

22. Summary of Impacts and Mitigation

- 22.1.1. **Table 22.1** summarises new or different likely significant environmental impacts from those identified in the s.73 ES based in the content of this ES Further Information Report. In respect of mitigation, the need for mitigation measures over and above those which are inherent in the detailed design, or are already identified in the s.73 ES and/or planning conditions attached to the 2014 Permission is also identified. This table has been based on technical chapters ' 7 – 21 which and consider the Phase 1A (North) RMAs, new baseline or guidance, and in some cases further assessment of impacts (e.g. re-modelling for air quality and noise).
- 22.1.2 To note, some chapters of the s.73 ES did not explicitly identify the level of significance of impacts. In this instance the s.73 ES column is marked as 'Not reported' and the newly reported impacts are provided in the ES Further Information Report (FIR) column. Where impacts have not changed from the s.73 ES, this is noted in the table as 's.73 impacts remain valid'. Where adequate mitigation measures are already identified in the s.73 ES or dealt with by way of conditions 2014 Permission, 'No further mitigation required' is added.
- 22.1.3 The table provided below is an addendum to Table 22.1 in the s.73 ES and is to be read in conjunction with that Table. Any updates to the mitigation measures as identified below are submitted for approval to the local planning authority in relation to the Phase 1A (North) RMAs for the purpose of the Planning Condition 3.2 of the 2014 Permission.

Table 22.1: Addendum to Table 22.1 in the s.73 ES - Summary of Potential Impacts, Mitigation Measures and Residual Impacts from the s.73 ES and ES Further Information Report

Topic / Issue	Potential Impacts		Mitigation		Residual Impacts	
	s.73 ES	ES FIR	s.73 ES	ES FIR	s.73 ES	ES FIR
Traffic and Transport						
Construction	s.73 ES and Consolidated TA impacts remain valid		No further mitigation required		s.73 ES and Consolidated TA residual impacts remain valid	
Operation	s.73 ES and Consolidated TA impacts remain valid		No further mitigation required		s.73 ES and Consolidated TA residual impacts remain valid	
Socio Economics						
Construction	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remain valid	
Operation	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remain valid	
Noise and Vibration						
Construction						

Topic / Issue	Potential Impacts		Mitigation		Residual Impacts	
	s.73 ES	ES FIR	s.73 ES	ES FIR	s.73 ES	ES FIR
Temporary Bus Station and Bus Stops	Not assessed	Negligible but mitigation inherent in scheme design at Plot 113	N/A	No further mitigation required	Not assessed	Negligible
Operation						
Road Traffic Noise	Negligible	Negligible to Minor Adverse/Beneficial with some Substantial Beneficial (due to screening afforded by Development buildings)	No further mitigation required		Negligible	Negligible to Minor Adverse Minor to Substantial Beneficial (due to screening afforded by Development buildings)
Residential Amenity Plots 53 and 54	Not reported (in isolation from residential plots)	Negligible (acceptable noise levels) Proposed residential areas falls within LBB's NECs B.	N/A	No further mitigation (mitigation inherent in detailed design as reported within Buro Happold Acoustic Design report (Appendix 9.4).	Not reported	Negligible
Residential Amenity (other Development Plots)	Negligible	Negligible to Moderate Adverse Proposed residential areas fall with LBB's NECs ranging from B/C to D.	N/A	No further mitigation required	s.73 residual impacts remain valid (Negligible)	
Open Spaces	Impact of operational noise on open spaces	Negligible to Moderate Adverse	Provide acoustic screening for neighbouring properties	No further mitigation required (mitigation is inherent in Scheme design; namely 2m acoustic barrier southern side of Prince Charles Drive and	Negligible	Negligible to Moderate Adverse

Topic / Issue	Potential Impacts		Mitigation		Residual Impacts	
	s.73 ES	ES FIR	s.73 ES	ES FIR	s.73 ES	ES FIR
				construction and design of Living Bridge (Planning condition 29.1))		
Fixed Plant & Building Services	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remain valid	
Combined Heat & Power (CHP)	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remain valid	
Waste Handling Facility	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remain valid	
Proposed Future Uses	Not assessed	Negligible to Minor Adverse	N/A	No further mitigation required (mitigation would be inherent in the proposed future use design to ensure amenity is safeguarded - to be implemented through existing planning conditions under 2014 Permission).	Not assessed	Negligible
Sports Pitches & Playing Fields	Negligible	Negligible to Minor Adverse	Provide acoustic screening for neighbouring properties	None proposed necessary due to frequency and timing of pitch use (not during noise sensitive hours)	Negligible	Negligible to Minor Adverse
Vibration	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remain valid	
Townscape and Visual Impact Assessment						
Construction	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remain valid	
Operation						
TCA1: North Circular Corridor	Impact Not Reported	Minor Beneficial	None required		Impact Not Reported	Minor Beneficial
TCA4: Brent Terrace	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remain valid	

