

Planning Department
London Borough of Brent
Brent Civic Centre
Engineers Way
Wembley
HA9 0FJ

21st December 2020

Dear Sir/Madam,

REQUEST FOR SCREENING OPINION UNDER REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017

3 & 5 OLYMPIC WAY, WEMBLEY, LONDON, HA9 0DL

This letter has been prepared by ROK Planning on behalf of our client, Hycgan Ltd, to request an Environmental Impact Assessment ('EIA') Screening Opinion from London Borough of Brent ('LB Brent' or 'the Council') in relation to a mixed-use development proposed at 3 & 5 Olympic Way, Wembley.

Screening Opinion Under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ('the Regulations') require the following to be provided for a screening opinion:

- (a) a plan sufficient to identify the land;*
- (b) a description of the development, including in particular—*
 - (i) a description of the physical characteristics of the development and, where relevant, of demolition works;*
 - (ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;*
- (c) a description of the aspects of the environment likely to be significantly affected by the development;*
- (d) to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from—*
 - (i) the expected residues and emissions and the production of waste, where relevant; and*
 - (ii) the use of natural resources, in particular soil, land, water and biodiversity; and*
- (e) 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.*

This letter briefly summarises the site and local context, the relevant national, regional and local planning policies and guidance, and the development proposals. This letter also considers the proposed development's potential environmental effects in relation to the criteria set out in Schedule 3 of the Regulations and related guidance. In addition to this letter, a site location plan has also been submitted in support of this Screening Opinion.

In determining whether the proposed development requires an EIA, LB Brent is required to follow Part II, Section 6 of the Regulations and the relevant schedules. Further guidance regarding the screening of Schedule 2 projects and the general EIA process can be found in the National Planning Policy Guidance.

Site Description and Context

The Site is located within the London Borough of Brent ('LB Brent') on the eastern side of Olympic Way, north of the Wembley Stadium.

Extending to approximately 0.28ha, the site comprises a part-four part-seven storey vacant office building (Use Class B1a) and surface level car park to the north of the Site (3 Olympic Way) and a part-ten part-eleven storey occupied hotel (Use Class C1), currently operating as Novotel, to the west of the Site (5 Olympic Way).

The former office building to the immediate north of the site at 1 Olympic Way dominates the site context to the north. Olympic Way to the west, Pinnacle Tower and Felda House to the east and Fulton Road to the south compete the immediate urban grain to the site. The surrounding area comprises a mix of retail, commercial leisure and residential uses.

The nearest stations are Wembley Park (Jubilee, Metropolitan lines) approximately 200m north and Wembley Stadium (Chiltern Railways) approximately 600m south-west of Site. There are also a number of bus routes along Wembley Park Drive (north of Site), Fulton Road and Rutherford Way (south of Site). This gives the Site a Public Transport Accessibility Level (PTAL) of 5a/6, the highest and most accessible level given.

The Site is not located within a Conservation Area and does not contain any heritage assets. The Site is also located within Flood Zone 1.

Planning History

A search of LB Brent's online planning register indicates the following relevant planning history:

Prior Approval (LPA ref: 17/3789) was granted on 10th November 2017 for the conversion of the existing office building (Use Class B1a) to residential use (Use Class C3) to create 60 self-contained units (38 x studios, 9 x 1-bed and 13 x 2-bed units).

The Prior Approval expired on 20th November 2020.

Proposed Development

The proposals seek to redevelop the existing office building (Olympic House) and car park at 3 Olympic Way and extend the existing hotel building at 5 Olympic Way to create a new vibrant mixed-use residential, hotel and retail destination.

The existing Olympic House office building will be demolished and the remainder of the 3 Olympic Way site will be redeveloped to provide three towers of 11, 25 and 22 storeys including podium level and a

single basement level. The 22-storey element will front Olympic Way and be occupied by a new 3* hotel with 260 rooms, a 25-storey tower will be located in the middle of Site and be occupied by 138 market residential dwellings and an 11-storey tower will front the North End Road frontage and be occupied by 41 affordable residential dwellings. At ground floor level across the Site, new retail uses and a hotel foyer for the new 3* hotel will provide active frontage to Olympic Way behind a new colonnade.

The existing hotel at 5 Olympic Way will be retained and extended upwards to provide 95 additional hotel rooms and new guest amenities.

