



Volume 1: Environmental Statement Further Information Report

Brent Cross Cricklewood: Phase 1B (North) Reserved Matters Application

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This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2008, BS EN ISO 14001: 2004 and BS OHSAS 18001:2007))

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Comments

Comments



This report has been produced to support, assess and describe the Phase 1B (North) Reserved Matters Applications in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended in 2015). It is submitted solely for this purpose.



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Project Specific Terms

Term	Explanation
2010 Permission	Approved development proposals for Brent Cross Cricklewood as defined by planning permission granted in October 2010 by the London Borough of Barnet (Ref C/17559/08)
2014 Permission	Approved development proposals for Brent Cross Cricklewood as defined by Section 73 planning permission granted in July 2014 by the London Borough of Barnet (Ref F/04687/13), incorporating amendments to the 2010 Permission
2008 ES	Environmental Statement prepared by ERM which accompanied the March 2008 planning application
Applicant	The Brent Cross Cricklewood Development Partners, Hammerson UK Properties plc and Standard Life Investments (HSL)
Brent Cross Cricklewood	The area identified for regeneration which encompasses the 2014 Permission boundary. This term may be used to refer to the Scheme as a whole
Brent Cross North	Those elements of the Scheme to the north of the A406 to be developed by HSL
Brent Cross South	Those elements of the Scheme to the south of the A406, to be taken forward by Argent Related in partnership with London Borough of Barnet
Brent Cross Thameslink	Those elements of the Scheme in the vicinity of the proposed Midland Mainline Station, to include rail freight terminal and waste transfer station, to be delivered by London Borough of Barnet and Network Rail
The Development	The development authorised by the 2014 Outline Permission with the detailed design of the Phase 1A (North) RMAs and Phase 1B (North) RMA elements
Further Information to the s73 ES	Presentation of further environmental information pursuant to the s73 ES to accompany the Reserved Matters Applications and other relevant planning submissions, as detailed in Section 1.2, made subsequent to the preparation of the s73 ES
Phase 1A (North) RMAs	Refers to four separate Reserved Matters Applications (RMAs) which approve the reserved matters for Phase 1A (North) of the 2014 Permission. These comprise: <ul style="list-style-type: none"> • Infrastructure • Open Space - Central Brent Riverside Park • Open Space - Clitterhouse Playing Fields and Claremont Park and • Development Plots (Brent Terrace Plots 53 and 54)
Phase 1B (North) RMA	Reserved Matters Application, for approval of reserved matters for Phase 1B (North) of the 2014 Permission
Pre-RMA Conditions	Planning conditions attached to the 2014 Permission which require submission of details before any RMAs can be lodged with the Local Planning Authority
RES 2008	Revised Environmental Statement prepared by ERM in November 2008
RES 2009	Revised Environmental Statement prepared by ERM in March 2009 submitted under Regulation 22 of the EIA Regulations.
s73	Section 73 planning application for the 2014 Permission, submitted in October 2013
s73 ES	Environmental Statement prepared by ERM which accompanied the s73 planning application
s73 TR	Transport Report prepared by URS which accompanied the s73 planning application
Scheme	The consented scheme as authorised by the 2014 Permission and as represented in the parameter plans and indicative Masterplan found within the Revised Development Specification & Framework approved by the 2014 Permission
Site	The land contained within the 2014 Permission boundary, comprising 151 hectares

