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1.0 Introduction

1.1 Preamble

This Environmental Impact Assessment (EIA) Screening Report is submitted in relation a detailed planning application to be made on behalf of Londonewcastle Capital (the applicant) for the redevelopment of Argenta House in the Stonebridge Park area of Brent. This report has been written by Environmental Planning & Assessment Ltd. (EPAL). It is submitted to assist the London Borough of Brent (LBB) in providing a screening opinion, as explained in greater detail below.

The proposed application would involve the development of up to 173 residential uses at the land (henceforth referred to as the 'Site'). The Site has been identified in the Site Specific Allocations Development Plan Document (DPD) as part of a wider site allocation for development (see Section 3.1).

On 16th May 2017, revised EA Regulations¹ were introduced by the Government in order to comply with codified EIA Directive 2014/52/EU. In terms of screening, these regulations retain the indicative criteria set out in the amended EIA Regulations introduced in March 2015². Under Schedule 2 paragraph 10b the EIA Regulations 2017 indicate that urban development projects involving more than 150 dwellings could be subject to EIA.

For the purposes of the EIA Regulations 2017³, a request for a screening opinion from a Local Authority is made under Regulation 6 paragraph (1), with the information required to accompany such a request being set out in paragraphs 2 and 3 of that Regulation Paragraph 3 relates particularly *"to development where a subsequent application has been or is proposed to be submitted"*. The current report provides the information relevant to these paragraphs of Regulation 6.

This screening report reviews both the environmental sensitivities relating to the Site and its surroundings, and examines these in the context of the screening criteria provided in Schedules 2 and 3 of the EIA Regulations 2017 (see below). These schedules set out a range of criteria for the scale of development, environmental sensitivities and other

¹ Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (SI 2017/571)

² Town and Country Planning (Environmental Impact Assessment) (England) (Amendment) Regulations 2015 (SI 2015/660) HSMO, London. March 2015

³ Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (SI 2017/571)

matters that should be considered in deciding whether a project is a Schedule 2 development (“EIA development”).

1.2 The Approach to the Screening review

The screening assessment reported herein has been undertaken using the following approach:

- a review has been carried out of the Regulations, EU Directives and government guidance on EIA screening criteria in order to establish the key factors to be taken into account in considering whether or not the proposed development is EIA development or not;
- a review of existing (baseline) environmental conditions relating to the main topic areas, which has then been used to establish the sensitivity to the types of impact arising from the scheme;
- identification of the sources of the impacts to the environment arising from the proposed changes in the Development proposals in the context of relevant screening criteria;
- a review of the likely scale and significance of potential effects in order to establish whether these might be of sufficient weight to require formal EIA.

This Screening Report is structured as follows:

Section 2 reviews the main guidance that is provided by national policy and legislation in relation to the screening of EIA Development;

Section 3 gives an outline description of the Development proposed and the main features that have the potential to give rise to environmental effects;

Section 4 presents an environmental screening review undertaken to identify those topic areas that may be sensitive to the Development proposed;

Section 5 reviews the nature of the potential impacts of the scheme to determine whether there are any particular features that would give rise to high magnitude risks, trans-boundary impacts or complex effects.

Section 6 presents a summary of the findings of the assessment process.

2.0 Review of the Screening Criteria Relating to EIA

2.1 Introduction

Through the amended codified EIA Directive 2014/52/EU⁴, the European Commission has brought together all existing EU legislation on environmental impact assessment into a single codified Directive. The codified Directive, as amended, combines the 1985 Directive and its three subsequent revisions into a single Directive, without making changes to existing provisions. The key regulation for the purposes of this type of development is The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (SI 2017/571) (the 'EIA Regulations 2017'), which implements the aforementioned Directive, having come into force on 16th May 2017. The principal sources of guidance on EIA development used for the current review and audit included the following:

1. European Union – Guidance on EIA, EIS Review, June 2001 by Environmental Resources Management⁵;
2. Office of the Deputy Prime Minister (ODPM) Notes on Environmental Impact Assessment Directive for Local Planning Authorities 1999 EIA Regulations, July 2002 and Updated Note, April 2004⁶;
3. Impact Assessment Guidelines and ES Review Criteria from the Institute of Environmental Management and Assessment (IEMA)⁷;
4. IEMA (2004) *Guidelines for Environmental Impact Assessment*⁸;
5. Environmental Impact Assessment: A guide to good practice and procedures, Department of Communities and Local Government, Consultation paper⁹;

⁴ Revised EIA Directive (Directive 2014/52/EU amending Directive 2011/92/EU amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment, adopted 16th April 2014, which amended Directive 2011/92/EU of the European Parliament and of the Council of 13 December 2011 On the assessment of the effects of certain public and private projects on the environment (codification). This was transposed into UK law on 16th May 2017.#

⁵ Environmental Resources Management (2001) European Union – Guidance on EIA, EIS Review, June 2001

⁶ Office of the Deputy Prime Minister (ODPM) (2004) Note on Environmental Impact Assessment Directive for Local Planning Authorities 1999 EIA Regulations, July 2002 and Updated Note, April 2004

⁷ Institute of Environmental Management and Assessment (IEMA) (2009) IEMA ES Review Criteria, 6pp.

