
TOWN AND COUNTRY PLANNING ENGLAND

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017

FORMAL SCOPING OPINION UNDER REGULATION 13 OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 2017

FOREWORD

This Scoping Opinion has been prepared by the London Borough of Barnet, following a request from Iceni Projects for a formal Opinion in respect of information to be contained in an Environmental Impact Assessment, which is required to be submitted in support of a planning application for the redevelopment of B&Q, Cricklewood.

This Scoping Opinion has been prepared by the London Borough of Barnet as Local Planning Authority with all reasonable skill, care and diligence.

It is based on the information provided to London Borough of Barnet on behalf of the Applicant by Iceni Projects and the comments and opinions resulting from consultation with them and consultees prior to adopting this opinion.

This opinion is made freely available to members of the public. London Borough of Barnet accepts no responsibility whatsoever for comments made by third parties whom this opinion refers.

The fact that London Borough of Barnet has given this opinion shall not preclude them from subsequently requiring the Applicant to submit further information in connection with any submitted development application to the Council.

INTRODUCTION

Legislative Context

The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 (hereafter referred to as 'the EIA Regulations') requires that for certain planning applications, an Environmental Impact Assessment (EIA) must be undertaken.

The term EIA is used to describe the procedure that must be followed for certain projects before they can be granted planning consent. The procedure is designed to draw together an assessment of the likely environmental effects (alongside economic and social factors) resulting from a proposed development. These are reported in a document called an Environmental Statement (ES).

The process ensures that the importance of the predicted effects, and the scope for reducing them, are properly understood by the public and the local planning authority before it makes its decision. This allows environmental factors to be given due weight when assessing and determining planning applications.

The Regulations apply to two separate lists of development project. Schedule 1 development for which the carrying out of an Environmental Impact Assessment (EIA) is mandatory and Schedule 2 development which require the carrying out of an EIA if the particular project is considered likely to give rise to significant effects on the environment. The proposed development does not fall within Schedule 1 of the regulations.

The development described in the documentation submitted is considered to be of a description identified in column 1 of Schedule 2 of the Regulations. The development described in the submission is deemed to fall within the description of Infrastructure projects and more specifically urban development projects (paragraph 10(b)).

As a development falling within the description of an urban development project, the relevant threshold and criteria in column 2 of Schedule 2 of the Regulations is that the area of development exceeds 5 hectares or 150 residential units.

It is recognised within the Scoping Report (hereafter 'SR') that the proposed development exceeds these thresholds and thus constitutes Schedule 2 development.

An EIA Scoping Report was submitted to the London Borough of Barnet (LBB) as the relevant planning authority by Icen Projects on behalf of Montreux (the Applicant) in March 2019. The Report requested an EIA Scoping Opinion (under Section 13 of the Regulations) for a proposed development at B&Q, Cricklewood.

Background to Scoping

Section 13 of the EIA Regulations allows applicants to request from the local planning authority a written statement, ascertaining their opinion as to the scope of information to be provided in the ES. Whilst not a statutory requirement of the EIA process, requesting a Scoping Opinion clarifies the content and methodology of the EIA between the local planning authority and the applicant.

An EIA Scoping Opinion is the relevant planning authority's formal view on what should be included in the EIA.

The EIA Scoping process should aim to identify only those issues which have the potential to lead to significant effects, not an assessment of every single possible effect.

LBB's EIA Scoping Opinion

This EIA Scoping Opinion outlines the Council's opinion on the proposed scope of the EIA and identifies any suggested amendments and/or concerns.

This Scoping Opinion has been informed by the information provided in the EIA Scoping Report, consultee responses and/or meetings held with the Applicant.

The issuing of this EIA Scoping Opinion does not prevent the planning authority from requesting further information at a later stage under Schedule 22 of the EIA regulations.

No indication of the likely success of an application for planning permission for the proposed development is given or implied in the expression of this EIA Scoping Opinion.

Outline or detailed planning permission may require multi-stage consent, and therefore, should permission be granted, the Council would need to consider whether EIA Screening would be required at later stages of the planning process e.g. reserved matters and/or the discharge of conditions.

The requirements for screening for EIA for such subsequent applications are set out in Schedule 8 and 9.

It will also be good practice for the Council to minimise the possibility that further environmental information is required at a later stage and the principal permission pursuant to the planning approval will need to be subject to conditions or other parameters (such as a section 106 agreement) which 'tie' the scheme to what has been assessed.

The LBB acknowledges that EIA Screening would only be required where proposed development would be likely to have significant environmental effects which were not anticipated when any initial planning permission was granted.

Consultation

The EIA Regulations require that the LBB consults various consultation bodies, prior to issuing an EIA Scoping Opinion. Consultees include any adjoining planning authorities, the Environment Agency, Natural England, English Heritage, and other bodies designated by statutory provision as having specific environmental responsibilities and which the planning authority considers are likely to have an interest in the application.

The Applicant is strongly recommended to further consult with statutory and non-statutory consultees and third parties as appropriate throughout the EIA process and as the proposed development evolves.

The following parties were consulted:

- LBB Traffic & Development
- Network Rail - LNE Territory
- Lead Local Flood Authority
- LBB Transport and Regeneration
- LBB Ecology Officer
- Affinity Water Ltd
- London Fire Brigade
- London Ecology Unit
- London Wildlife Trust
- National Grid Plant Protection
- Canal & River Trust London Region
- Environment Agency - Herts And N London
- Historic England – Archaeology
- Natural England
- TfL Borough Planning
- Thames Water Devt Control
- Network Rail
- Network Rail - Infrastructure Protection
- LBB Environmental Health

All responses received are included with this report as Appendix 1.