Terminology

Glossary

Above Ordnance Datum (AOD)	Land levels in the UK are measured relative to the average sea level at Newlyn in Cornwall. This average level is referred to as ‘Ordnance Datum’. Benchmarks, spot heights and contours on Ordnance Survey maps of the UK show heights above Ordnance Datum in metres.
Addendum	An addendum is an addition required to be made to a document by its author subsequent to its printing or publication.
Air Quality Management Area (AQMA)	Areas where the National Air Quality objectives are likely not to be achieved, the local council will declare an Air Quality Management Area. This area could be just one or two streets, or it could be much bigger.
Area of Special Archaeological Importance (ASAS)	The Ancient Monuments and Archaeological Areas Act 1979 was legislation passed by the British government, the latest in a series of Ancient Monument Acts legislating to protect the archaeological heritage of Great Britain.
Baseline	Existing environmental conditions present on, or near a site, against which future changes may be measured or predicted.
Built heritage	Upstanding structure of historic interest.
Conservation Area	An area designated under Planning (Listed Buildings and Conservation Areas) Act 1990 as being of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
Construction Environmental Management Plan	A plan to undertake activities which provide for sound environmental management of a project during construction so that adverse environmental effects are minimised and mitigated.
Cumulative Effects	Effects that result from incremental changes caused by other past, present or reasonably foreseeable actions.
Ecology	The study of living organisms in relation to their surroundings.
EIA Development	Development that falls under Schedule 1 or 2 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended in 2015) (“the EIA Regulations”) as requiring an EIA.
Environmental Impact Assessment (EIA)	A technique for ensuring that the likely effects of new development on the environment are fully understood and taken into account before the development is allowed to go ahead. It provides a focus for public scrutiny of the project and enables the importance of the predicted effects, and the scope for modifying or mitigating them, to be properly evaluated by the decision-making authority.
EIA Regulations 2011	The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 ⁱ .
EIA Regulations 2015	The Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015 ⁱⁱ .
Listed Building	A building included in a list produced by the Secretary of State for Culture, Media and Sport. It comprises buildings and other structures that are of special architectural or historic interest.
Mitigation (measure)	The measures put forward to prevent, reduce and where possible, offset any adverse effects on the environment.
Particulate matter	Discrete particles in ambient air, sizes ranging between nanometres (nm, billionths of a metre) to tens of micrometres (µm, millionths of a metre).
Phase 1 habitat survey	Broad scale and rapid technique for identifying and mapping habitats according to standard definitions and based on vegetation.

Terminology

Receptor	Persons, living organisms, ecological systems, controlled water, atmosphere, structures and utilities that could be adversely affected by the contaminant(s).
Remediation	Clean-up or other methods used to remove or contain a toxic spill or hazardous materials.
Reserved Matters Application	A reserved matters application deals with some or all of the outstanding details of the outline application proposal.
Residual effects	Those effects of the development that cannot be mitigated following implementation of mitigation proposals.
Scoping	An initial stage in determining the nature and potential scale of environmental effects arising as a result of a development, and an assessment of what further studies are required to establish their significance.
(Sensitive) Receptor	A component of the natural, created or built environment such as human beings, water, air, a building, or a plant that is affected by an effect.
Section 106 Agreement	A Section 106 Agreement is a legal agreement between the Planning Authority and the applicant/developer and any others that may have an interest in the land.
Section 73 Application	Section 73 of the Town and Country Planning Act 1990 allows applications to be made for permission to develop without complying with a condition(s) previously imposed on a planning permission.
Site of Special Scientific Interest (SSSI)	A Site of Special Scientific Interest is a conservation designation denoting a protected area in the UK. SSSIs are the basic building block of site-based nature conservation legislation and most other legal nature/geological conservation designations in Great Britain are based upon them.
Statutory Consultees	Groups or bodies that, by law, must be consulted as part of the planning application process for certain types of development.

Abbreviations

APSH	Analysis of Annual Probable Sunlight Hours
AQMA	Air Quality Management Area
ASAS	Area of Special Archaeological Significance
ATT	Advance Thermal Technologies
AVR	Accurate Visual Representations
BRE	Building Research Establishment
BXE	Brent Cross East Development Zone
CCC	Construction Consolidation Centre
CEMP	Construction Environmental Management Plan
CHP	Combined Heat and Power
CIA	Construction Impact Assessment
CoCP	Code of Construction Practice
CSM	Conceptual Site Model
DDM	Detailed Design Model
DEFRA	Department for the Environmental, Food & Rural Affairs
DSF	Design Specification Framework

