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Elizabeth McFadyean,
Principal Environmental Consultant
HOW Planning LLP
40 Peter Street
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By email

18th June 2018
Your Ref: 1825a/EMc/JW
Our Ref 18/0081/PRE

Dear Ms McFadyean,

Re: Phase 2 Wembley Link, Wembley High Road: EIA Screening Opinion.

Thank you for your e-mail on the 17th May 2018 requesting the Council's scoping opinion on the Environmental Statement which you intend to submit in association with a planning application for the redevelopment of Wembley Link Phase 2. To assist, you submitted a detailed EIA Scoping Report May 2017 prepared by HOW. The Council consulted Statutory Consultees as identified in the EIA Regulations 2017 on the proposed scope. It also consulted others it considered whose input might assist in identifying a suitable scope for the submitted Environmental Statement. There was a three week period for all to respond. Consultation responses are appended. The planning related issues raised by should be considered in relation to the technical reports required in association with the application, but are not considered to fundamentally affect the proposed scope as set out in the EIA Scoping Report May 2017 prepared by HOW, such that it needs to be revised.

Council's Scoping Opinion:

The Council considers that the EIA Scoping Report 2018 by HOW for the Phase 2 Wembley Link development to be a comprehensive document which is consistent with the requirements of the regulations and associated guidance. It considers that the scope of the Environmental Assessment should be as set out in that report. It is agreed that for the purposes of the Assessment that it should focus on Townscape and Visual Assessment; Heritage; Ecology and Nature Conservation; Wind Microclimate and; Daylight, Sunlight and Overshadowing. Other impacts are not considered to be of such likely significance that they warrant inclusion within the scope.

Please do not hesitate to contact me should you require any additional input.

Yours sincerely

A handwritten signature in black ink that reads "P. Lewin". The signature is written in a cursive style with a large, looped 'P' and a clear 'Lewin'.

Paul Lewin
Team Leader Planning Policy

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