environmental Management Plan (CEMP), to be secured by condition, and include measures such as: • The provision of appropriate and quality diversions where required; • The advance notice of any required road closures; and • Advance notice on working hours and vehicle movements.	▪ Not Significant
		Operation	▪ Increased pressures on community facilities due to the presence of new residents.	▪ Proposed Development to include them community facilities to alleviate pressures.	▪ Not Significant
Biodiversity	▪ Arboricultural Features; and ▪ Potential Habitats and Species present on and surrounding the Site.	Demolition and Construction	▪ Adverse effects to arboriculture features as a result of construction activities; and ▪ Disturbance, injury or death of protected species and associated habitats present on or surrounding the Site.	▪ Design to ensure the retention of all existing arboricultural features where practicable; and ▪ Adverse effects would be mitigated as far as possible through BPMs for vegetation clearance, tree protection measures, avoidance of construction lighting on potential bat roosting structures and avoiding construction works in the breeding bird season where practicable.	▪ Not Significant
		Operation	▪ Potential adverse effects on adjacent roosting bats due to proximity and coverage of lighting from the Proposed Development.	▪ Tree planting to be included as part of proposed landscaping scheme. ▪ Design of Proposed Development lighting to ensure direction does not overlay potential bat roosts; and ▪ The existing buildings would seem to offer limited potential for roosting bats,.	▪ Not Significant
Geology and Soils	▪ Construction workers; ▪ Groundwater and surface water; and ▪ Soil.	Demolition and Construction	▪ Exposure of construction workers to contamination during excavations and construction activities; ▪ Mobilisation and disturbance of existing contaminants resulting in their release to the surrounding groundwater and surface water; and ▪ Accidental spillage of new contaminants such as fuel from construction plant, releasing them to the soil or water environment.	▪ Adverse effects would be mitigated as far as possible through BPMs, which will be outlined in the CEMP; and ▪ Any contaminated land identified in the Contaminated Land Assessment to be sumitted as part of the application will be remediated, if required, to the appropriate level prior to construction commencing.	▪ Not Significant
		Operation	▪ No effects.	▪ N/A	▪ Not Significant
Water Environment	▪ Surface water bodies; and ▪ Groundwater.	Demolition and Construction	▪ Mobilisation and disturbance of existing contaminants resulting in their release to groundwater and surface water; and ▪ Accidental spillage of new contaminants such as fuel from construction plant, releasing them to the environment.	▪ Adverse effects would be mitigated as far as possible through BPMs, which will be outlined in the CEMP, secured by condition.	▪ Not Significant
		Operation	▪ No effects.	▪ N/A	▪ Not Significant

Factor	Element (Receptors)	Phase	Description of Likely Significant Effect	Mitigation Measures	Residual Effect (post mitigation)
Air Quality	▪ Residential facilities; ▪ Commercial facilities; ▪ Industrial facilities; and ▪ Community facilities.	Demolition and Construction	▪ Adverse effects from construction activities and vehicle movements increasing emissions of pollutants around the Site and traffic routes.	▪ Any adverse effects identified in the Air Quality Assessment would be mitigated as far as possible through BPMs, which will be outlined in the CEMP, secured by condition.	▪ Not Significant
		Operation	▪ Increased localised emissions due to additional private vehicles associated with the residents of the Proposed Development (not significant).	▪ N/A	▪ Not Significant
Cultural Heritage and Archaeology	▪ Listed buildings; and ▪ Undiscovered archaeological assets.	Demolition and Construction	▪ Adverse effects on the setting of nearby listed and locally listed buildings; ▪ Adverse effects on the integrity of listed buildings; and ▪ Removal of previously undiscovered buried heritage assets.	▪ Adverse effects would be mitigated as far as possible through BPMs, which would be outlined in the CEMP, secured by condition.	▪ Not Significant
		Operation	▪ Adverse effect on the setting of nearby listed buildings.	▪ Consideration of setting of heritage assets in the scale and massing, and architectural design of the Proposed Development.	▪ Not Significant
Landscape and Visual	▪ Users of the local road network; ▪ Commercial facilities and workers; and ▪ Residential facilities and residents.	Demolition and Construction	▪ Adverse visual effects from construction activities / equipment and presence of the construction compound.	▪ Adverse effects would be mitigated as far as possible through BPMs, outlined in the CEMP.	▪ Not Significant
		Operation	▪ Presence of buildings that form the Proposed Development.	▪ High quality architectural design of the Proposed Development.	▪ Not Significant
Noise and Vibration	▪ Residential facilities; ▪ Commercial facilities; ▪ Industrial facilities; and ▪ Community facilities	Demolition and Construction	▪ Adverse noise and vibration effects from vehicle movements and construction activities occurring in close proximity to receptors.	▪ Any adverse effects identified in the Noise Assessment would be mitigated as far as possible through BPMs, which would be outlined in the CEMP, to be secured by condition, with the intention of reducing noise and vibration levels; and ▪ Preparation of a Construction Traffic Management Plan (CTMP), to be secured by condition, to mitigate adverse effects of vehicle movements.	▪ Not Significant
		Operation	▪ Increased localised noise levels due to additional private vehicles associated with the residents of the Proposed Development (not significant).	▪ N/A	▪ Not Significant
Traffic and Transport	▪ Residential facilities and residents; ▪ Commercial facilities and workers; ▪ Industrial facilities and workers; and ▪ Users of the local road network	Demolition and Construction	▪ Adverse effects from vehicle movements to facilitate construction activities; and ▪ Road closures and diversions to facilitate the delivery of materials and movement of construction plant.	▪ Preparation of a CTMP, to be secured by condition, and a Construction Logistics Plan (CLP) if required to mitigate adverse effects of vehicle movements, avoiding residential roads where possible. The CTMP will include the following measures: • Traffic management (including signage to route HGVs through the road network); • HGV movement timings / operational hours; • Phasing of HGV movements; and • Best practice guidelines, including wheel washing and driving practices which minimise emissions.	▪ Not Significant
		Operation	▪ Congestion pressure from increased vehicle numbers on the local road network associated with the residents of the Proposed Development.	▪ N/A	▪ Not Significant