REVIEW OF THE SCOPING REPORT

Assessment

The SR submitted by Iceni Projects sets out the following proposed structure to the ES:

- Environmental Statement Volume I: Main Report
- Environmental Statement Volume II: Townscape, Visual Impact and Built Heritage Assessment
- Environmental Statement Volume III: Technical Appendices
- Environmental Statement Non-Technical Summary

Environmental Statement Chapter (Volume 1)	Topic
Chapter 1	Introduction
Chapter 2	Planning Policy and Context
Chapter 3	Existing Site and Surrounding
Chapter 4	Alternatives and Design Evolution
Chapter 5	The Proposed Development
Chapter 6	Demolition and Construction
Chapter 7	EIA Methodology
Chapter 8	Air Quality
Chapter 9	Archaeology
Chapter 10	Climate Change
Chapter 11	Daylight, Sunlight and Overshadowing
Chapter 12	Ground Conditions and Contamination
Chapter 13	Noise and Vibration
Chapter 14	Socio-Economics
Chapter 15	Traffic and Transport
Chapter 16	Wind Microclimate
Chapter 17	Effect Interactions
Chapter 18	Summary of Mitigation

The SR outlines that the following topics would be scoped out of the EIA;

- Ecology and Biodiversity,
- Telecommunications (Electronic Interference),
- Waste and Recycling
- Water Environment

The Council have taken cognisance of the information submitted to support the request for a Scoping Opinion and comment is provided below on the submission, structure and intended methodology.

A preliminary assessment of the scoping report has established that the following issues need to be 'Scoped in' to the EIA for consideration:

Air Quality

The site lies within an Air Quality Management Area where current levels of nitrogen dioxide exceed LB Barnet PM10 objectives. The site also lies near to one of the Focus Areas identified by the Greater London Authority (GLA) for exceedances of the EU annual mean limit value for nitrogen dioxide coinciding with high levels of human exposure. This is recognised within the SR and it is further identified that the site lies in close proximity to AQMAs in both LB Brent and LB Camden.

The full details relating to the baseline, assessment methodology and the parameters of the proposed assessment have been reviewed by the LPA, including Environmental Health officers, and the LPA can confirm that the proposed scope of the chapter is considered to be acceptable and that the topic should be **SCOPED IN** to the ES. The LPA would draw the applicant's attention to the specific comments received from Environmental Health officers which are included within this report at Appendix 1.

Archaeology

The SR sets out that there are no designated archaeological assets within the study area, however, goes on to identify two Archaeological Priority Areas (APA) which lie within the wider study area. The nearest APA identified is the Cricklewood APA (LB Barnet) adjacent the Site's western boundary. The second APA is a that of Watling Street defined as a Tier 2 APA by the London Borough of Camden.

The SR has been subject to review by Historic England Archaeology who concur with the proposed scoping in of the topic, most pertinently due to the proximity of the site to the Watling Street Roman road and the large size of the site. The LPA can confirm that the proposed scope of the chapter is considered to be acceptable and that the topic should be **SCOPED IN** to the ES. The LPA would draw the applicant's attention to the specific comments received from Historic England which are included within this report at Appendix 1.

Climate Change

The SR sets out the different climate change assessment, as follows:

- Lifecycle greenhouse gas (GHG) impact assessment
- In-combination climate change impact assessment (ICCI)
- Climate change resilience (CCR) review

The SR goes on to state that whilst the GHG assessment would be scoped in, the following lifecycle changes would be scoped out of the EIA:

- Land use change: Emissions from loss of carbon stock will be minimal as the existing site mainly consists of hardstanding and some trees along the eastern boundary, hence is low in carbon stock;
- Maintenance: Emissions from maintenance are likely to be minimal in proportion to the overall footprint; and
- Decommissioning: It is anticipated that the Proposed Development will be in use beyond the design life of the building. Any future decommissioning would require a separate EIA.

In respect of ICCI assessment, the SR states that this item has been scoped out of the assessment on the basis that any identified in-combination climate change impacts will be addressed in other relevant planning documents, namely the Drainage Strategy, Ecological Appraisal, Flood Risk Assessment, Landscaping Strategy and Wind Microclimate ES Chapter.

In terms of CCR, the SR concludes that the assessment would be scoped in and also concludes the following in respect of the relevant parameters for assessment:

Scoped In:

- Extreme weather conditions;
- Temperature;
- Precipitation;

Scoped Out:

- Wind;
- Sea level rise.

Again, the SR states that not all parameters have been scoped in as they will be addressed in other relevant documents, i.e. the Wind Microclimate ES chapter and technical report, and the Flood Risk Assessment and Drainage Strategy.

The LPA can confirm that the proposed scope of the chapter is considered to be acceptable and that the topic should be **SCOPED IN** to the ES in line with the conclusions of the SR.

Daylight, Sunlight and Overshadowing

The existing site is low-rise in nature, as recognised in the SR, and it does not cause any notable harm in terms of daylight and sunlight to surrounding receptors. It is clear that the scale and massing of the proposed development would represent a significant change to the built environment and as such the impact on the surrounding receptors is likely to be commensurately greater.

Given the significance of the change and the level of impact on the surrounding receptors, the LPA would agree that daylight, sunlight and overshadowing should be **SCOPED IN** to the ES. The assessment methodology, including all relevant development scenarios is considered to be appropriate.

Ground Conditions and Contamination

The SR concludes that the assessment of the ground conditions and contamination at the site during both the demolition and construction phase, and once the Proposed Development is complete and occupied should be **SCOPED IN** to the ES. This conclusion and the assessment methodology has been reviewed the Council's Environmental Health officer who concurs with the scoping in and is satisfied with the methodology.

Noise and Vibration

The SR sets out that the assessment of the noise and vibration impacts during the demolition and construction phase, and once the Proposed Development is complete and operational would be **SCOPED IN** to the EIA. However, no major vibration sources or increases in traffic flows are envisaged to be introduced as part of the Proposed Development, and therefore operational vibration and operational traffic noise will have no impact and is **SCOPED OUT** from the EIA. This conclusion and the assessment methodology has been reviewed the Council's Environmental Health officer who concurs with the conclusions and is satisfied with the methodology.