Terminology

DSWMP	Demolition and Site Waste Management Plan
EHO	Environmental Health Officer
EIA	Environmental Impact Assessment
ES	Environmental Statement
FRA	Flood Risk Assessment
GLA	Greater London Authority
GLAAS	Greater London Archaeology Advisory Service
ha	Hectares
HE	Highways England
ICP	Indicative Construction Programme
IEMA	Institute of Environmental Management and Assessment
LACW	Local Authority Collected Waster
LBB	London Borough of Barnet
LVIA	Landscape and Visual Impact Assessment
MRF	Materials Recycling Facility
NO ₂	Nitrogen Dioxide
NTS	Non-Technical Summary
PM ₁₀	Particulate Matter
PPERP	Pollution Prevention and Emergency Response Plans
RDF	Refuse Derived Fuel
RDSF	Revised Development Specification & Framework
RMA	Reserved Matters Application
SLINC	Sites of Local Importance to Nature Conservation
SSSI	Site of Special Scientific Interest
SUDS	Sustainable Urban Drainage Systems
SWMP	Site Waste Management Plan
TA	Transport Assessment
TFL	Transport for London
VSC	Vertical Sky Component
WHF	Waste Handling Facility

Terminology

1. Introduction

1.1 Context and Purpose of this Report

- 1.1.1 The Brent Cross Cricklewood regeneration scheme is located in northwest London and comprises 151 hectares (ha) of land within the administrative boundary of the London Borough of Barnet (LBB) (the ‘Site’). The scheme applicant is the Brent Cross Cricklewood Development Partners, comprising Hammerson UK Properties plc and Standard Life Investments (the ‘Applicant’). The redevelopment area is identified within the Mayor’s London Plan (2016, Consolidated with changes since 2011)ⁱⁱⁱ as ‘Opportunity Area 5 Cricklewood/Brent Cross’ which has “*significant potential for wider economic development, new housing and regeneration, capitalising on public transport improvements*”.
- 1.1.2 The Applicant received planning permission (outline consent) in October 2010 for the comprehensive redevelopment of Brent Cross Cricklewood (the ‘2010 Permission’). Subsequently, a Section 73 application (‘s73 Application’) was submitted in October 2013 (Application Reference: F/04687/13) to capture amendments to the planning conditions of the 2010 Permission and to include additional elements including the Living Bridge. The s73 Application and proposals were subject to an Environmental Impact Assessment (EIA) process undertaken in line with The Town and Country Planning (Environmental Impact Assessment) Regulations 2011, and were reported in a Section 73 Environmental Statement (ES) dated October 2013 (‘s73 ES’).
- 1.1.3 In July 2014, LBB granted planning permission for the s73 Application, hereafter referred to as the ‘2014 Permission’. The proposed Masterplan within the s73 Application was in outline but with certain gateway junctions submitted in detail. The consented regeneration proposals of the 2014 Permission are hereafter referred to as the ‘Scheme’.
- 1.1.4 The first two Reserved Matters Applications (RMA) pursuant to the 2014 Permission were submitted in January 2015 to seek detailed approval for open space (Claremont Park and Clitterhouse Playing Fields) and two residential development plots (known as Plots 53 and 54). These were followed by the submission of two further RMAs for infrastructure works and for the Central Brent Riverside Park in June 2015. These four RMAs are known collectively as the ‘Phase 1A (North) RMAs’. Further environmental information for the Phase 1A (North) RMAs was presented in the Phase 1A (North) Revised Environmental Statement Further Information Report (‘Phase 1A (North) FIR’) dated June 2015.
- 1.1.5 Other amendments to the Scheme have subsequently been made, some of which have been accompanied by additional environmental information. Further information is provided in relation to these subsequent amendments in Section 1.2 below.
- 1.1.6 The Site includes the existing Brent Cross Shopping Centre to the north, the A41 and Brent Cross London Underground Station to the east, Cricklewood Lane to the south, the A5 to the west and the M1 motorway to the northwest. The location of the Site and extent of the planning application boundary of the 2014 Permission are shown in **Figure 1.1: Site Location** and **Figure 1.2: Planning Application Boundary**, respectively.

