

Dominic Tombs
Associate Director, Planning and Development
JLL

BY EMAIL

12th May 2017

Dear Mr Tombs

Re: Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 5 (1) 2011 and Amendment Regulations 2015: Request for EIA Screening Opinion for Olympic Office Centre, 8 Fulton Way, Wembley HA9 ONU. A proposed development of: Demolition of the Olympic Office Centre and a residential-led mixed use redevelopment of a part 15-, part 21-storey residential building with basement, comprising up to 260 dwellings, and up to 1,000m² of commercial space with associated car parking and landscaping.

Thank you for your letter dated 12th May 2017, in which you requested that the planning authority adopt a screening opinion of The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011, as amended, in respect of a forthcoming planning application for the proposed redevelopment of the aforementioned site.

The description of the proposed development is for demolition of the existing 8 storey Olympic Office Centre with associated surface level/undercroft car parking and incidental landscaping and a residential-led mixed use redevelopment of a part 15-, part 21-storey residential building with basement, comprising up to 260 dwellings, and up to 1,000m² of commercial space with associated car parking and landscaping.

Having considered the proposals as detailed in your letter, Brent Council is of the opinion that the application does not fall within Schedule 1 Development of the Environmental Impact Assessment Regulations 2011 but within Schedule 2 Development, Part 10, Infrastructure Projects (b) – Urban development projects. However, Brent Council has also given consideration to the characteristics of the development, its location and potential impact as set out in Schedule 3 of the Environmental Impact Assessment Regulations 2011 and Planning Practice Guidance. Planning Practice Guidance indicates the types of case in which, an EIA is more likely to be required. It states:

‘Environmental Impact Assessment 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.’

EIA is more likely to be required where:

*'(i) the area of the scheme is more than 5 ha; or
(ii) it would provide a total of more than 10,000m² of new commercial floorspace; or
(iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).'*

'Account is also to be taken of the physical scale of such developments, potential increase in traffic, emissions and noise.'

(Reference: National Planning Practice Guidance, Environmental Impact Assessments, Annex A: Indicative Screening Threshold)

Taking into account the scheme's scale, nature and location, associated proposed assessments to accompany a planning application and likely mitigation measures together with the cumulative impact of the wider planning permissions and other known development sites in the vicinity it is not anticipated it will result in significant environmental effects. Therefore, the Local Planning Authority does not consider that the forthcoming application for this site requires an EIA.

Ecology and Nature Conservation

Planning Practice Guidance states, in general, the more environmentally sensitive the location, the lower the threshold will be at which significant effects are likely. Environmentally sensitive locations are considered to comprise:-

- a) Sites of Special Scientific Interest, any consultation areas around them (where these have been notified to the local planning authority under article 10 (u)(ii) of the GPDO), land to which Nature Conservation Orders apply and international conservation sites; and
- b) National Parks, the Broads, Areas of Outstanding Natural Beauty, World Heritage Sites and scheduled monuments.

There are no areas which have an ecological designation (as listed above) on or immediately around the site. I am of the view that the proposed development would not cause any significant adverse impacts on these types of environmentally sensitive locations. In addition the site itself is for the most part buildings, and whilst it does have some incidental landscaping along Rutherford Way, Fulton Road and Olympic Way, this is of only minor ecological value. As such it does not warrant EIA in relation to these issues.

Traffic related impacts-Movement and Safety

The council does not consider that the development will result in significant impacts on the movement network to warrant an EIA. The council accepts that the development will lead to some traffic and air pollution within the vicinity of the development but that the impact is not significant when taking into account the existing situation (which would appear to have greater parking capacity) and the likely mitigation proposed in relation to this site (such as residents not being given parking permits within the vicinity), the wider Wembley Area Action Plan area and the management of movement to and from the stadium/its environs on event days. It is anticipated that information supplied in association with a transport assessment will identify the potential impacts of movement and measures to reduce impacts on surrounding infrastructure to acceptable levels.

Contamination

It is considered that there is slight risk of contamination at the site but it is not considered to be large enough, complex or unusual enough to require an EIA. However, the possibility of contamination should be investigated further through a Phase 1 Ground Condition Survey being submitted in association with the planning application.