⁸ IEMA (2004) *Guidelines for Environmental Impact Assessment*, in association with Berwin Leighton Paisner and RPS plc.

6. Letter to local planning authorities from Steve Quartermain, Chief Planner at Department of Communities and Local Government, of 18th November 2009¹⁰;
7. IEMA (2011) The State of Environmental Impact Assessment Practice in the UK¹¹;
8. National Planning Practice Guidance published on-line in updated form on 28th July 2017 on EIA¹².

2.2 Overview of the Screening Criteria in Schedules 2 and 3 of the EIA Regulations

The current development could fall within the definition “urban development” listed under paragraph 10 (b). In the EIA Regulations 2017, an indicative threshold of 150 dwellings is provided for projects that might fall within Schedule 2 and thus would be considered to be potentially EIA development. The previously applicable 0.5ha area threshold no longer applies for urban developments listed under paragraph 10 (b) of the EIA Regulations 2011.

The on-line NPPG¹² on EIA makes it clear that there are no simple formulaic approaches that allow the definition of Schedule 2 paragraph 10 projects, giving the following indicative threshold for screening of EIA Development:

“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. Sites which have not previously been intensively developed:

- (i) area of the scheme is more than 5 hectares; or*
- (ii) it would provide a total of more than 10,000 m² 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).”*

⁹ Department of Communities and Local Government (2009) Environmental Impact Assessment: A guide to good practice and procedures.

¹⁰ Letter to local planning authorities from Steve Quartermain, Chief Planner at Department of Communities and Local Government, Environmental Impact Assessment (EIA): Implications of recent judgments, 18th of November 2009

¹¹ IEMA (2011) *The State of Environmental Impact Assessment Practice in the UK* Special Report, 98pp

¹² Department for Communities and Local Government (2017) Planning Practice Guidance ID 4 Environmental Impact Assessment, 28th July 2017, <https://www.gov.uk/guidance/environmental-impact-assessment/> accessed 5th May 2018.

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In addition to the dwelling and area thresholds given in the Schedule 2 paragraph 10 of the EIA Regulations 2017, Schedule 3 of the Regulations sets out other criteria that should be considered for deciding whether a project should be screened as EIA development. Box 1 sets out these criteria; note that the first of these criteria in paragraph 1 (a) relates to size, which has been discussed above in respect of the indicative area threshold.

Box 1: Schedule 3 of the EIA Regulations 2017

Characteristics of development

1. The characteristics of development must be considered having regard to -

- (a) the and design of the whole development;
- (b) cumulation with other existing development and/or approved development;
- (c) the use of natural resources, in particular land, soil, water and biodiversity;
- (d) the production of waste;
- (e) pollution and nuisances;
- (f) the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge;
- (g) the risks to human health (for example, due to water contamination or air pollution).

Location of development

2(.1) The environmental sensitivity of geographical areas likely to be affected by development must be considered, with particular regard, to -

- (a) the existing and approved land use;
- (b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
- (c) the absorption capacity of the natural environment, paying particular attention to the following areas -
 - (i) wetlands, riparian areas, river mouths;
 - (ii) coastal zones and the marine environment;
 - (iii) mountain and forest areas;
 - (iv) nature reserves and parks;
 - (v) European sites and other areas classified or protected under national legislation
 - (vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;
 - (vii) densely populated areas;
 - (viii) landscapes and sites of historical, cultural or archaeological significance.

Box 1: Schedule 3 of the EIA Regulations 2017 (Continued)**Types and characteristics of the potential impact**

The likely significant effects of the development on the environment must be considered in relation to criteria set out in paragraphs 1 and 2 above, with regard to the impact of the development on the factors specified in regulation 4(2), taking into account -

- (a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- (b) the nature of the impact
- (c) the transboundary nature of the impact;
- (d) the intensity and complexity of the impact;
- (e) the probability of the impact;
- (f) the expected onset, duration, frequency and reversibility of the impact;
- (g) the cumulation of the impact with the impact of other existing and/or approved development.

The criteria in box 1 relate to three categories of characteristics:

- the character of the development;
- the character and sensitivities of the environment within which the development would be located; and
- the geographical extent, duration, frequency and probability of any effects, including consideration of the potential for trans-frontier and complex effects.

The following sections review the characteristics of the Development and the Site in the context of these criteria.