- 1.1.7 The Applicant is now seeking reserved matters approval for the Phase 1B (North) sub-phase pursuant to the 2014 Permission. This RMA seeks approval for the following, known as the '**Phase 1B (North) RMA**':
- Transport Interchange T2 (Replacement Brent Cross Bus Station);
 - Brent Cross East ('BXE') Development Zone Development Plots - comprises the New Town Centre including Plots 101 - 113;
 - Brent Cross Main Square;
 - Threshold Spaces - Layfield Place, Fenwick Place and Tempelhof Circus;
 - High Street North;
 - Community Facilities;
 - Neighbourhood Police Unit;
 - Western Brent Riverside Park;
 - River Brent Nature Park (NP4 - Nature Park 4);
 - Eastern Brent Riverside Park; and
 - Sturgess Park Improvements.
- 1.1.8 Further details on the Phase 1B (North) elements of the RMA are provided in **Chapter 2**.
- 1.1.9 This ES Further Information Report (the '**Phase 1B (North) FIR**') has been prepared by Waterman and other members of the project team to provide, where necessary, further environmental information pursuant to the s73 ES as considered necessary to inform the granting of reserved matters approval for the above described package of works comprising Phase 1B (North). Under the EIA Regulations, LBB in determining a RMA or other subsequent application must determine that the environmental information before it is adequate. This Report therefore considers whether the s73 ES, as supplemented by the further environmental information submitted subsequently and described in Section 1.2 below, remains adequate for decision making, and in some cases provides further environmental information to ensure all likely significant effects of the Scheme, with the detailed design of the Phase 1B (North) RMA elements in place, are considered at the grant of approval.
- 1.1.10 The 2014 Permission, with the detailed design of the Phase 1A (North) RMAs and Phase 1B (North) RMA elements in place, is hereafter referred to as the '**Development**'. An EIA Scoping Report for this Phase 1B (North) FIR was prepared and submitted to LBB in January 2017 to identify the need for and the scope of further information to be submitted pursuant to the s73 ES, having regard to the emerging detailed design. Further details of the scope and approach to this Report are provided in **Section 4** and the Scoping Report is provided in **Appendix 4.1: EIA Scoping Report**.

1.2 Planning and EIA History

- 1.2.1 The Scheme already has the benefit of planning permission which now enables the project to progress to detailed design and the approval of RMAs for each Development Phase and Sub-Phase. RMAs have already been submitted, and reserved matters approval granted, in respect of the Phase 1A (North) sub-phase as described above. A separate RMA has also been approved for Phase 1A

(South). Following detailed design development and refinement, reserved matters approval is now sought in respect of the Phase 1B (North) works, which are the subject of this Phase 1B (North) FIR.

- 1.2.2 The Scheme has been subject to an EIA process, a summary of which is presented in **Table 1.1** together with a brief explanation of the associated planning applications to date.