Archaeology and Architectural Context

The site is not located within an Archaeological Priority Area (as defined on the proposals map). It is not located within a conservation area, however it is relatively close to the Grade 2 Listed SSE Arena. It is also in the vicinity of the National Stadium Wembley which is subject to Local Plan policies seeking to protect longer distance views to it and in particular its arch. Nevertheless, scale and height of the proposed buildings means it is unlikely to have significant impact on the setting of features of historic or cultural importance. It will be visually separated from the SSE Arena by development already constructed with further separation likely as a result of planning permission 15/5550. The height of the proposed building appears to be within the parameters of policies to protect the longer distance views of the National Stadium. Therefore in relation to these issues it is not considered to warrant the submission of an EIA. The justification of the heights and form of the development together with its impacts on the setting of the stadium/longer distance views can be set out in the design and access statement, together with a views assessment to accompany the planning application.

Air Quality and Noise

The site does fall within Brent's Air Quality Management Area. The development is not likely to release significant pollutants or hazardous, toxic or noxious substances into the air and the proposed use is not predicted to have a significant effect upon air quality or traffic generation in the area. However, the application should be accompanied by an air quality assessment.

It is anticipated the proposal will result in an increase in noise levels during construction. The development itself, particularly the residential element will potentially be subject to the noise impact of stadium events. However, the noise levels generated from the development and impacting on it will be subject to mitigation measures through the appropriate construction method statement and logistics plan and noise impact assessment. As such the impacts are not considered to be significant enough to warrant an EIA.

Flood Risk and Water Quality

The site is currently predominantly buildings or hardstanding. It is located in Flood Zone 1 so has a low probability of fluvial flooding, the surface water flooding risk is medium to low on parts of the site, whilst on others there is no risk, the same is true of the range of flood risk from reservoirs. A flood risk assessment and drainage strategy with associated proposed mitigation measures should accompany a planning application and provide an opportunity for betterment in relation to surface water run-off and water quality and how to address the risks of surface water and reservoir flooding. The impacts on flood risk and water quality are not significant enough to warrant an EIA.

Other impacts

The council has assessed other possible impacts (as set out in the attached screening checklist) and effects of the development, and considers that there are none that are significant enough to warrant an EIA.

Date of Decision: 12th May 2017

On behalf of the Council of the London Borough of Brent



Paul Lewin
Planning Policy & Projects Manager
Planning, Transport and Licensing
Brent Council

SCREENING CHECKLIST

(taken from Guidance on EIA: Screening, European Commission, June 2001)

Summary of features of project and of its location indicating the need for EIA

Questions to be Considered For further guidance on factors to be considered see the more detailed questions listed in the Scoping Guidance	Yes / No / ? Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
1. Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc)?	Yes – Redevelopment will introduce residential and some commercial floorspace, to replace an existing office building.	No – The development is an intensification of an existing brownfield site within an urban context. The proposed uses are in accordance with the site allocation and context. The impact of development on the site has been considered in the context of the cumulative impacts of a wider regeneration area some parts of which have been subject to EIA (which did not predict significant effects) and operation of the National Stadium on event days.
2. Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	Yes – only those typical of construction activities within an urban area, but limited amounts of non-renewables such as oil based fuels. The majority of materials are existing materials are likely to be recycled. The same is true of a significant proportion of the new materials required, particularly if an emphasis is placed on sustainably resourced materials/products.	No – the construction of this proposed development in this location is not predicted to have a complex or unusual effect and therefore would not have a significant effect on natural resources.
3. Will the Project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?	No - the proposed development will not involve the use, storage, transport or production of substances or materials which could be harmful to people or the environment.	No – as the proposed use for the redevelopment of the site will not have a significant effect on human health or the environment.
4. Will the Project produce solids during construction or operation or decommissioning?	Yes –There will be waste produced from construction.	No – mitigation to be agreed prior to works as part of a waste management and construction management plan.

Questions to be Considered For further guidance on factors to be considered see the more detailed questions listed in the Scoping Guidance	Yes / No / ? Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air?	No – There are no elements of the proposed development that will result in the generation or release of noxious, hazardous or toxic substances to air.	No – There will not be any environmental nuisance in respect to significant release of pollutants or contaminants.
6. Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Noise and some vibration may be generated by construction, but otherwise potential adverse impacts can be managed by conditions.	No – The effects are not predicted to be significant or unusual. Noise, and light will be generated but these effects are not predicted to be significant in this context.
7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	No, there is no high level record of contamination within the area that would lead to an assessment that this could be possible as a result of the proposed development.	No – The level of contamination would not be significant enough to warrant an EIA.
8. Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?	No – the construction and operation of the site do not involve the use of high risk substances or the use of high risk technologies.	No – It is considered that there would be no significant risk of accidents as a result of the end use of the development.
9. Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	Yes – the project will through the provision of dwellings result in changes in the demography of the area, providing much needed housing. Some employment will be retained on site, which will in part overcome the loss of jobs on site caused by the demolition of part vacant offices.	No – in the context of the predicted overall population growth in Brent the proposed number of dwellings is unlikely to have significant adverse effect. Replacement office space will be incorporated into the adjacent development area.
10. Are there any other factors which should be considered such as consequential development which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality?	No – the wider area has been subject to development plan proposals for its regeneration and these have been considered previously in association with planning permissions subject to EIA which took account of cumulative impacts of existing and planned activities in the locality.	No – The proposed development is not expected to introduce a cumulative significant adverse impact.
11. 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 project?	No	No
12. Are there any other areas on or around the location which are important or sensitive for	No	No