Factor	Element (Receptors)	Phase	Description of Likely Significant Effect	Mitigation Measures	Residual Effect (post mitigation)
Materials and Waste	▪ Material supplies; and ▪ Waste management / disposal facilities.	Demolition and Construction	▪ Depletion of regional material / resource availability for construction of the Proposed Development.	▪ Adverse effects would be mitigated as far as possible through BPMs, which will be outlined in the CEMP, secured by condition.	▪ Not Significant
		Operation	▪ Consumption of natural resources as a result of the operation of the Proposed Development.	▪ Preparation and implementation of an operational phase waste management strategy, to be secured by condition.	▪ Not Significant
Climate Change	▪ Greenhouse Gas Emissions; and ▪ The Proposed Development.	Demolition and Construction	▪ A contribution to greenhouse gas emissions as a result of construction activities and vehicle movements.	▪ Adverse effects would be mitigated as far as possible through BPMs, which will be outlined in the CEMP, to be secured by condition; and ▪ Design of the Proposed Development to incorporate climate change resilience measures.	▪ Not Significant
		Operation	▪ A contribution to greenhouse gas emissions as a result of the operational Proposed Development.	▪ Assumed adherence to the Energy Hierarchy, aiming to maximise greenhouse gas emission reduction and an aim to achieve net zero carbon site wide; ▪ Achievement of at least 10% CO2 reduction for domestic and 15% reduction for non-domestic energy efficiency measures; ▪ Passive design measures to reduce the risk of overheating; ▪ Prioritise a communal heat network / minimise the number of energy centres to provide a single point of connection to a potential future district heating network; ▪ Maximise renewable technologies on site; ▪ Provide information on building energy performance and achieve BREEAM Very Good for the non-domestic assets under the New Construction 2018 scheme; ▪ Monitor and reduce water usage with a minimum 25% improvement on baseline levels; and ▪ Consider material choices and suitable waste minimisation techniques.	▪ Not Significant
Major Accidents and Disasters	▪ The Proposed Development; and ▪ Construction workers / residents / commercial workers / industrial workers.	Demolition and Construction	▪ Risks of causing or being affected by MA&D events occurring in the proximity or on Site.	▪ Appropriate BPMs outlined in a CEMP, secured by condition, such as a pollution incident emergency response plan; and ▪ Existing health and safety legislative requirements.	▪ Not Significant
		Operation	▪ Risk of MA&D events occurring in the proximity of the Site.	▪ N/A	▪ Not Significant
Cumulative Effects – Effect Interactions	▪ Environmental receptors identified in the above environmental topics.	Demolition and Construction	▪ Potential effect interactions on residential receptors as a result of air quality, noise and vibration, traffic and transport, landscape and visual and cultural heritage and archaeology effects.	▪ Adverse effects would be mitigated as far as possible through BPMs, which will be outlined in the CEMP, to be secured by condition; and ▪ Consultation with other developers to establish a cumulative methodology, if required.	▪ Not Significant
		Operation	▪ Potential effect interactions on residential receptors as a result of air quality, noise and vibration, traffic and transport, landscape and visual and cultural heritage and archaeology effects.	▪ Design of the Proposed Development to consider the implications on environmental receptors as discussed in the corresponding sections.	▪ Not Significant
Cumulative Effects – In-combination Effects	▪ Environmental receptors identified in the above environmental topics.	Demolition and Construction	▪ Potential in-combination effects of the Proposed Development's construction alongside the construction of other committed developments in proximity to the Proposed Development such as:	▪ Adverse effects would be mitigated as far as possible through BPMs, which will be outlined in the CEMP, to be secured by condition; and ▪ Consultation with other developers to establish a cumulative methodology, if required.	▪ Not Significant

Factor	Element (Receptors)	Phase	Description of Likely Significant Effect	Mitigation Measures	Residual Effect (post mitigation)
			• Uxbridge Police Station redevelopment		
		Operation	▪ Potential in-combination effects of the operation of the Proposed Development alongside other committed developments such as: • Uxbridge Police Station redevelopment	▪ Consultation with other developers to establish a cumulative methodology, if required.	▪ Not Significant

4 SUMMARY & CONCLUSION

4.1.1. The nature and scale of the Proposed Development within an existing urban environment means that the majority of potential effects would occur in the demolition and construction phase as a result of construction activities, associated construction vehicle movements and materials storage. The nature of the construction activities means that mitigation measures (expected to be secured by planning condition or inherent in the Application Plans to be submitted for approval) such as BPMs, a CEMP and CTMP will appropriately mitigate any likely significant effects relating to the demolition and construction phase.

4.1.2. In light of the above, and with regard to the EIA Regulations 2017, it is the opinion of the Applicant that the Proposed Development does not constitute EIA development.

4.1.3. LBH has three weeks from the date of receipt of this EIA Screening Request in which to adopt a formal EIA Screening Opinion and as such a response is requested by 10th July 2020.

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