Screening Assessment

EIA Regulations

EIA development is defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as being either:

- Schedule 1 development; or
- Schedule 2 development defined as “likely to have significant effects on the environment by virtue of factors such as its nature, size or location”.

Schedule 3 of the Regulations sets out selection criteria for considering Schedule 2 proposals – i.e. what constitutes “*significant effects*”.

Schedule 1

EIA is mandatory for projects listed in Schedule 1 of the EIA Regulations. Schedule 1 developments are large scale projects for which significant effects would be expected and comprise development such as new airports and power stations. The proposed development is not of a type listed in Schedule 1.

Schedule 2

The application requires screening as it falls within 10 (b) urban development projects

1. part (i) as the development includes more than 1 hectare of urban development which is not dwellinghouse development;
2. part (ii) the development includes more than 150 dwellings; or
3. part (iii) the overall development exceeds 5 hectares

There is no fixed definition of the term ‘dwelling’ within the EIA Regulations, however, for the purpose of undertaking EIA Screening it is considered that self-contained flats with a number of hotel bedrooms and communal facilities equates to one dwelling / unit. The scheme will provide a new 250-room hotel, 180 new homes and a 95-room hotel extension to the existing Novotel, and therefore it is considered that the Schedule 2 development criteria is met. This means that the Local Planning Authority must consider

whether the proposal is likely to have significant effects on the environment.

In order to assess whether or not there are likely to be any significant environmental effects, the selection criteria contained in Schedule 3 should be applied. This includes:

- a) The characteristics of development, having regard to size, design, cumulative impacts, use of natural resources, production of waste, pollution, nuisance and accidents;
- b) The location of development, by reference to the environmental sensitivity of the area, having regards to (amongst other things), existing use, statutory designation and landscapes of historical, cultural or architectural significance); and
- c) The types and characteristics of the potential impact (having regard to factors including the magnitude and spatial extent of the impact, the nature and probability of the impact and the possibility of effectively reducing the impact. EIA Regulations require EIA for qualifying development where there are likely significant environmental impacts, and not solely where there would be likely environmental impacts that could be mitigated. Where likely impacts have been identified and potential mitigation is known to be capable of reducing such impact to less than 'significant' then such environmental considerations establish that an EIA is not required.

Schedule 3

Schedule 3 of the EIA Regulations sets out selection criteria which relate to specific matters including:

- a) the characteristics of development;
- b) the location of development; and
- c) the types and characteristics of the potential impact.

Schedule 3 identifies key selection criteria for screening Schedule 2 development. It should be noted that the EIA Regulations require EIA for qualifying developments where there are likely significant cumulative environmental impacts and not solely where there would be likely environmental impacts that could be mitigated. Where likely impacts have been identified and potential mitigation is known to be capable of reducing such impacts to less than 'significant' then such environmental consideration establish that an EIA is not required.

Characteristics of Development

The proposed development will not have significant urbanising effects given the previously developed nature of the site and the surrounding urban context, which comprises high-density development and tall buildings. The proposed development will improve a currently underutilised site and contribute significantly to LB Brent's wider regeneration aims for Wembley.

Whilst the proposed development will increase the amount of land use within the Site, this is to be expected given the Site's location within a designated town centre and growth area, the general development patterns in the immediate context and the National Planning Policy Framework (NPPF) guidance to promote sustainable development and make the best use of land.

In view of the above, it is considered that although the proposals are likely to possess an impact, there will be no adverse characteristics of the proposed development. The individual particulars that are likely to be impacted are assessed below.

Flood Risk

The Site is located within Flood Zone 1 and therefore has a low probability of flooding, with less than a 0.1% chance (1:1000 chance) of flooding in any year. Therefore, a Flood Risk Assessment is not required to be submitted as part of any planning application.

Landscape and Ecology

The Site currently comprises an existing hotel building, an existing office building and hardstanding car park; it is not considered there are any ecological or biodiversity assets on site. The Site has no statutory or non-statutory ecological designations and there are currently no significant ecological features or areas of usable open green space on the Site.

The Proposed Development includes landscaping and planting through the creation of communal residential garden amenity space at podium (X) and rooftop (28) level and at ground floor at the Olympic Way and North End Road elevations. A comprehensive Landscaping Scheme will be prepared and submitted in support of the application.