Socio-Economics

The site contains no residential population and is comprised of retail uses and a car park. The SR identifies the key local social infrastructure. The scale and nature of the proposed development is likely to result in the significant effects on local infrastructure identified within the SR and on this basis the LPA would agree that Socio-Economics should be **SCOPED IN** to the ES. The assessment methodology set out within the SR is considered to be appropriate.

Townscape, Visual and Above Ground Heritage Effects

The site and its surrounding context is characterised by a built form of varied typology, scale, footprint and land use with most of the built form being of a low rise height, with some exceptions in the wider vicinity.

The applicant is advised to ascertain whether the site falls within the backdrop of the existing protected London View Management Framework (LVMF) view 6A.14 (Blackheath Point Designated View). In terms of

heritage assets, the SR sets out the closest listed buildings, the closest of which are the Railway Terraces Conservation Area and Crown Hotel.

Given these baseline conditions, the proposed scale of development and the likely significant effects set out within the SR, the LPA would concur that Townscape, Visual and Above Ground Heritage Effects be **SCOPED IN** to the ES. The assessment methodology set out within the SR is considered to be appropriate.

Traffic and Transport

The existing site use incorporates a car park with 470 car parking spaces and has three vehicular accesses, one of which joins Cricklewood Lane (A407) with the other two joining Depot Approach.

The SR sets out that, given the potential for significant effects to occur as a result of the demolition and construction process, the assessment of potential effects from the construction of the Proposed Development on the operational capacity of road junctions; highway safety; severance, fear and intimidation, and journey times for pedestrians and cyclists have been **SCOPED IN** to the EIA.

The SR goes on to conclude that, as a result of the overall net reduction of trips generated by the operational Proposed Development, the assessment of likely significant effects on the capacity of the existing highways network during operation have been **SCOPED OUT** of the EIA.

In addition, the SR concludes that assessment of potential effects from the operation of the Proposed Development on highway safety; public transport capacity; pedestrian and cycle infrastructure capacity, journey time and level of crowding; severance, fear and intimidation, and journey times for pedestrians and cyclists have been **SCOPED IN** to the EIA.

The LPA can confirm that the proposed scope of the chapter is considered to be acceptable and that the topic should be **SCOPED IN** to the ES in line with the conclusions of the SR set out above. The applicant is advised to have reference to the comments from National Rail set out within Appendix 1 and to include an assessment of the impact of the both the operational development and construction phase on railway safety

Wind Microclimate

The SR sets out the baseline conditions at the site with prevailing wind generally from the south west, stronger in winter months and a general benign wind environment as a result of generally low-rise development. The introduction of high-rise buildings as part of the development is likely to alter the prevailing conditions and the introduction of residential uses will increase the sensitivity of the site to wind conditions, as is recognised in the SR.

On this basis the LPA would agree that wind microclimate should be **SCOPED IN** to the ES. The assessment methodology set out within the SR is considered to be appropriate.

Matters to be Scoped Out of the ES

The SR proposes to scope out the following topics from the ES, with each topic to be subject to a separate technical assessment as part of the planning application:

- Ecology and Biodiversity,
- Telecommunications (Electronic Interference),
- Waste and Recycling
- Water Environment

The Scoping Report includes an assessment for each of the aforementioned topics setting out the intention for a technical report to be submitted as part of the planning application. The Council agree with the applicant's proposal

for these topics to be scoped out of the ES and can confirm that technical reports relating to each topic should be submitted for consideration as part of the planning application. Where relevant, the applicant should have reference to the consultee responses set out in Appendix 1.

CONCLUSION

Officer Recommendation

The Scoping Report addresses those matters relevant to the proposed development and the LPA can confirm that, subject to comments set out in preceding sections of this opinion, the proposed scope of the assessment is acceptable. Furthermore, the proposed structure and layout of the Environmental Statement is considered to be acceptable.

The Council reserves the right to request additional information if considered necessary under Regulation 22 of the EIA Regulations 2017.

Date of Opinion: 19/02/2020

Carl Griffiths

Principal Planner – Major Developments
On behalf of the London Borough of Barnet

APPENDIX 1

creating a better place



Carl Griffiths
London Borough of Barnet
Planning Services
Barnet House 1255 High Road
London
Barnet
N20 0EJ

Our ref: NE/2020/131295/01-L01
Your ref: 19/6632/ESC
Date: 10 January 2020

Dear Carl,

Environmental impact assessment - scoping opinion.

B And Q, Broadway Retail Park, Cricklewood Lane, London, NW2 1ES.

Thank you for consulting us on the EIA scoping opinion for the proposed redevelopment of B and Q, Broadway Retail Park, Cricklewood Lane, London. Given the location and the lack of environmental constraints in which we would have an interest, we have no comments to make on this application.

Final comments

Thank you for contacting us regarding the above application. Our comments are based on our available records and the information submitted to us. Please quote our reference number in any future correspondence. Please provide us with a copy of the decision notice for our records. This would be greatly appreciated.

Should you have any queries regarding this response, please contact me.

Yours sincerely,

Becki Ingram
Sustainable Places Planning Advisor

Direct dial 02030254985
E-mail HNL.SustainablePlaces@environment-agency.gov.uk

End





Carl Griffiths
Barnet London Borough
2nd Floor
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1255 High Road
Whetstone
London
N20 0EJ

Plant Protection
Cadent
Block 1; Floor 1
Brick Kiln Street
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E-mail: plantprotection@cadentgas.com
Telephone: +44 (0)800 888588

National Gas Emergency Number:
0800 111 999*

National Grid Electricity Emergency Number:
0800 40 40 90*

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.cadentgas.com

Date: 10/01/2020

Our Ref: NL_GE4A_3NWP_021874

Your Ref: 19/6632/ESC (TC)

RE: Formal Planning Application, NW2 1ES B And Q Broadway Retail Park Cricklewood Lane London

Thank you for your enquiry which was received on 09/01/2020.

Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

Are My Works Affected?

Searches based on your enquiry have identified that there is apparatus in the vicinity of your enquiry which may be affected by the activities specified.