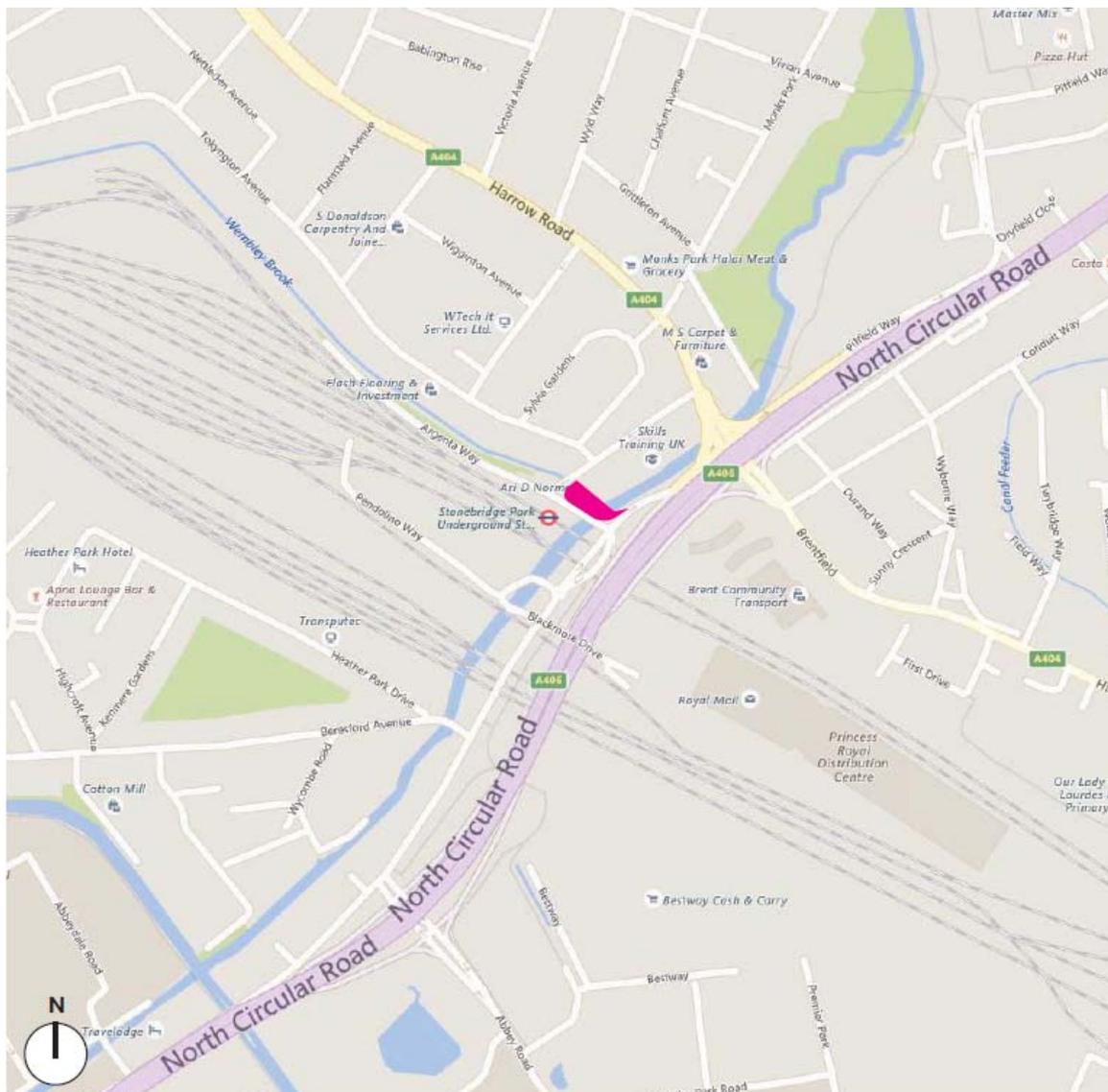
3.0 Outline of the Proposed Development and its Characteristics

3.1 Location and Site Character

The Site of the Development proposed is located just to the west of the A406 North Circular Road, close to Stonebridge Park Underground and Overground station. It has an area of 0.15hectares and the central OS grid reference is TL30301332.

The Site is currently occupied by a two-storey light-industrial building housing a silversmith and a small kiosk serving food and drink.

Figure 1: Site Location Plan



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To the north of the Site, the area is characterised by inter-war low-density housing arranged in a typical street pattern. Large-scale office buildings lie to the east, notably Wembley Point which is a neighbour to the Site, and the Brentfield Development to the east.

To the south, road and rail dominates the immediate area with the North Circular Road to the south-east and the underground / overground train lines to the south-west, which includes sidings and a maintenance depot.

Wembley Brook runs south-eastwards between Argenta Way and Tokyngton Avenue before entering a culvert under Point Place. The Brook enters the Site from the north-west in a concrete channel. The Brook then turns south before disappearing again under the road, where it converges with the River Brent which approaches the Site from the north-east.