The proposals provide a significant uplift in ecological benefits through the soft landscaping proposals compared to the existing situation and therefore an Ecological Assessment will be submitted in support of the application which will evidence the net gain in ecology.

Heritage and Archaeology

No buildings on Site are statutorily or locally listed, neither is the Site located within a Conservation Area or Archaeological Priority Zone. There are also no heritage assets located in close proximity of the Site. Therefore, it is not anticipated that the Proposed Development will pose a risk to any heritage or archaeological assets.

Air Quality

The Site is located within a designated Air Quality Management Area; however, the Proposed Development is not anticipated to have any negative effect on Air Quality. An Air Quality Assessment will be submitted in support of the planning application, taking account of the car-free development and proposed heating system, the quality of air around the development site and the impacts of the construction phase of development.

Land Contamination

The existing site comprises an office building and hard standing. A Land Contamination Assessment, including a full assessment of the existing conditions, will be submitted in support of the planning application.

Noise Pollution

As the Proposed Development involves residential dwellings, appropriate criteria will be proposed for environmental noise intrusion based on recommendations given within BS 8233:2014 “Sound Insulation and Noise Reduction for Buildings – Code of Practice” alongside local guidance included within Brent’s planning policies. Construction guidance capable of meeting the requirements will also be met.

A Noise Impact Assessment, including Vibration Assessment, will be submitted in support of the planning application.

Visual Impact

The Proposed Development is designed to reinforce symmetry along Olympic Way, in conjunction with and complementary to the existing built and emerging development proposals. In addition, the height and massing of the scheme has been carefully considered in relation to a number of key views discussed and identified with LB Brent, including those of Wembley Stadium Arch from Wembley Park Underground Station and Bobby Moore Bridge.

The Proposed Development has evolved throughout the pre-application process, with both LB Brent and the GLA, to ensure the visual impact of the development does not have any adverse effects. The proposals will be in-keeping with the surrounding character of Wembley Park Opportunity Area and replace the existing vacant and ill-kept Olympic House, 3 Olympic Way and enhance the design of 5 Olympic Way. Therefore, it is considered that the design rationale will improve the aesthetic appearance of the Site and enhance the street-scene of Olympic Way and the wider Wembley Park area.

A Design and Access Statement and Townscape and Visual Impact Assessment will both be submitted in support of the planning application.

Transport and Highways Impact

The Site has a PTAL of 5/6a and is located in close proximity to Wembley Park Underground Station (Jubilee and Metropolitan lines) and a number of bus stops along Wembley Park Drive, Fulton Road and Rutherford Way. The Proposed Development will be car-free, excluding disabled and coach parking, and will meet the London Plan requirements for cycle parking and space standards. In addition, the Site is located within Wembley Town Centre and within close proximity to a number of services and amenities.

Servicing and deliveries for the new and extended hotels will take place at ground floor of 5 Olympic Way as per the existing hotel servicing arrangements. Deliveries and servicing to the new retail uses will take place at basement level and residential refuse collection taking place at ground floor level of 3 Olympic Way.

Therefore, the Site is located in a highly sustainable location and the Proposed Development will not negatively impact the existing highway network. This will be evidenced through a Transport Statement, including Draft Travel Plan, and Servicing and Delivery Management Plan which will both be submitted in support of the planning application.

Daylight and Sunlight

The proposed development's potential impact on daylight and sunlight will be considered for neighbouring properties. The scheme has been designed with access to daylight and sunlight kept in mind from the outset, and a Daylight and Sunlight Assessment will be submitted as part of the planning application. This includes the mirror massing principle given the site comprises partly undeveloped land albeit within the designated opportunity area and which therefore identifies the site as acceptable in terms of the principle of redevelopment.

Energy & Sustainability

No electromagnetic radiation, heat or energy releases are expected other than those associated with normal construction operations and activities. Numerous sustainability measures will be fully incorporated into the proposal to ensure compliance with regional and local planning policies. Both an Energy Statement, including BREEAM Pre-Assessment, and a Sustainability Statement will be submitted as part of the planning application.

Lighting

Lighting will be designed carefully in accordance with relevant standards and these details are likely to be secured by condition resultant of the grant of planning permission.