Can you please inform Plant Protection, as soon as possible, the decision your authority is likely to make regarding this application.

If the application is refused for any other reason than the presence of apparatus, we will not take any further action.

Please let us know whether Plant Protection can provide you with technical or other information that may be of assistance to you in the determination of the application.

Cadent is a trading name for: Cadent Gas Limited
Registered Office: Ashbrook Court, Prologs Park,
Central Boulevard, Coventry CV7 8PE
Registered in England and Wales, No 10080664

National Grid is a trading name for:
National Grid Electricity Transmission plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2306977

National Grid is a trading name for:
National Grid Gas Transmission plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2006000

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does NOT include:

- Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is YOUR responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the [National Grid](#) or [Cadent](#) website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

ASSESSMENT

Affected Apparatus

The apparatus that has been identified as being in the vicinity of your proposed works is:

- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)
- Above ground gas sites and equipment

Requirements

BEFORE carrying out any work you must:

- **Note the presence of an Above Ground Installation (AGI) in proximity to your site. You must ensure that you have been contacted by Cadent and/or National Grid prior to undertaking any works within 10m of this site.**
- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 - 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

Excavating Safely - Avoiding injury when working near gas pipes:

http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Standard Guidance

Essential Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

General Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

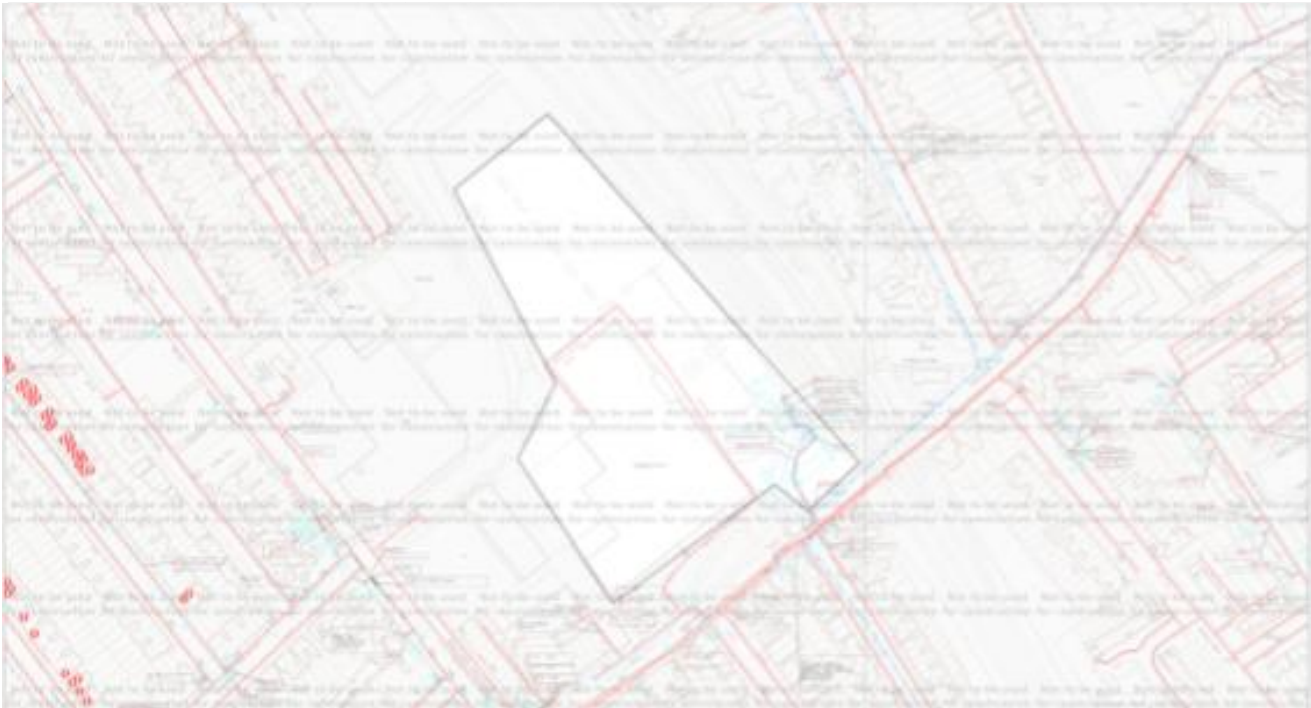
Excavating Safely in the vicinity of gas pipes guidance (Credit card):


<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

Excavating Safely in the vicinity of electricity cables guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the [National Grid](#) and [Cadent](#) websites.



ID: NL_G64A_SWAP_521874 View extent: 723m, 393m USER: loby.cooper DATE: 10/01/2020 DATA DATE: 09/01/2020 REF: 19/6632/ESC (TC) MAP REF: TQ2385 CENTRE: 523855, 185939		Do not proceed without further consultation This plan shows those pipes owned by Cadent Gas Limited or its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in the area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, options, sub-connectors, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HSG247, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that the information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	Map 1 of 2 (GAS) MAPS Plot Server Version 1.11.0  Your Gas Network Requested by: Bernal London Donough This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100034906
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ID: NL_G64A_SWAP_521874 View extent: 723m, 393m USER: loby.cooper DATE: 10/01/2020 DATA DATE: 28/10/2019 REF: 19/6632/ESC (TC) MAP REF: TQ2385 CENTRE: 523855, 185939		Do not proceed without further consultation This plan shows those cables owned by National Grid Electricity Transmission plc or its role as a Licensed Electricity Transporter (ET). Electricity cables owned by other ETs, or otherwise privately owned, may be present in the area. Information with regard to such cables should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Ancillary equipment such as cooling systems and communication cables are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Electricity Transmission plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HSG247, must be used to verify and establish the actual position of cables and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that the information is provided to all persons (either direct labour or contractors) working for you on or near electricity apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	Map 2 of 2 (ELECTRIC) MAPS Plot Server Version 1.11.0  Requested by: Bernal London Donough This plan is reproduced from or based on the OS map by National Grid Electricity Transmission plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100034261
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ENQUIRY SUMMARY