Table 1.1: Summary of Brent Cross Cricklewood Planning and EIA History

Date	Planning History
March 2008	An outline planning application for the redevelopment scheme was first submitted to LBB with an ES (' 2008 ES ').
November 2008	Following review comments of the application and ES by LBB and statutory consultees, it was decided by the Applicant to expand and revise the documents and to amend the ES accordingly. As such a Revised Environmental Statement was issued in November 2008 (' RES 2008 ').
March 2009	LBB issued a request for further information under the EIA Regulations to inform the determination of the application. Subsequently an amended RES (' RES 2009 ') was submitted that incorporated the various responses to requests for further information.
October 2010	Outline planning permission (Application Reference C/17559/08) was granted (' 2010 Permission ') subject to planning conditions and Section 106 agreements.
October 2013	<p>A s73 planning application was submitted to LBB under The Town and Country Planning Act 1990 which sought amendments to the 2010 Permission to reflect the evolution in the scheme design. The main scheme changes captured in the s73 included:</p> <ul style="list-style-type: none"> • A new pedestrian and cycle only bridge over the North Circular Road (the 'Living Bridge') to improve site connectivity and integration between the northern and southern parts of the new town centre. This included reconfiguration of Market Square and the area south of the A406. • Alterations to the layout of development within BXE including the new pedestrian and cycle only bridge, as well as changes to the alignment of the River Brent and the reconfiguration of Brent Cross Main Square. • Alterations to the phasing of the development to bring more of the BXE into the earlier Phase 1, including all the proposed north side retail plot development and the new bus station. • The highways infrastructure required to support the altered phasing of plot development was brought forward into the earlier Phase 1A North. <p>The 2013 s73 application was accompanied by an ES (the 's73 ES').</p>
July 2014	The s73 application was granted planning permission (Application Reference F/04687/13) in July 2014 (the ' 2014 Permission '). This established outline planning permission for the Masterplan Scheme amendments, and full (detailed) planning permission for the proposed works to the Gateway Junctions.
January 2015	Submission of applications for Reserved Matters Approval of Plots 53 and 54 (Brent Terrace) (RMA reference 15/00720/RMA) and Clitterhouse Playing Fields and Claremont Park (RMA reference 15/00769/RMA) for Phase 1A North. This was accompanied by an ES Further Information Report (January 2015).

Date	Planning History
	RMAs were also submitted for Infrastructure (15/03312/RMA) and the Central Brent Riverside Park (15/03315/RMA) in January 2015, however these were not validated and were resubmitted in June 2015.
June 2015	Reserved Matters Approval granted for Plots 53 and 54 (15/00720/RMA).
June 2015	Submission of Infrastructure and Central Brent Riverside Park RMAs for Phase 1A (North) (RMA references 15/03312/RMA and 15/03315/RMA respectively). This was accompanied by a Revised Environmental Statement Further Information Report: Phase 1A North (' Revised ES FIR, Phase 1A (North), June 2015 '). This incorporated the information contained in the January 2015 ES FIR in relation to the RMAs for Plots 53 and 54 and Clitterhouse Playing Fields / Claremont Park, and effectively superseded the January 2015 document.
July 2015	Reserved Matters approval granted for Clitterhouse Playing Fields and Claremont Park RMA (15/00769/RMA).
October 2015	Submission of an Alternative Reserved Matters Applications ES Addendum (' ES Addendum, October 2015 ') for four Alternative Design Initiative RMAs for Phase 1A (North) - Tempelhof Bridge (Alternative Design), Tilling Road West/Brent Terrace North Junction (Alternative design), River Bridge 1 and Western & Central River Brent Alteration & Diversion Works (Alternative design), and Central Brent Riverside Park (Alternative design) (RMA references 15/06571/RMA, 15/06572/RMA, 15/06573/RMA and 15/06574/RMA respectively).
October 2015	Submission of application for Reserved Matters Approval for two highway links within Phase 1A (South) - Claremont Park Road (Part 1) and School Lane (RMA reference 15/06518/RMA). This was accompanied by an Environmental Compliance Note.
December 2015	Submission of detailed planning application relating to highway works and associated development works at A406 Westbound off-slip and adjacent land and 111 Highfield Avenue NW11, accompanied by an ES Addendum: A406 Westbound Off-Slip and Highfield Avenue Highway Works (Ref.15/07836/EIA) (' ES Addendum, December 2015 ').
January 2016	Reserved Matters Approval granted for Infrastructure (15/03312/RMA) and Central Brent Riverside Park (15/03315/RMA) RMAs (with corresponding amendments made to the S.106 Agreement).
February 2016	Reserved Matters Approval granted for Tilling Road West/Brent Terrace North Junction (Alternative design), River Bridge 1 and Western & Central River Brent Alteration & Diversion Works (Alternative design), and Central Brent Riverside Park (Alternative design) (RMA references 15/06572/RMA, 15/06573/RMA and 15/06574/RMA).
February 2016	Reserved Matters Approval granted for two highway links within Phase 1A (South) - Claremont Park Road (Part 1) and School Lane (RMA reference 15/06518/RMA).
May 2016	Approval granted for highway works and associated development works at A406 Westbound off-slip and adjacent land and 111 Highfield Avenue NW11 (Ref.15/07836/EIA)
November 2016	Submission of planning application under Condition 4.2 to re-phase six infrastructure items from Phase 1A (North) to Phase 1B (South) (Ref. 16/7489/CON).