The site has a public transport accessibility level (PTAL) rating of 4 and is well connected by both underground and overground rail services and bus routes. A bus stop immediately outside the site offers links to Brent Cross and Finchley to the north east and Acton and Chiswick to the south west.

Shops and services are located nearby on Harrow Road. Tokyngton Recreation ground is a 5 minute walk away and provides valuable green space adjacent to the River Brent, a community centre and children's playgrounds.

Planning Context

The Site forms part of a wider allocation set out in the Site Specific Allocations Development Plan Document (DPD) (Ref: 24. Wembley Point). The allocation comprises both Argenta House (the Site) and Wembley Point to the north of the Site. The redevelopment of existing previously developed land was considered justified in order to maximise the use of land to deliver residential units and improve linkages to Stonebridge Park rail station. The Wembley Point site allocation is described as follows.

“Redevelopment of site should retain the office use of the building and develop part of the site, for residential and other uses which are complementary to the mixed office/residential development and to the functioning and role of adjacent Monks Park neighbourhood centre. Proposals should deliver an improved pedestrian experience and linkages to and improved pedestrian access across the North Circular Road (NCR). Residential development will not be permitted within 30 metres of the central section of the NCR and will require mitigation for noise pollution, including use of orientation/internal

layout to place habitable rooms on quieter facades wherever practicable. Development should have regard for the potential Fast Bus route through Park Royal. Redevelopment should include an undeveloped buffer strip of 8m from the River Brent and Wembley Brook, or other mitigating measures which reduce flood risk, enhance biodiversity, improve maintenance access, amenity and water quality.”

The site allocation details an indicative development capacity of 104 units across the wider site with an indicative phasing of 2015-16. It also provides design criteria for building residential development within close proximity to the North Circular Road and railway line together with the River Brent and Wembley Brook. It should be noted that the Site allocation pre-dates the adoption of the London Plan and Development Management Policies. Furthermore, the site allocation document was itself subject to a Sustainability Appraisal to examine the sustainability credentials of the allocation

The LBB online planning register indicates that there have been no applications relating to the current use of the site or its redevelopment. The most recent use of the building on Site is for a silversmith, which could be considered to fall within either Class B1(c) or B2.

3.2 Outline of the Development

At this stage, the development proposals are still being refined in response to consultations with LBB, the Environment Agency (EA) and other consultees and stakeholders. For this reason, only a very general description of the Development is appropriate at this stage. The ground floor layout is designed to minimise the footprint of the building (see Figure 2) in order to accommodate re-routing and improvement of the brook and maximise riparian and flood zone habitat.

Figure 2: Draft Ground floor Layout



The building above would require structural supports in the form stilt columns (indicated on Figure 2 by dark rectangles), as does the existing building.

The current proposals envisage a total of up to 173 units, comprising a mix of apartments, in a single building of up to 28 (residential) storey height. The existing Wembley Point building to the north east is of 21 office storeys.

3.3 EIA Screening of the Development Characteristics

In terms of the screening criteria provided in Paragraph 1 of Schedule 3 of the EIA Regulations 2017, the following considerations are relevant.

- In terms of the size of the Development: it is an urban development of 0.15 ha area with up to 170 residential units, which slightly exceeds the 150 units of the indicative screening criteria. Thus, the Site is well below the screening criterion for site area but marginally exceeds that for unit numbers. However, as noted in Section 2.2, the PPG¹² states the aforementioned indicative criteria for EIA is relevant where significant urbanising effects are envisaged in previously non-urban areas. The PPG indicates that developments of less than 1000 units may, in some cases, not be appropriately characterised as EIA development, where the land in question is already significantly urbanised (as is the case for the present Site).
- The Development will give rise to a degree of additional transport demand, arising from residential and other trips by public transport, pedestrian routes, taxi, cars or bicycle. Additionally, the servicing of the Development would give rise to service vehicle movements related to commercial waste disposal, deliveries to the commercial units (depending on the nature of the space), and deliveries of furniture or other items to residential units. However, limited car parking is proposed and the location of the Site adjacent to Stonebridge Park station and good PTAL rating will strongly support the choice by residents of sustainable travel modes,
- The Development would use natural resources in its construction, which would employ conventional materials that could include a high proportion of recycled materials (aggregates) within the constraints of material durability. The selection of the materials to be used will pay due regard to energy efficiency as well as the visual relationship to the heritage assets within which the Development would form the setting. Otherwise, the operational Development would use energy and water from municipal sources. The energy demands of the proposed Development would need to be controlled to a degree that exceeds the requirements of Part L2 of the Building Regulations 2013 and meet the energy policies contained within the London Plan

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(2016)¹³, as well as the draft New London Plan, and Mayor of London's Supplementary Planning Guidance on Sustainable Design and Construction¹⁴. Overall, it envisaged that the energy demand of the development proposed would not be substantial in the context of either existing or consented developments in the immediate area. As a major application, an energy strategy would be required. There would be no significant operational processes that would be of a magnitude as to require EIA due to the scale of use of any natural resources.