Received Date

09/01/2020

Your Reference

19/8032/ESC (TC)

Location

Centre Point: 523884, 188939

X Extent: 228

Y Extent: 272

Postcode: NW2 1ES

Location Description: NW2 1ES B And Q Broadway Retail Park Cricklewood Lane London

Map Options

Paper Size: A4

Orientation: LANDSCAPE

Requested Scale: 2500

Actual Scale: 1:2500 (GAS), 1:2500 (ELECTRIC)

Real World Extents: 723m x 393m (GAS), 723m x 393m (ELECTRIC)

Recipients

pprteam@cadentgas.com

Enquirer Details

Organisation Name: Barnet London Borough

Contact Name: Carl Griffiths

Email Address: carl.griffiths@barnet.gov.uk

Telephone: 0208 359 5400

Address: 2nd Floor, Barnet House, 1255 High Road, Whetstone, London, N20 0EJ

Description of Works

PIA - Environmental Impact Assessment - Scoping Opinion (08)

Enquiry Type

Formal Planning Application

Development Types

Development Type: Development for use by General Public



Mr Carl Griffiths
London Borough of Barnet
Barnet House,
1255 High Road
Whetstone
London
N20 0EJ

Your Ref: 19/6632/ESC
Our Ref: CLO30551
Contact: Laura O’Gorman
Direct Dial: 0207 973 3242
Email: laura.o’gorman@
HistoricEngland.org.uk

14 January 2020

Dear Mr Griffiths,

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
NATIONAL PLANNING POLICY FRAMEWORK 2019**

B And Q Broadway Retail Park Cricklewood Lane London NW2 1ES
Environmental Impact Assessment - Scoping Opinion

Archaeology

Thank you for your consultation dated 08 January 2020.

The Greater London Archaeological Advisory Service (GLAAS) gives advice on archaeology and planning. Our advice follows the National Planning Policy Framework (NPPF) and the GLAAS Charter.

NPPF Section 16 and the Draft London Plan (2017 Policy HC1) recognise the positive contribution of heritage assets of all kinds and make the conservation of archaeological interest a material planning consideration. NPPF paragraph 189 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest.

If you grant planning consent, paragraph 199 of the NPPF says that applicants should record the significance of any heritage assets that the development harms. Applicants should also improve knowledge of assets and make this public.

Having reviewed the archaeology section of the submitted EIA scoping report, I concur with the recommendation to scope archaeology into the EIA. This is primarily due to the large size of the site and the location close to the Roman road of Watling Street. The Archaeology EIA Chapter should be supported by an appendix comprising an Archaeological Desk Based Assessment.



Historic England, 4th Floor Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA
Telephone 020 7973 3000
www.historicengland.org.uk

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I will need to agree the work beforehand and it should be carried out by an archaeological practice appointed by the applicant. The report on the work must set out the significance of the site and the impact of the proposed development. I will read the report and then advise you on the planning application.

NPPF paragraphs 193 - 194 place great weight on conserving designated heritage assets, including non-designated heritage assets with an archaeological interest equivalent to scheduled monuments. Non-designated heritage assets may also merit conservation depending upon their significance and the harm caused (NPPF paragraph 197). Conservation can mean design changes to preserve remains where they are.

NPPF paragraphs 185 and 192 and London Plan Policy HC1 emphasise the positive contributions heritage assets can make to sustainable communities and places. Applicants should therefore expect to identify appropriate enhancement opportunities.

If preservation is not achievable then if you grant planning consent, paragraph 199 of the NPPF says that applicants should record the significance of any heritage assets that the development harms.

You can find more information on archaeology and planning in Greater London on our website.

This response only relates to archaeology. You should also consult Historic England's Development Advice team on statutory matters.

Yours sincerely



Laura O'Gorman
Assistant Archaeology Advisor
Greater London Archaeological Advisory Service
Planning Group: London



Historic England, 4th Floor Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA
 Telephone 020 7973 3000
www.historicengland.org.uk

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FAO – Carl Griffiths

Ref – 19/6632/ESC

Proposal – Environmental Impact Assessment Scoping Opinion

Location – B And Q, Broadway Retail Park, Cricklewood Lane, London, NW2 1ES

Thank you for your letter of 9 January 2020 providing Network Rail with an opportunity to comment on the abovementioned application.

In relation to the above application I can confirm that any Environmental Impact Assessment should consider the impact of the scheme upon operational railway safety. Any Transport Assessment included in the EIA should include an assessment of the impact of the scheme upon the adjacent Cricklewood Station in terms of increase in number and type of passengers.

Kind regards

Matt Leighton

Town Planning Technician | Property

Network Rail

George Stephenson House | Toft Green | York | YO1 6JT

www.networkrail.co.uk/property



Diversity and Inclusion Champion

Dear Sir/ Madam

Re: 19/6632/ESC; BnQ, Broadway Retail Park, Cricklewood, Lane, London NW2 1ES – EIA Scoping Opinion

Thank you for consulting TfL on the above Scoping Opinion. After assessing the EIA Scoping Report TfL makes the following comments:

- The EIA Scoping report recognises the need for a Transport Assessment (TA) to be submitted and this is welcomed. The TA should be produced in line with latest updated TfL's Transport Assessment Guidance.
- The EIA and TA must take into account the Mayor's Transport Strategy (MTS) and the new Draft London Plan and should in particular reflect policy approaches such as the "Healthy Streets, planning for Good Growth" and the Mayoral Mode share targets. As such, the development needs to be designed in order to achieve mode shift in favour of walking, cycling and public transport.
- Due to congestion and poor air quality at road network in the vicinity of the site the A5 in particular, the proposal should focus on promoting sustainable travel behaviour, as well as reducing car use. The sites enjoy an excellent public transport access level (PTAL) of 5, therefore no general car parking with the exception of disabled parking should be provided.
- Highway modelling to be undertaken shall also take into account of proposed work from the Brent Cross Cricklewood redevelopment project.
- High quality of public realm, walking and cycling provision should be made to attract sustainable travel as well as improving safety. An Active Travel Zone (ATZ) assessment should be undertaken to identify improvement opportunities and to reduce conflicting demand by various road users, such as pedestrians, cyclists, rail users, bus passengers as well as car traffic in the area in line with Mayor's Vision Zero objective.
- TfL would require the submission of a framework Delivery and Servicing Plan (DSP). Details on DSPs can be found at <http://content.tfl.gov.uk/delivery-and-servicing-plans.pdf>
- The impact of construction traffic on pedestrians, cyclists, buses must be considered and could be mitigated through the provision of a Construction Logistics Plan (CLP). TfL would encourage the applicant to submit a framework CLP as part of the application. Details on CLPs can be found at <http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>.
- As the site is immediately adjacent Cricklewood Railway Station, Network Rail should therefore be consulted ensuring that no rail infrastructure in the vicinity of Cricklewood Rail station would be adversely impact by the proposal.
- A Travel Plan for all elements of the proposal should be submitted within the supporting information of the application for each of the uses on site, in accordance with TfL's Travel Planning best practice guidance. Details on travel planning can be found at: <https://tfl.gov.uk/info-for/urban-planning-and-construction/travel-plans>
- Any mitigation measures relating to TfL infrastructure and services must be secured through a S106 agreement. Depending on the level of transport mitigation agreed, it may be appropriate for TfL to be

a signatory. Less significant issues can be dealt with by use of planning conditions. In some cases TfL may request that it is consulted prior to any discharge of a condition.

If I can be of any further assistance, please do not hesitate to contact me.

Kind Regards,

PakLim

Planning Officer

City Planning, Transport for London

5 Endeavour Square, Westfield Avenue, Stratford E20 1JN

Tel: (020) 3054 1779 |

Auto: 81779 |

Email: paklim.wong@tfl.gov.uk

Wong

For more information regarding the TfL Borough Planning team, including TfL's *Transport assessment best practice guidance* and pre-application advice please visit

<http://www.tfl.gov.uk/info-for/urban-planning-and-construction/planning-applications?intcmp=3484>

Date: 29 January 2020
Our ref: 305592
Your ref: 19/6632/ESC



Mr C Griffiths
London Borough of Barnet

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

Dear Sir,

Environmental Impact Assessment Scoping consultation (Regulation 15 (4) of the Town & Country Planning EIA Regulations 2017): Environmental Scoping Opinion
Location: B And Q, Broadway Retail Park, Cricklewood Lane, London, NW2 1ES

Thank you for your consultation dated and received by Natural England on 9 January 2020.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The scoping request is for a proposal that does not appear, from the information provided, to affect any nationally designated geological or ecological sites (Ramsar, SPA, SAC, SSSI, NNR) or landscapes (National Parks, AONBs, Heritage Coasts, National Trails), or have significant impacts on the protection of soils (particularly of sites over 20ha of best or most versatile land), nor is the development for a mineral or waste site of over 5ha.

At present therefore it is not a priority for Natural England to advise on the detail of this EIA. We would, however, like to draw your attention to some key points of advice, presented in annex to this letter, and we would expect the final Environmental Statement (ES) to include all necessary information as outlined in Part 4 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017. If you believe that the development does affect one of the features listed in paragraph 3 above, please contact Natural England at consultations@naturalengland.org.uk, and we may be able to provide further information.

Yours faithfully

Beth Seale
Consultations Team



19/6632/ESC.
FRA and SuDS Review
22/01/2020

Sustainable Drainage Review

Application Name/Title: B&Q Cricklewood
Reference Number: 19/6632/ESC
Date Initial Comments Provided: 22/01/2020
Initial Review By: Ellen Poppleton
Checked/Approved By: Faraj Arfa-Zangeneh

Revisions / Amendments

Rev No.	Date	Description	Author/ Prepared By:	Approved For Issue By:

Summary of Review

Recommendations
<p>Type of Application: ES Scoping Opinion</p> <p>There is No Objection in principle and recommend the following conditions are imposed:</p> <p>Development shall not begin until the following information for the development has been submitted and approved in writing by London Borough of Barnet planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.</p> <ul style="list-style-type: none"> • Flood Risk Assessment Report • Surface Water Strategy Report <p>Reasons</p> <p>To ensure that the site has been assessed against flooding from all sources in accordance with the Planning Policy Framework (2019) and its practice guidance.</p> <p>To ensure that surface water runoff is managed effectively to mitigate flood risk and to ensure that SuDS are designed appropriately using industry best practice to be cost-effective to operate and maintain over the design life of the development in accordance with Policy CS13 of the Barnet Local Plan, Policies 5.13 and 5.14 of the London Plan, and changes to SuDS planning policy in force as of 6 April (including the Written Ministerial Statement of 18 December 2014, Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems) and best practice design guidance (such as the SuDS Manual, C753).</p> <p>Informative</p> <p>For planning application requirements see Association of SuDS Authorities (Asa) publication entitled 'Non-Statutory Technical Standards for Sustainable Drainage: Practice guidance (2015) (Formerly: Local Authority SuDS Officer Organisation, LASOO)</p>

Documents Reviewed

1. AECOM - B&Q Cricklewood – EIA Scoping Report - December 2019

Notes

1. The proposed development will involve the demolition of a retail park to construct up to 1,200 homes as well as leisure and retail provisions and areas of open greenspace.
2. This information was taken from an Environmental Impact Assessment Scoping Report. A desk-based assessment has been carried out to determine whether flood risk should be scoped in as a potential constraint. This section of the report concluded that risk of flooding from all sources was not a constraint that should be considered in the EIA, but this is on the condition that SUDs are put in place during the planning stage.
3. The site is classed as a major development and is situated in Flood Zone 1.
4. As this is a scoping report, insufficient information has been provided at this stage regarding the use of SUDs on site. The report states that a full SUDs report will be submitted at the planning stage.