Date	Planning History
	<p>A submission was also made to update the undetermined RMA 15/06571/RMA relating to the revised design of Tempelhof Bridge (Bridge Structure B1). These were accompanied by an ES Addendum, November, 2016.</p>
February 2017	<p>Resolution to grant for the November 2016 submissions outlined above was determined by LBB on 22/02/17. Formal decision to be confirmed by LBB.</p>

1.2.3 In addition to the applications detailed above, a number of applications for non-material amendments under Section 96A (s96A) of the Town and Country Planning Act 1990 have been submitted to LBB. These have been accompanied by ES Statements of Conformity (SoC) which demonstrate in each instance that there will be no new or different impacts as a result of these amendments and therefore the conclusions of the s73 ES, the Phase 1A (North) FIR, and any additional submitted environmental information remain valid for decision making purposes.

1.2.4 The 2014 Permission included the following definition of the Scheme as a whole:

“Comprehensive mixed use redevelopment of the Brent Cross Cricklewood Regeneration Area comprising residential uses (Use Class C2, C3 and student/special needs/sheltered housing), a full range of town centre uses including Use Classes A1 - A5, offices, industrial and other business uses within Use Classes B1 - B8, leisure uses, rail based freight facilities, waste handling facility and treatment technology, petrol filling station, hotel and conference facilities, community, health and education facilities, private hospital, open space and public realm, landscaping and recreation facilities, new rail and bus stations, vehicular and pedestrian bridges, underground and multi-storey parking, works to the River Brent and Clitterhouse Stream and associated infrastructure, demolition and alterations of existing building structures, CHP/CCHP, relocated electricity substation, free standing or building mounted wind turbines, alterations to existing railway including Cricklewood railway track and station and Brent Cross London Underground station, creation of new strategic accesses and internal road layout, at grade or underground conveyor from waste handling facility to CHP/CCHP, infrastructure and associated facilities together with any required temporary works or structures and associated utilities/services required by the Development (Outline Application)”.

1.2.5 The Scheme assessed by the s73 ES was based on development parameters as defined by parameter plans and descriptions within the Revised Development Specification and Framework (RDSF) from the s73 Application.

1.3 Need for Further Environmental Information

1.3.1 The EIA process is a systematic means of identifying, predicting, evaluating and mitigating the likely significant environmental effects arising from a development. The process enables developers to respond iteratively to the prevailing environmental conditions and constraints in relation to their proposals. The purpose of the EIA is to inform the decision making process.

1.3.2 Where an EIA is required for a proposed development, information on the likely significant effects of the development must be provided by the Applicant in an ES to accompany the planning application. As outlined in **Table 1.1**, the 2014 Permission has already been subject to EIA, comprising the s73 ES for the outline BXC Scheme together with a number of subsequent ES documents, as detailed

below, which together comprise the relevant environmental information for the purposes of the Scheme:

- **Section 73 ES, October 2013** - comprising the ES for the outline Scheme as amended by the s73 application of October 2013;
- **Revised Environmental Statement Further Information Report: Phase 1A North, June 2015** - comprising the further environmental information submitted in support of the reserved matters applications for Phase 1A North;
- **Alternative Reserved Matters Applications ES Addendum, October 2015** - comprising the further environmental information submitted in support of the alternative reserved matters applications for four specific infrastructure items within Phase 1 A (North);
- **ES Addendum: A406 Westbound Off-Slip and Highfield Avenue Highway Works, December 2015** - comprising the ES Addendum prepared to support the standalone planning application for two areas of highway works falling outside of the red-line boundary of the approved BXC Scheme; and
- **ES Addendum: Phase 1A (North) Re-phasing Works and Tempelhof Bridge Amendments, November 2016** - comprising the ES Addendum prepared to support the re-phasing of six infrastructure items (four items of highway infrastructure and two open spaces) located south of the A406 from the Phase 1A (North) works package to the Phase 1B (South) works package and associated amendments to highway infrastructure and the phasing of the delivery of open spaces, together with further amendments to the approved design of Tempelhof Bridge.

