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Wembley  
Brent  
HA9 0FJ

**Our ref:** NE/2019/130725/01-L01  
**Your ref:** TEC0091

**Date:** 11 September 2019

Dear Charlotte,

**EIA Scoping Opinion Request from Sphere 25 on behalf of Network Homes (on behalf of the One Public Estate) for the development of the 17.48 ha Northwick Park site to provide a residential-led, mixed use scheme comprising demolition of existing residential units, construction of up to 2600 new residential and student units in a series of buildings ranging in height up to a maximum of 15 storeys, community facilities, retail and leisure facilities, energy centre and associated highway improvements, open space, landscaping and public realm works.**

#### **Northwick Park, Brent**

Thank you for consulting us on the above EIA scoping opinion request, which we received on 22 August 2019. We have **no comments** to make and consider the environmental risk associated with this proposal to be low.

We agree with the conclusions in the *Northwick Park EIA Scoping Report, August 2019*, which states Water Resources, Drainage and Flood Risk, Ecology and Biodiversity and Geo-environmental (Ground Conditions, Groundwater) are to be scoped out. Whilst these aspects are not considered significant in terms of the EIA and do not need to be addressed as specific topics in the Environmental Statement, these aspects should still be addressed through the normal planning requirements.

If you require anything further please get in touch at [HNL SustainablePlaces@environment-agency.gov.uk](mailto:HNL SustainablePlaces@environment-agency.gov.uk).

Yours sincerely

**Mr Matthew Pearce**  
**Planning Advisor**

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