Detailed Review

Site Details	
Site Location	Broadway Retail Park, Cricklewood Ln, Cricklewood, London NW2 1ES
Site Area	2.88 ha
Existing use	The Site is currently occupied by a range of retail outlets, including a large B&Q DIY Store, Pound Stretcher and Tile Depot. The remainder of the site consists primarily of associated car parking.
Proposed use	Mixed. Up to 1,200 residential units, 2000sqm of retail, commercial and leisure floorspace, areas of open greenspace and a new internal road network.
Major or Minor Development?	Major

Sustainable Drainage Systems (SuDS) – Design	
Are SuDS Required?	Yes
Does drainage strategy follow the SuDS hierarchy?	Insufficient information provided
Is justification for selection of discharge method within SuDS hierarchy adequate?	Insufficient information provided
Have boreholes / infiltration testing been performed?	Insufficient information provided
Boreholes / infiltration test findings	Insufficient information provided
Has a ground investigation / contaminated lands assessment performed?	Insufficient information provided
Contaminated lands assessment report findings.	Insufficient information provided
Is the site located within a Source Protection Zone?	Insufficient information provided
Do the above tests indicate infiltration is appropriate?	Insufficient information provided
What type(s) of SuDS practices have been proposed?	Insufficient information provided
Infiltrating SuDS proposed?	Insufficient information provided
Infiltration (yes) - Have infiltration systems been designed adequately? Is a sufficient factor of safety proposed?	Insufficient information provided
Infiltration (no) – what justification is given for not implementing infiltration SuDS?	Insufficient information provided
Infiltration (no) – is justification adequate?	Insufficient information provided

Does SuDS scheme provide sufficient detail regarding biodiversity / amenity?	Insufficient information provided
Is the design cost-effective to operate and maintain over the design life of the development, in order to reduce the risk of the drainage system not functioning?	Insufficient information provided
Has design of SuDS practices been adequately documented in plans and schemes?	Insufficient information provided

Sustainable Drainage Systems (SuDS) – Construction, Adoption, Operation & Maintenance	
Has a Construction Phasing Plan been submitted?	Insufficient information provided
Is Construction Phasing Plan adequate?	Insufficient information provided
Have party(ies) adopting / owning SuDS post-construction been identified?	Insufficient information provided
SuDS Adopter details	Insufficient information provided
Has proof of party(ies) adopting SuDS been submitted?	Insufficient information provided
Has an Operation & Maintenance (O&M) Plan for the SuDS been submitted?	Insufficient information provided
Is SuDS O&M Plan adequate?	Insufficient information provided
Has an assessment of operation and maintenance costs over the lifecycle of the SuDS been provided?	Insufficient information provided
Is O&M lifecycle costs assessment adequate?	Insufficient information provided
Has the applicant demonstrated that sufficient funds have been set aside and / or sufficient funds can be raised during the planned lifecycle of the SuDS to cover O&M costs?	Insufficient information provided

Flood Risk Assessment (FRA)	
NPPF Vulnerability Classification	As the development will contain both buildings used for dwelling houses and non-residential uses, it is classified as "more vulnerable".
Flood Zone	The Site is located entirely in Flood Zone 1, which is defined as an area of land that has less than 1 in 1,000 annual probability of river or sea flooding.
uFMFSW Flood Risk	The EA's surface water flood map indicates the flood risk to the site from surface water flooding variable, with small areas at high risk, small areas at medium risk and about 20% of the site at low risk.
Reservoir Breach Flood Risk	The EA's Flood Risk from Reservoirs mapping indicated the flood risk to the site from reservoir breach is very low – 0.1%
Proximity to nearest Flood Zone 2 / 3	1,700m
Site located within a Critical Drainage Area?	Yes
Vulnerability Classification permitted within Flood Zone?	Yes
Basement proposed?	Insufficient information provided
Basement use(s)	Insufficient information provided
Sequential Test Required?	Insufficient information provided
Sequential Test Supplied?	Insufficient information provided
Exception Test Required?	Insufficient information provided
Exception Test Supplied?	Insufficient information provided
FRA Supplied?	No
FRA Required?	Yes
Adequate assessment of flood risk to site users / others?	Insufficient information provided
Adequate mitigation of flood risk to site users / others?	Insufficient information provided

Drainage Strategy	
Adequate documentation provided to permit review?	Insufficient information provided.
Have the inputs and assumptions for the surface water runoff / volume calculations been clearly specified and discussed?	Insufficient information provided.
Are the inputs and assumptions used for the SW runoff / volume calculations valid?	Insufficient information provided.
Have overland flows from outside the site been adequately considered?	Insufficient information provided.
Have exceedance flows been adequately considered?	Insufficient information provided.
Where site runoff is to be discharged to the surface water sewer or combined sewer, has the sewerage undertaker been consulted as to whether any additional or alternative discharge controls are required?	Insufficient information provided.
Where site runoff is to be discharged to highway drainage, has the highway authority been consulted as to whether any additional or alternative discharge controls are required?	Insufficient information provided.
If the site is within a CDA, has the council identified the site / area / future development as being able to offer opportunities to contribute to a wider reduction in flood risk?	Insufficient information provided.
Does the submission meet peak runoff rate requirements as S2 and S3 of the Non-Statutory Technical Standards for Sustainable Drainage Systems?	Insufficient information provided.
Does the submission meet volume control requirements as outlined in S4, S5 and S6 of the Non-Statutory Technical Standards for Sustainable Drainage Systems?	Insufficient information provided.
Has the drainage system been designed to ensure that flooding does not occur on any part of the site for the 1 in 30- year rainfall event?	Insufficient information provided.
If attenuation is proposed, is the specified drawdown time adequate?	Insufficient information provided.
Is pumping of surface water proposed?	Insufficient information provided.
Does the submission meet structural integrity requirements as outlined in S10 and S11 of the Non-Statutory Technical Standards for Sustainable Drainage Systems?	Insufficient information provided.