Questions to be Considered For further guidance on factors to be considered see the more detailed questions listed in the Scoping Guidance	Yes / No / ? Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
reasons of their ecology e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?		
13. 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 by the project?	No	No
14. Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	No	No
15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	No	No
16. 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 by the project?	Yes, the site is adjacent to a highly used movement corridor to major recreation facilities on adjacent sites on event days.	No, the site itself is not part of that movement network and neither will it introduce uses that would have significant impact on that movement network/those facilities
17. Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes – the North Circular and local roads suffer at times from high levels of congestion, as do public transport facilities on event days.	No – the site has limited car parking which is reduced compared to the existing situation, therefore there is likely to be less impact on the surrounding road network. Residents of the development are likely to alter their movement patterns on event days to avoid peak periods of patronage/congestion.
18. Is the project in a location where it is likely to be highly visible to many people?	Yes, as it is adjacent to one of the main pedestrian accesses to the National Stadium and SSE arena therefore it will be visible to potentially thousands of people at some times.	No. The development sits within a very urban context. It will not have a significant effect to warrant an EIA.
19. Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	Yes, there is a grade 2 listed building and the National Stadium Wembley, an iconic world renowned location for football.	No – the development will be separated from the listed building by development that has been completed, together with further separation from that proposed. The height of the proposed development will have to be within parameters set out in the development plan that would protect the

Questions to be Considered For further guidance on factors to be considered see the more detailed questions listed in the Scoping Guidance	Yes / No / ? Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
		long-distance views of the stadium and in particular its arch. As such no EIA is required on this issue.
20. Is the project located in a previously undeveloped area where there will be loss of greenfield land?	No	No
21. Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	Yes, the area is urban in its nature, surrounded by existing and proposed residential and commercial properties, as well as significant visitor attractions such as the SSE arena and the National Stadium Wembley.	No – the impacts of event days on proposed residents of the development will be mitigated through appropriate measures in the design of the dwellings. As such no EIA is required on this issue.
22. Are there any plans for future land uses on or around the location which could be affected by the project?	Yes, the site is part of a wider regeneration area identified in the Development Plan.	No. Regeneration of the site is seen as necessary and complementary to the overall enhancement of the area. As such no EIA is required.
23. Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	Yes, the site is part of a wider regeneration area identified in the Development Plan.	No. The site has been considered in conjunction with other proposed developments, of which it is a complementary component. As such no EIA is required.
24. Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected by the project?	No.	No.
25. Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	No	No.
26. 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 by the project?	Yes – the site is within an Air Quality Management Area.	No – in the context of existing volumes of traffic the development will be small and as indicated will reduce on-site parking and therefore residents' likely dependency on private vehicle use.
27. Is the project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No	No

The **Screening Checklist** provides a list of questions to help identify where there is the potential for interactions between a project and its environment.

These questions have been considered for each “Yes” answer in the **Screening Checklist** and the conclusion and the reasons for it noted in the checklist. The questions are designed so that a “Yes” answer will generally point towards the need for EIA and a “No” answer to EIA not being required.

Questions to be Considered

1. Will there be a large change in environmental conditions?
2. Will new features be out-of-scale with the existing environment?
3. Will the effect be unusual in the area or particularly complex?
4. Will the effect extend over a large area?
5. Will there be any potential for transfrontier impact?
6. Will many people be affected?
7. Will many receptors of other types (fauna and flora, businesses, facilities) be affected?
8. Will valuable or scarce features or resources be affected?
9. Is there a risk that environmental standards will be breached?
10. Is there a risk that protected sites, areas, features will be affected?
11. Is there a high probability of the effect occurring?
12. Will the effect continue for a long time?
13. Will the effect be permanent rather than temporary?
14. Will the impact be continuous rather than intermittent?
15. If it is intermittent will it be frequent rather than rare?
16. Will the impact be irreversible?
17. Will it be difficult to avoid, or reduce or repair or compensate for the effect?