1.3.3 The above documents are collectively referred to as the 's73 ES and other EIA Documentation' relating to the BXC Scheme.

1.3.4 When considering the RMA for the detailed design of the Phase 1B (North) elements of the Scheme it has been necessary to consider how the EIA Regulations apply to "subsequent applications" which are defined as meaning:

"an application for approval of a matter where the approval –

(a) is required by or under a condition to which a planning permission is subject; and

(b) must be obtained before all or part of the development permitted by the planning permission may be begun."

1.3.5 The EIA Regulations contain a prohibition on a development consent, including subsequent applications, being granted unless there is an assessment of the likely significant effects of the Development. As such, the EIA Regulations seek to ensure the determining authority providing development consent is able to make its decision in the full knowledge of any likely significant environmental effects.

1.3.6 Since the Scheme is an EIA development, it follows that any subsequent applications pursuant to the 2014 Permission will be ones that also relate to EIA development and will thus have to be

determined by reference to an ES. An application for a 'screening opinion' in relation to the RMAs has therefore not been sought as it would only confirm that the Scheme is EIA development.

- 1.3.7 In relation to the 2014 Permission, it is necessary to consider the EIA Regulations on the basis set out in Regulation 8 for 'subsequent applications' since this applies where an ES has already been submitted. Regulation 8 states that where the environmental information (in this instance the s73 ES and any other associated environmental information) already before the authority is considered adequate, the authority should take this into account. However, where the environmental information before the Council is not considered adequate to assess the environmental effects of the development, a notice must be served under Regulation 22. Alternatively, the Applicant can submit further environmental information voluntarily, as provided within this ES Further Information Report – the Phase 1B (North) FIR.
- 1.3.8 The Phase 1B (North) FIR considers whether the s73 ES and other EIA Documentation is adequate for decision making (i.e. remains valid) and whether the likely significant effects of the Scheme identified at the outline stage remain valid. In these circumstances a 'Statement of Conformity' is provided for the environmental topic in question. The Phase 1B (North) FIR also provides further environmental information for certain technical topics where additional assessment work has been undertaken to confirm whether any likely significant environmental effects would arise - which were not fully identified or identifiable at the outline stage - from the Development (i.e. with Phase 1A (North) and Phase 1B (North) in place). Other updates to legislation, policy and guidance and baseline information are provided within the Phase 1B (North) FIR where appropriate.
- 1.3.9 As such, this Report has been prepared and co-ordinated by Waterman to accompany the Phase 1B (North) RMA, with technical assessments completed by Waterman and additional parties including:
- **Quod** – Socio Economics;
 - **AECOM** (formally URS) – Traffic and Transport, and Water Resources and Flood Risk;
 - **Cityscape** – Actual Visual Representations (AVRs) for the Townscape and Visual Impact Assessment;
 - **BMT** – Wind assessment and Daylight, Sunlight and Overshadowing assessment; and
 - **Chapman Taylor, CRTKL and Macgregor Smith** - Provided design details of the Phase 1B (North) RMA and associated construction activities.
- 1.3.10 The scope of the Phase 1B (North) FIR and general approach is provided in Chapter 4 of this Report.

1.4 Structure of the ES Further Information Report

- 1.4.1 The structure of the Phase 1B (North) FIR, is defined below.

Non-Technical Summary

- 1.4.2 A Non-Technical Summary (NTS) is provided to give a summarised, accurate and balanced account of the key information provided in the Phase 1B (North) FIR, taking into account the other EIA Documentation. The NTS is provided at the front of the Phase 1B (North) FIR (Volume 1) in a format

suitable for public dissemination. The NTS clearly sets out where updates have been provided to the s73 ES and other EIA Documentation, and / or where new information in regard to the Phase 1B (North) RMA is provided.