19/6632/ESC.
FRA and SuDS Review
22/01/2020

Watercourse Consents	
Works taking place within 20m of a watercourse?	No
If yes, type of watercourse?	N/a
Ordinary Watercourse Consent Required?	No
EA Flood Defence Consent Required?	No
Is a watercourse drainage consent required?	No
Comments	



16th January 2020

To: Carl Griffiths
Major Developments Team
Development and Regulatory Services
London Borough of Barnet
Barnet House
1255 High Road Whetstone
London
N20 0EJ

Re: 19/1809/FUL. Site Band Q Broadway Retail Park, Cricklewood Lane London NW2 1ES
Proposal: Environmental Impact Assessment - Scoping Opinion

Dear Carl

Thank you for consulting us on the above application requesting a scoping opinion and for providing the following ecological reports:

- EIA Scoping Report (AECOM December 2019)
- Preliminary Ecological Appraisal Report (AECOM July 2019) and
- Bat Survey Report (AECOM September 2019)

Given the likely scale of the proposed development, the location of the site and the potential for likely significant environmental effects, the Applicant has chosen to submit an Environmental Statement (ES) alongside the planning application for the Proposed Development. The scoping report sets out the proposed scope of the EIA and associated Environmental Statement (ES) to support a planning application for a mixed-use development, comprising residential, commercial, retail, and public realm elements, known as the B&Q Cricklewood scheme

The scoping opinion request was made in respect of a proposal for a planning application for a mixed-use development, comprising residential, commercial, retail, and public realm elements, known as the B&Q Cricklewood scheme. It is the intention of the Applicant to submit a planning application for a residential led mixed-use scheme. The maximum parameters of the proposed development comprise:

- Demolition of existing buildings and structures within the site

Property and infrastructure

Capita Blackburn Business Centre, CastleWay House, 17 Preston New Road, Blackburn, BB2 1AU
Tel +44 (0)1254 273000 Fax +44 (0)1254 273559 www.capita.co.uk/property
Capita Property and Infrastructure Ltd

Registered office: 71 Victoria Street, Westminster, London SW1H 0XA. Registered in England and Wales No. 2018542.
Part of Capita plc. www.capita.co.uk

- Up to 1,200 residential units (Use Class C30 to provide 35% affordable units including up to 500 Built to Rent (BtR)units)
- Up to 2,000m2 of commercial retail, non – residential institutions and leisure floorspace
- Associated Public, semi – private and private realm (Including landscaped roof terraces), public open space, including enhancement of Cricklewood Green
- Access and a new internal road network

Comments

This letter report has been prepared in response to a formal request for a Scoping Opinion. The applicant's report sets out the matters to be covered in the Environmental Statement that will be submitted alongside any future applications for planning permission made in respect of components of the development. The aim of the applicant's report is to provide information to LBB Council to enable a Scoping Opinion to be made under Regulation 15 of the EIA Regulations.

A request under Regulation (15) must include—

(a) in relation to an application for planning permission—

- (i) a plan sufficient to identify the land;
- (ii) a brief description of the nature and purpose of the development, including its location and technical capacity;
- (iii) an explanation of the likely significant effects of the development on the environment; and
- (iv) such other information or representations as the person making the request may wish to provide or make

We consider that this has been provided in the Scoping Report.

The client states in section 9.1.3 that '*It is assumed at this stage, the following topics would be **Scoped Out** of the EIA: Ecology and Biodiversity, Telecommunications (Electronic Interference), Waste and Recycling and Water Environment. However, this will be confirmed upon receipt of the EIA Scoping Opinion from the LBB.*

Summary of Key Issues

The site is not situated within any statutory designated sites for ecological value, such as Sites of Special Scientific Interest (SSSI), Special Protection Area (SPA), Special Areas of Conservation (SAC) or Ramsar Sites, nor are there any located within a 1km radius of the Site.

The closest identified non-statutory designated site is the Dell Doorstep Green (0.6km to the south of the Site), which is designated as a SLINC. We are satisfied that there are adequate urban barriers separating the site from the SLINC.

A PEA was undertaken in 2019 to identify any ecological features within the site and the wider zone of influence. The applicant concluded that there are no protected or notable habitats within the site and the majority of habitat within the site was comprised of buildings and hardstanding (approximately 87%).

A Preliminary Roost Appraisal (PRA) was undertaken and it was established after bat activity surveys had been undertaken that roosting bats were unlikely to be present in the buildings on site. Recommendations in section 7.5.35 of the Scoping Report for precautionary measures should be adhered to during the demolition and construction work stage appropriate to the Proposed Development.

In terms of ecological features, the urban nature of the site and the surrounding areas offer minimal opportunities for habitats to become established to support protected species. However, the railway lines towards the east may create a green habitat corridor providing connectivity adjacent to the proposed development site, although this area does not lie within the application boundary.

We are satisfied that the ecology assessment within the EIA is adequate and ecology matters can be scoped out based on the findings of the PEA and PRA and that construction and operational impacts will not result in any significant adverse effects on the ecology of the Site.

I trust that the above provides you with sufficient information. If you have any queries, please do not hesitate to contact me.

Kind regards

Caroline Smallthwaite MSc Grad CIEEM, Ecologist

Peer reviewed by Tabatha Boniface CEnc MCIEEM
Ecology Technical Lead

Hi Carl

Regarding: - 19/6632/ESC-(SSSR/20/00176)
Environmental Impact Assessment - Scoping Opinion

I have read the EIA Scoping Report by AECOM Infrastructure & Environment UK Ltd dated December 2019. I am satisfied with the proposals in relation to air quality, ground conditions and contamination, noise and vibration.

Kind Regards

**Charlene
Scientific
Environmental
Development and Regulatory Services**

London Borough of Barnet, 2 Bristol Avenue, Colindale, London, NW9 4EW

Tel: 020 8359 7995

Barnet online: www.barnet.gov.uk

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Re

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