Location of Development

For any given development proposals, the more environmentally sensitive the location, the more likely it is that the effects will be significant and will require EIA. Certain designated sites are identified in Part 1 of the Regulations as "sensitive areas" where the criteria in the second column of Schedule 2 do not apply there. Sensitive areas comprise: Sites of Special Scientific Interest (SSSI), National Parks, The Broads, World Heritage Sites, scheduled Monuments, Areas of Outstanding Beauty (AONB) and European Sites. The Site is not located within a "sensitive area" as defined by the EIA Regulations.

The Site is not subject to any environmental or ecological designations and neither is it located nearby any environmentally sensitive geographical areas which could be affected by the development.

The existing Site and its surroundings are previously developed brownfield land and therefore it is not considered that the Proposed Development will have significant urbanising effects. The redevelopment of the vacant and underutilised 3 Olympic Way and intensification of the existing use of 5 Olympic Way can contribute significantly to the wider regeneration of Wembley Town Centre and the Wembley Park Opportunity Area.

Taking account the above and the submission of appropriate reports with the planning application, it is considered that the geographical location for the Proposed Development is appropriate.

Characteristics of the Potential Impact

The EIA Regulations require an EIA for qualifying developments where there are likely significant environmental impacts and not solely where there would be likely environmental impacts that could be mitigated. Potential impacts have been identified at this Site and mitigation measures have been incorporated into the design to reduce such impacts to less than “significant”. The necessary assessments and technical reports will be submitted as part of the application to demonstrate this.

Given the nature, location, design and incorporated mitigation of the Proposed Development, it is therefore considered that the proposals would not have any significant effects on the environment in relation to Schedule 3 of the Regulations.

In support of this, and both having reviewed LB Brent’s local validation checklist and agreeing a list of deliverables at pre-application stage, the following technical reports and assessments will be submitted with the forthcoming planning application:

Reports/Assessments to be Submitted in Support of Application
Planning Application Forms, including Certificates
CIL Additional Forms
Covering Letter
Planning Statement (inc. Affordable Housing Statement)
Site Location Plan
Existing Floor Plans, Elevations and Sections
Proposed Floor Plans, Elevations and Sections
CGIs
Design and Access Statement, including Landscaping Scheme
Landscaping Drawings
Land Contamination Assessment
Air Quality Assessment
Basement Impact Assessment
Noise Impact Assessment
Ecological Assessment/Biodiversity Report
Energy Statement, including BREEAM Pre-Assessment
Sustainability Statement

Transport Statement, including Draft Travel Plan
Servicing and Delivery Management Plan
Demolition Plan
Hotel Management Plan
Daylight/Sunlight Assessment
Foul Sewage/Utilities Statement
Townscape and Visual Impact Assessment
Wind Assessment
TV/Radio Reception Assessment
Statement of Community Involvement
Financial Viability Assessment
Section 106 Draft Heads of Terms

Conclusion

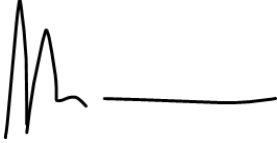
The Proposed Development at the Site has been assessed under EIA Regulations, taking account of the location and characteristics of the development and any potential significance for cumulative impacts. Following consideration of the Proposed Development at the Site, and within the context of the Regulations, it is deemed that the Proposed Development will not give rise to significant environmental effects both individually and cumulatively. This is due to:

1. The Proposed Development is not listed as a Schedule 1 project;
2. The Proposed Development is not located within a “sensitive area” as defined by the Regulations;
3. The Site is not of more than local or neighbourhood significance;
4. The Site is brownfield and previously developed land, in accordance with the definition within Annexe 2 of the NPPF; and
5. The Proposed Development, subject to the relevant mitigation and appropriate assessments, is not considered to have significance effects on the environment for the purposes of the Regulations.

Therefore, it is concluded that an Environmental Impact Assessment is not required.

Section 6 of the Regulations states that the Council shall determine a Screening Opinion within 21 days of the date of receipt of a request. I trust that you have all the information you require to determine this request within the required time period. If, in the interim, you have any queries please do not hesitate to contact Daniella Marrocco (daniella.marrocco@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of this request.

Yours faithfully,

A handwritten signature in black ink, consisting of a stylized 'A' followed by a horizontal line.

Alun Evans
Director

ROK Planning

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