- In terms of production of waste and emissions, the Development would produce normal residential solid wastes (much of which would have potential for recycling), aqueous wastewater, and solid wastes from retail/commercial units. The volumes and rates of waste generated would be of modest scale, and typical of household waste and general, low hazard, commercial waste. These wastes would not have unusual polluting potential and would be compatible with existing municipal waste collection and sewerage systems. The existing wastes from the existing uses (a silversmith's) would be expected to have greater polluting potential than those anticipated from the completed Development.
- The Development would not give rise to significant polluting emissions or nuisances. There would be no major emission sources of air pollutants. Any potential minor noise effects of screened mechanical and electrical plant could be controlled by the LBB Environmental Health Department on the basis of suitable planning conditions. The emissions related to traffic associated with the Development would be expected to be of similar magnitude to those associated with the current uses of the Site.
- The proposed building would be of up to 28 residential storeys. There are already buildings of similar height in the vicinity of the Site, notably at Wembley Point. The overall height of the Development will require consideration in relation to the potential for local wind effects, and wind tunnel testing is considered necessary. Daylight and sunlight issues would be considered as part of the planning application documents, as would townscape matters. The scale and massing of Development alone would not be such that the proposals would necessarily constitute EIA development. However, the design should be mindful of ensuring that these considerations are properly accounted for in the evolution of the scheme.

¹³ Mayor of London (2016) The London Plan, *The Spatial Development Strategy for London Consolidated with Alterations Since 2011*, GLA March 2016, 429pp#

¹⁴ Mayor of London (2014) *Sustainable Design and Construction* The London Plan Supplementary Guidance, London Plan 2011 Implementation Framework April 2014, 139pp

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- The Development does not involve use of processes or technologies that would be likely to give rise to significant potential for risks of releases of hazardous or harmful substances in the event of accidents. The Development is not one that would be likely to be at high risk of accidents.
- With regard to risks to health (Paragraph 1 sub-paragraph (g), the possible factors to be considered would relate to potential human exposure of future residents to air quality from existing vehicle traffic on the A406, although the likely impact of emissions from the Development on existing air quality would be negligible

In conclusion, based on these considerations, the Development is not of a form or type that would require EIA due to its size or other characteristics. Some minor emissions have been identified but these can be readily controlled through planning condition, consistent with LBBs usual practice and planning standards.

Potential for Cumulative Effects

The principal scheme that might give rise to cumulative effects would relate to potential redevelopment of the Wembley Point site. The latest series of permitted development consents for the refurbishment of Wembley Point provides for 440 studio units over the 21 floors. The most recent planning application approved in July 2017 is for the modernisation of the façade as part of the refurbishment of the building into flats. It is possible that a different type of development could come forward in the future but the character would be likely to be similar to the scheme already consented without EIA or another form that corresponds to the aspirations of the Site Allocation.

The design of the Development is taking account of the contextual development schemes. The scale of cumulative development within the vicinity of the Site, as presently understood by reference to recent planning permissions, is not considered to be likely to be of a magnitude that might trigger a requirement for EIA at this Site. The nature of these cumulative schemes is of a similar character to that proposed for the Site, being urban development of existing urban land (in similar permitted uses) for residential and other employment uses.