ES Further Information Report (Volume 1): Main Text

- 1.4.3 This document contains the full text of the Phase 1B (North) FIR. The chapter headings are set out below in **Table 1.2**, corresponding to each chapter of the s73 ES. Alongside each chapter heading is an indication of the approach to the topic contained within the Phase 1B (North) FIR.
- 1.4.4 A 'Statement of Conformity' is provided for those topics where environmental baseline information presented in the s73 ES and the other EIA Documentation remains valid, there has been no new relevant legislation, policy or guidance, the methodology remains valid, and the detailed design has been reviewed and found not to give rise to any new or different significant environmental impacts from those reported in the existing EIA Documentation.
- 1.4.5 Some technical Chapters provide further environmental information and assessment pursuant to the s73 ES and other EIA Documentation. In most cases this results from new baseline information being available or as a result of a review of the detailed design as defined by the Phase 1B (North) RMA. Where significant environmental impacts are new or where impacts differ from those presented in the s73 ES and other EIA Documentation they are clearly presented within the Chapter (only those which are new or different are reported) and this is followed through from potential impacts, to mitigation, to residual impacts.

Table 1.2: Structure and Content of the Phase 1B (North) FIR

Chapter Title	Content of the Phase 1B (North) FIR
1. Introduction	Overview on purpose of document, context and content
2. Application Proposals	Description of Phase 1B (North) FIR features and deviations from 2014 Permission
3. Development of the Scheme and Consideration of Alternatives	Update in light of detailed design for Phase 1B (North)
4. Approach to the Phase 1B (North) FIR	Approach to Phase 1B (North) FIR from previous EIA Documentation
5. Land Use	Statement of Conformity
6. Land Use Planning	Update to reflect new legislation, policy or guidance
7. Traffic and Transport	Statement of Conformity
8. Socio-Economics	Statement of Conformity
9. Noise and Vibration	Statement of Conformity with update to reflect detailed design for Phase 1B (North)
10. Townscape and Visual Impact Assessment	Further assessment in light of detailed design for Phase 1B (North) and updated baseline photography of additional viewpoints
11. Ecology and Nature Conservation	Statement of Conformity with presentation of updated baseline survey results for Phase 1B (North)
12. Water Resources and Flood Risk	Statement of Conformity
13. Archaeology and Cultural Heritage	Statement of Conformity
14. Air Quality and Dust	Further assessment in light of detailed design for Phase 1B (North) and most recent baseline monitoring results.
15. Ground Contamination	Statement of Conformity with presentation of updated baseline data from available site investigations.
16. Waste	Statement of Conformity with presentation of updated data available.
17. Microclimate A. Wind B. Daylight, Sunlight and Overshadowing	Further assessment in light of detailed design for Phase 1B (North).
18. TV, Radio and Mobile Phone Reception	Statement of Conformity
19. Carbon Dioxide Emissions	Statement of Conformity
20. Intermediate Years Assessment	Statement of Conformity
21. Cumulative Effects	Statement of Conformity
22. Summary of Residual Effects and Mitigation	Update in accordance with potential new or different significant effects identified in the 1B (North) FIR technical chapters.

ES Further Information Report (Volume 2): Figures

- 1.4.6 Volume 2 contains the figures relating to the Phase 1B (North) FIR. A Table of Contents is provided at the front of Volume 2.

ES Further Information Report (Volume 3): Appendices

- 1.4.7 Volume 3 contains the appendices relating to the Phase 1B (North) FIR. A Table of Contents is provided at the front of Volume.

References

- ⁱ HMSO (2011), The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (S.I. 1824) HMSO, London.
- ⁱⁱ HMSO (2015), The Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015 (S.I. 660) HMSO, London.
- ⁱⁱⁱ Mayor of London (2016), The London Plan: Spatial Development Strategy for Greater London (Consolidated with changes since 2011), March 2016, Greater London Authority (GLA)