Topic / Issue	Potential Impacts		Mitigation		Residual Impacts	
	s.73 ES	ES FIR	s.73 ES	ES FIR	s.73 ES	ES FIR
TCA7: Clitterhouse Playing Fields	Negligible	Substantial Beneficial	None required		Negligible	Substantial Beneficial
TCA 13: Claremont Way Public Open Spaces	Impact Not Reported	Moderate Beneficial	None required		Impact Not Reported	Moderate Beneficial
Impact on remaining TCAs (not affected by the Phase 1A (North) RMAs)	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remain valid	
Viewpoints 18 and 19: Brent Terrace North and Central respectively	Minor Adverse	Substantial Adverse	No further mitigation required Hedge re-planted to 4m height (inherent in landscaping proposals)		Minor Adverse	Moderate Adverse
Viewpoints 23, 24 and 25: Brent Park Road (Temporary Bus Station and Bus Stops)	Not assessed	Negligible	N/A		Not assessed	Negligible
Remaining 21 viewpoints	s.73 impacts remain valid Additional viewpoints added for Phase 1A (North) RMAs with impacts ranging from: Negligible to Substantial Adverse and Substantial Beneficial		No further mitigation required		s.73 residual impacts remain valid Negligible to substantial beneficial	
Ecology and Nature Conservation						
Construction	s.73 impacts remain valid		No further mitigation required		s.73 impacts remain valid	
Operation						

Topic / Issue	Potential Impacts		Mitigation		Residual Impacts	
	s.73 ES	ES FIR	s.73 ES	ES FIR	s.73 ES	ES FIR
Designated Sites	Habitats impacted within Clitterhouse Playing Fields SLINC	Habitats impacted within Clitterhouse Playing Fields SLINC	Landscaping and habitat creation at Clitterhouse Playing Fields SLINC	No further mitigation required although details of lighting strategy to be provided to minimise disturbance.	Neutral	Minor Beneficial
Habitat Damage, Loss and Creation outside the River Corridor	Not assessed	Loss of approx. 2.5ha of habitat within Phase 1A (North)	Landscaping and habitat creation	No further mitigation required although further details of lighting strategy to be provided pre-commencement to minimise disturbance in line with Planning Conditions.	Minor Negative	Minor Beneficial
Water Resources and Flood Risk						
Construction	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remain valid	
Operation	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remain valid	
Archaeology and Cultural Heritage						
Construction						
Childs Hill (3a) ASAS	Not reported	Permanent Moderate to Large Adverse	N/A	No further mitigation required beyond Geophysical Survey (already complete) followed by Targeted Trial Trench Evaluation	Not reported	Permanent Moderate to Large Adverse
Watling Street	Not reported	Permanent, Slight Adverse	N/A	No further mitigation required beyond Archaeological Watching Brief	Not reported	Permanent, Slight Adverse
Paleo-environmental deposits	Not reported	Permanent, Moderate to Large Adverse	N/A	No further mitigation required beyond Paleo-environmental Sampling	Not reported	Permanent, Moderate Adverse

Topic / Issue	Potential Impacts		Mitigation		Residual Impacts	
	s.73 ES	ES FIR	s.73 ES	ES FIR	s.73 ES	ES FIR
Prehistoric Remains	Not reported	Permanent, Moderate to Large Adverse	N/A	No further mitigation required beyond Archaeological Watching Brief	Not reported	Permanent, Moderate Adverse (for secondary deposits)
Clitterhouse Farm	Not reported	Permanent, Moderate Beneficial	N/A	No further mitigation required beyond Archaeological Building Recording	Not reported	Permanent, Large Beneficial
Operation	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remain valid	
Air Quality and Dust						
Construction						
Dust Emissions Generated During Construction Work	Impact from dust generation	Moderate Adverse at receptors within 100m from the Site boundary Slight Adverse at receptors within 100m – 200m of the Site boundary Negligible at receptors over 200m from the Site boundary All impacts are temporary	Measures included in CoCP	No further mitigation required (Implementation of the CEMP and CoCP)	No significant adverse impacts	Slight Adverse at receptors within 100m of the Site boundary Negligible at receptors over 100m from the Site boundary
Construction Road Traffic	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remain valid	
Temporary Bus Station and Bus Stops	Not assessed	Moderate Adverse at two receptors on the corner of Brent Park Road	N/A	No idling policy Buses with High Emission Standards	Not assessed	Slight Adverse for two receptors on the corner of Brent Park Road