4.0 Screening of Location and Site Sensitivity

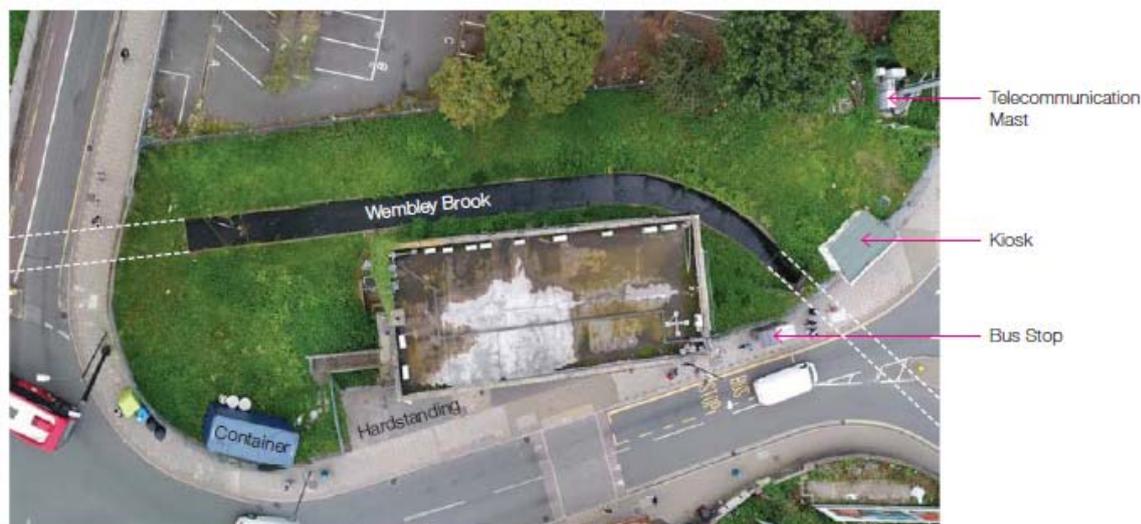
4.1 Introduction

With regard to Schedule 3 paragraph 2 clause (a) of the EIA Regulations 2017, it is notable that the Site Specific Allocations DPD identifies residential development as an appropriate use for the Site. Thus, the principle of the use proposed is accepted by the local plan. The flood risk classification is described in the site allocation as flood zone 3, as determined in the LBB Strategic Flood Risk Assessment (SFRA). However, other sensitivities require further consideration.

4.2 Nature Conservation

The Site itself is partially built and hard-surfaced, with vegetation surrounding the existing building (see Figure 2). Wembley Brook flows through the Site in a concrete-lined channel. The latter provides no significant habitat for aquatic species. The Site is likely to be of limited ecological interest, given existing uses, levels of disturbance and landscape management. The River Brent corridor to the south is identified as a Site of Interest for Nature Conservation (SINC). This is designated at a metropolitan level and is principally related to its function as a corridor for wildlife, and the ecological quality of the Brent in the vicinity of the Site is impoverished. The Site in its current uses does not affect these functions or materially contribute to them, given its largely culverted form and the lack of habitat provided by the concrete channel through the Site.

Figure 2: Aerial Photo of Current Site



In relation to the requirements for EIA Schedule 3 Paragraph 2, subparagraph c (v) (see Box 1) specifically refers to Special Protection Areas for Birds (SPA) and Special Areas for Conservation (SAC) as qualifying features for EIA (i.e. regardless of the scale of development). The closest such sites form part of the Lee Valley Special Protection Area and Ramsar Site and are at least 8km east of the Site and well outside of the likely zone of effect of the Development; other sites are related to the reservoirs around Heathrow Airport. There are no earth sciences sites of scientific interest (SSSIs) within 4km of the Site. However, the Brent reservoir SSSI is about 2.5km north east of the Site. There are 4 local nature reserves with 4 km of the Site at Fryant Country Park and Masons Field, Grove Farm, Brent Reservoir/Welsh Harp and Perivale Wood. None of these would be expected to be affected by the Development at the Argenta House Site. In order to meet the EA's objectives for ecology and the Wembley Brook, the design is being developed to provide an improved river course with naturalised characteristics and improved riparian and flood zone habitats.

4.3 Visual Impact and Townscape

The Site is not within the corridor of any of the views contained within the London View Management Framework¹⁵. Whilst it is unlikely that the Development would be visible from elevated LVMF viewpoints, if it were visible it would be a minor contributor to the vista and would have no implications for the management of the LVMF views.

There are no locally defined viewpoints or landmarks that might be affected by the Development. There are no conservation areas in the vicinity of the Site that would be likely to be affected by the appearance of the Development.

No listed buildings would be affected directly – in terms of fabric - by the Development. The consideration of the effect on the settings of some listed buildings in the surrounding area would not be relevant, since there are none in the vicinity that would be so affected.

The taller elements of the Development may be seen at distance from the Site, given the topography of this part of Brent. However, it is considered that there are no views or landscape features of historical, cultural or archaeological significance at a regional or national level importance would be adversely affected by the proposed Development. The design of the Development will, nevertheless, consider the visual impact of the Development from viewpoints to be agreed with LBB.

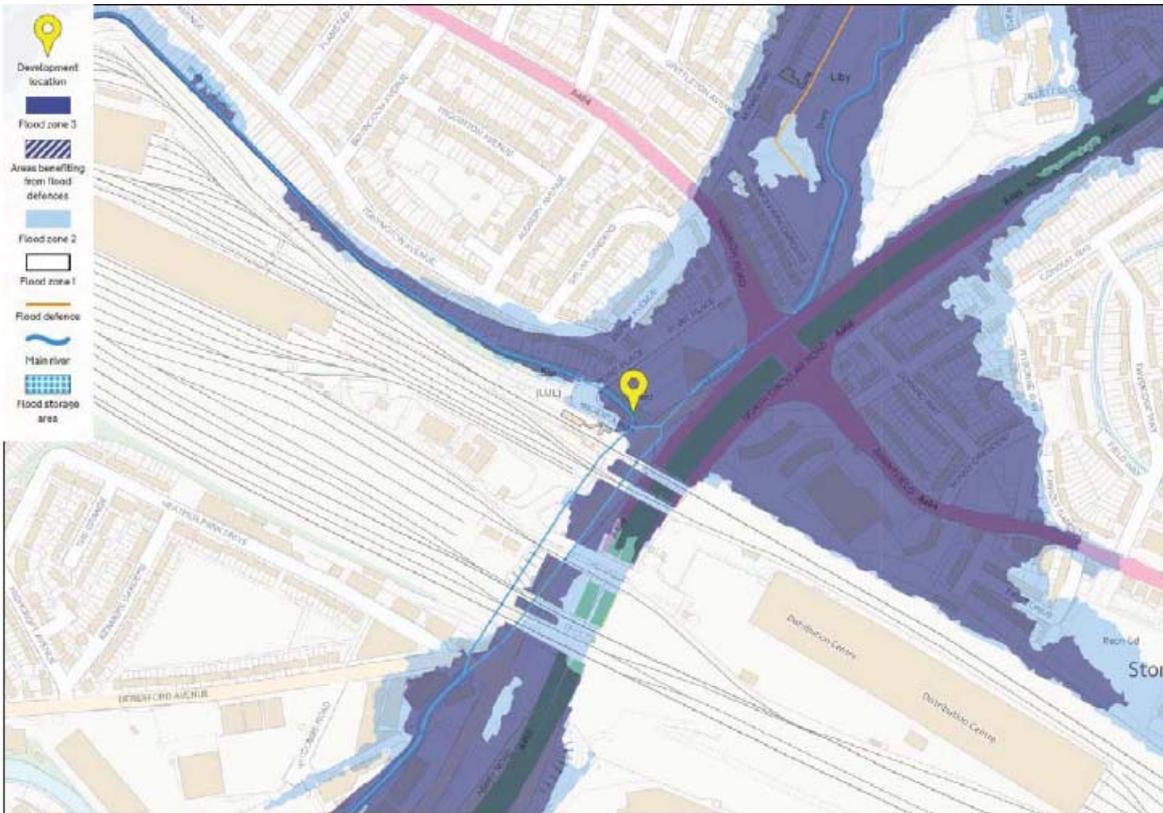
¹⁵ Mayor of London (2012) *London View Management Framework* The London Plan Supplementary Planning Guidance, published March 2012, 283pp including appendices

4.4 Flood Risk and Groundwater Sensitivity

The Site is mainly located in Flood Risk Zone 3 (High). The main parts of the residential elements of the Development will be located on the southern flank of the Site, following the sequential test principle within the Site. The Site requires a flood risk assessment carried out in accordance with the NPPG and NPPF. This is recognised in the Site Allocation. The applicant and design team has engaged with the EA to develop the design so that it meets their requirements in respect of flood risk, flood risk mitigation and meeting ecological objectives.

Detailed flood risk modelling is being undertaken by WSP, using a modified version of the EA’s model for the River Brent and Wembley Brook. The requirement for FRA is inherent to any redevelopment proposal for this Site, and the character and scale of the Development do not Flood risk sensitivities are therefore not a reason for screening the current proposals as EIA development, and the provisions set out by the NPPF, GLA policy, EA guidance and local plan policies are a sufficient basis for addressing this matter.

Figure 3: Flood Risk Zones



The groundwater sensitivity is low, with the Site sitting on London Clay. The Site is not located close to any regionally or locally important groundwater sources. The Site is not located in the source protection zone of any abstractions. The contamination and groundwater risks would not, in principle, be significant.

4.5 Other Factors

Schedule 3, Paragraph 2 of the EIA Regulations (as amended) lists various other sensitivity and locational factors that may be considered in determining whether a Development may require EIA.

The Site is not located within an archaeological priority area, and no buried heritage assets or designations, such as Scheduled Ancient Monuments, apply to the Site or its locale.

Subparagraph c (vi) refers (see Box 1) to areas in which the environmental quality standards laid down in Community legislation have already been exceeded. Examples of such features would be Air Quality Management Areas (AQMA), where EU air quality standards are exceeded, or water bodies designated for fisheries or water supplies (see Section 4.4).

The Site is within an AQMA. The whole of the borough is designated as an AQMA. However, the Development and its traffic would not be likely to cause extension of an AQMA since the traffic levels and other emission sources related to the Development would be of too small a scale to effect such change. Thus, it can be concluded that this factor does not lead to a judgement that this project should be subject to EIA, whether considered in isolation or cumulatively. An air quality assessment is being carried out to assess the implications of existing emissions, particularly from the A406, on the Development is being carried out. An acoustic assessment is also being carried out to examine the insulation design requirements for the Development due to existing noise sources.

5.0 Screening of Types of Impact

Paragraph 3 of Schedule 3 (see Box 1) of the EIA Regulations 2017 deals with types of impact and the requirement for EIA. These factors are reviewed below.