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	s.73 ES	ES FIR	s.73 ES	ES FIR	s.73 ES	ES FIR
		Slight Adverse at a number of other receptors on Brent Park Road Negligible at receptors along Layfield Close				Negligible at all other receptors
Emissions Generated from Construction Site Plant	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remain valid	
Operation						
Road Traffic	Locations not individually assessed	<p><u>PM₁₀ and PM_{2.5}</u> Negligible at all receptors</p> <p><u>NO₂</u> Substantial Adverse: Cricklewood Broadway / Cricklewood Lane junction</p> <p>Moderate Adverse: Claremont Road / The Vale junction, along Cricklewood Lane, and at Cricklewood Broadway / Chichele Road, Claremont Road / Somerton Road and Cricklewood Lane / Lichfield Lane junctions</p>	N/A	Implementation of the Framework Transport Plan (FTP). Ongoing air quality monitoring programme to enable reassessment throughout future phase RMAs. If moderate adverse still likely then mechanical ventilation to be considered for nearby residential properties.	Negligible	<p><u>PM₁₀ and PM_{2.5}</u> Negligible at all receptors</p> <p><u>NO₂</u> Moderate Adverse: Cricklewood Broadway / Cricklewood Lane junction</p> <p>Slight Adverse: Claremont Road / The Vale junction, Cricklewood Lane, Cricklewood Broadway / Chichele Road, Claremont Road / Somerton Road and</p>

Topic / Issue	Potential Impacts		Mitigation		Residual Impacts	
	s.73 ES	ES FIR	s.73 ES	ES FIR	s.73 ES	ES FIR
		<p>Slight Adverse: A406 North Circular Road / A41 / minor roads including Coles Green Road and Dollis Hill Lane, Highfield Avenue, and the A5150 Colindeep Lane, and properties on Brent Park Road / Fairfield Avenue</p> <p>Moderate Beneficial: A5 Edgware Road / Oxgate Lane junction</p> <p>Slight Beneficial: A5 Edgware Road / Brent Park Road (near the M1/A406 junction) and Quantock Gardens / Claremont Road and Fordwych Road / Skardu Road junctions</p> <p>Negligible at all other sensitive receptors</p>				<p>Cricklewood Lane / Lichfield Lane junctions, A406 North Circular Road, the A41, Coles Green Road and Dollis Hill Lane, Highfield Avenue, A5150 Colindeep Lane, and properties on Brent Park Road and Fairfield Avenue (north of the existing Shopping Centre)</p> <p>Negligible: all other modelled receptors, or as stated (if beneficial)</p>
Odour / Dust Emissions from Existing Uses	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remains valid	
Rail Emissions	Not assessed	Negligible	N/A	None required	Not assessed	Negligible
Ground Contamination						
Construction	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remains valid	

Topic / Issue	Potential Impacts		Mitigation		Residual Impacts	
	s.73 ES	ES FIR	s.73 ES	ES FIR	s.73 ES	ES FIR
Operation	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remains valid	
Waste						
Construction	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remains valid	
Operation	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remains valid	
Wind Microclimate						
Construction						
Temporary Bus Station and Bus Stops	Not assessed	Negligible	N/A	None required although bus shelters orientated to shelter from prevailing southwesterly winds inherent in design.	Not assessed	Negligible
Operation						
Tempelhof Bridge	Not reported	Major Adverse	N/A	Detailed design of adjacent Development Zones to Tempelhof Bridge will consider canopies and building heights to limit draughts and ensure pedestrian safety levels are not exceeded.	Not reported	Negligible
Central Brent Riverside Park	Not reported	Negligible	N/A	N/A	Not reported	Negligible
Living Bridge	Not reported	Moderate Adverse	N/A	Localised soft landscaping / porous screens, canopies on adjacent Development Zones at northern / southern ends of bridge (to be defined at subsequent RMA stage)	Not reported	Negligible
River Brent Bridges	Not reported	Negligible	N/A	N/A	Not reported	Negligible

Topic / Issue	Potential Impacts		Mitigation		Residual Impacts	
	s.73 ES	ES FIR	s.73 ES	ES FIR	s.73 ES	ES FIR
Claremont Park	Not reported	Negligible	N/A	N/A	Not reported	Negligible
Clitterhouse Playing Fields	Not reported	Negligible	N/A	N/A	Not reported	Negligible
Plots 53 and 54	Not reported	Negligible	N/A	N/A	Not reported	Negligible
Daylight, Sunlight and Overshadowing						
Construction	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remains valid	
Operation	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remains valid	
TV Radio and Mobile Phone Reception						
Construction	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remains valid	
Operation	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remains valid	
Carbon Dioxide Emissions						
Construction	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remains valid	
Operation	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remains valid	
Intermediate Years Assessment						
Construction	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remains valid	
Operation	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remains valid	
Cumulative Assessment						
Construction	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remains valid	
Operation	s.73 impacts remain valid		No further mitigation required		s.73 residual impacts remains valid	