5.1 Magnitude and Spatial Extent of Impact

The first consideration is the geographical extent of the effects and the size of the population affected. It can be concluded from the foregoing assessment that the scale of effects would be such that the geographical extent would be limited. The extent of the visual envelope within which the Development would be visible would define the maximum geographical scale of the effects of the current scheme. The wind microclimate, overshadowing and daylight/sunlight amenity effects would be expressed over substantially smaller spatial scales. The geographical extent and size of population affected would not be considerations that would give rise to a need for EIA.

LB Brent do not have a specific building heights policy and therefore rely on London Plan Policy 7.7. This generally limits tall and large buildings to sites in the Central Activities Zone (CAZ), opportunity areas, areas of intensification or town centres that have good access to public transport in addition to other defined criteria.

The site allocation does not provide guidance on building heights but does seek to “maximise the use of the site”. The Site is located opposite Stonebridge Park Underground and Overground Station, has a PTAL rating of 4 and is located adjacent to a major transport corridor, therefore, can be considered to have good access to public transport. Wembley Point abuts the Site and extends to a height of 21 storeys. The Site’s access to public transport infrastructure and the presence of an existing tall building in this location that the proposal for a building of up to 28 storeys should not be a reason to require EIA.

5.2 Nature of Impact

The second consideration relates to the nature of the impact is integrally related to the character of the Development. This factor has already been considered in Section 3.3 of this report, and notwithstanding issues of sensitivity reviewed in Section 4.0, is not considered to be a material consideration that suggests that this is EIA development. The main factors would relate to the management of flood risk and the enhancement of nature

conservation, biodiversity and green infrastructure at the Site, as part of the mitigation proposals deriving from the FRA.

5.3 Trans-boundary Impacts

The third consideration is whether effects would be trans-boundary. Based on the conclusion drawn with regard to magnitude and spatial extent of impacts, this can be readily discounted as a factor to be considered.

5.4 Magnitude and Complexity of Effects

The fourth consideration is the magnitude and complexity of the impacts. As has already been described in Sections 5.1 and 5.2, the impacts would be of modest spatial scale and in their nature would not be complex.

5.5 Probability of Impact

The fifth consideration is the probability of significant environmental impact. As has been established, based on a consideration of the characteristics of the Development, the magnitude of impacts would be low and of limited geographical extent. There would also be extremely low probabilities of any large impacts occurring. No conceivable events would be of a magnitude that would cause likely significant substantial environmental effects.

In respect of construction, appropriate measures to prevent nuisance (due to noise or dust) to local residents should be put in place, and measures to prevent pollution during construction should be implemented. The construction process would be lengthy but the processes associated with the construction of modest scale houses and apartment blocks do give rise to impacts of low-medium magnitude. The extent of construction works would not be abnormal for an urban site. The probability of such adverse events is controllable, and the probability is substantially reduced through good working practices and protective measures. This also applies to matters such as run-off controls, dust and noise emissions from construction work.

5.6 Onset, Duration, Frequency and Reversibility of Impacts

The sixth consideration is the expected onset, duration, frequency and reversibility of impacts. These issues are relevant where effects are likely to be significant, which the

foregoing review has shown would not be the case. The construction effects noted would be temporary, of limited duration (3 years) and reversible. The main potential impacts of the completed Development relate to effects regarding the enhanced habitats at the Site. The design has been developed to ensure that such beneficial effects and interactions are avoided.

5.7 Cumulation of Impacts

The final consideration is the cumulation of impacts with those of other existing and/or approved development. This matter is discussed in Section 3.3 Sub-section *Potential for Cumulative Effects*. This review of factors concludes that the potential for cumulative effects is not considered to be a contributory factor indicating that the Development is EIA Development. However, in isolation, without taking into account other factors and sensitivity criteria, this cumulative consideration would not be a sufficient condition indicating that this is EIA development.

6.0 Summary

The proposed Development has been reviewed in the context of the criteria set out in the EIA Regulations (2017). These relate to three principal sets of criteria:

1. the characteristics of development;
2. the location of development and the environmental sensitivity of geographical areas likely to be affected by development; and
3. characteristics of the potential impact.

The various criteria that are relevant have been reviewed against the outline Development proposals and the character of the receiving environment.

Some environmental issues are identified as relevant but are not necessarily deemed to be of sufficient weight to lead to a requirement for EIA. These local effects can be dealt with through the submission of supporting documents as part of the application – such as reports addressing matters related to the detailed design of the building (wind impact, daylight and sunlight, visual impact) - and through planning conditions to secure mitigation measures such as those related to construction, noise or air quality impacts. A detailed FRA will be submitted and ecological enhancements will form part of the package of mitigation measures. The flood risk issues will be comprehensively addressed through the FRA without recourse to EIA.

It is concluded that the proposed Development, whilst falling within the definition of a Schedule 2 project under Paragraph 10 (b) of Schedule 2 of the EIA Regulations (2017), does not constitute 'EIA development' in the context of these regulations.