



Environmental Impact Assessment (EIA) Scoping Report

Neasden Goods Yard, London Borough of Brent

April 2023

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Prepared By:

Date: April 2023

For and on behalf of Avison Young

1. Purpose of this Report

- 1.1 This report accompanies a written request for an Environmental Impact Assessment (EIA) Scoping Opinion from the London Borough of Brent (LBB) pursuant to Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations, 2017¹ as amended² (the EIA Regulations). The purpose of this report is to inform the request for an EIA Scoping Opinion in respect of Hollybrook Homes Limited (the Applicant's) proposal (the Development) for the redevelopment of Neasden Goods Yard, Neasden.
- 1.2 This report has been prepared by Avison Young on behalf of the Applicant. In accordance with Regulation 15(2) of the EIA Regulations this report provides:
- A plan sufficient to identify the land subject to the Development (the Site) (refer to **Section 4**).
 - A brief description of the nature and purpose of the Development (refer to **Section 5**).
 - An explanation of the likely significant effects of the Development on the environment (refer to **Section 7**).
 - Other relevant information the Applicant wishes to provide (refer to **Sections 1 - 3**, inclusive, **Section 6**, and **Sections 8 - 9** inclusive).

¹ The Town and Country Planning (Environmental Impact Assessment) Regulations, 2017.

² HMSO. The Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2018.

2. An Introduction to EIA, the ES and the ES Scoping Process

The Purpose of EIA

- 2.1 Underpinned by the aforementioned EIA Regulations, EIA is a formal process whereby the likely significant environmental effects of a project are identified, predicted and evaluated. The main purpose of the EIA process is to avoid and / or reduce significant environmental effects of a project via an iterative design process and to identify the likely residual environmental effects of a project so that they can be understood by planning decision makers and stakeholders.

The Need for EIA

- 2.2 The need for EIA is determined by the definitions and criteria provided in Schedule 1 or Schedule 2 and Schedule 3 of the EIA Regulations. Where projects are of a description mentioned in Schedule 1, EIA is mandatory. Where projects are of a description mentioned in column 1 of the table in Schedule 2 and meet one or more of the criteria or thresholds set out in the corresponding Column 2 of the table it is 'Schedule 2 development'. In this case EIA is required if the project is likely to have significant environmental effects as referenced in Schedule 3 'Selection Criteria for Screening Schedule 2 Development'.
- 2.3 With reference to the information provided in **Section 5** of this report, the Development does not fall within the definitions set out within Schedule 1 of the EIA Regulations. However, the Development does fall within Schedule 2 10(b) of the EIA Regulations. That is:

"10. Infrastructure projects...(b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas..."

- 2.4 Furthermore, the Development meets the second of the three applicable thresholds for Schedule 2 10 (b) projects:

"...(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or (ii) the development includes more than 150 dwellings; or (iii) the overall area of the development exceeds 5 hectares."

- 2.5 In view of the above, Schedule 3 of the EIA Regulations must be carefully considered to determine the need (or otherwise) for EIA. Particular emphasis must be placed upon:

- The characteristics of the Development (refer to **Section 5**).
- The location of the Development (refer to **Section 4**).
- The types and characteristics of the potential environmental effects (refer to **Section 7**).

- 2.6 The Applicant recognises the likely potential for the Development to give rise to significant environmental effects. Consequently, the Applicant has commissioned Avison Young as Lead EIA Consultant for the Development to lead the EIA process and to prepare an Environmental Statement (ES) for the Development.

The ES

- 2.7 Applications for EIA development must be accompanied by an ES. The ES must contain all relevant information set out within Regulations 18(3) and, where relevant, Schedule 4 of the EIA Regulations.

Scoping the ES

- 2.8 The EIA Regulations are clear in their intent which is to ensure only the “...likely significant environmental effects...” of a project are identified within an ES. This is echoed within the online Planning Practice Guidance (PPG)³ which states:

“Whilst every ES should provide a full factual description of the development, the emphasis should be on the ‘main’ or ‘significant, environmental effects to which a development is likely to give rise. The ES should be proportionate and not be any longer than is necessary to assess properly those effects. Where, for example, only one environmental factor is likely to be significantly affected, the assessment should focus on that issue only. Impacts which have little or no significance for the particular development in question will need only very brief treatment to indicate that their possible relevance has been considered.”

- 2.9 In view of the above, scoping of the ES refers to the process of identifying the significant environmental effects which are likely to arise from a project. In this way, topics to be ‘scoped into’ and ‘scoped out of’ an ES can be identified and agreed with the relevant determining authority by way of an EIA Scoping Opinion (to be prepared by the relevant determining authority).

- 2.10 With regard to EIA Scoping Opinions, the online PPG further notes the need to be pragmatic:

“...the opinion should be proportionate, tailored to the specific characteristics of the development and the main environmental features likely to be significantly affected.”

- 2.11 As noted in **Section 1**, this report has been prepared to inform the request for an EIA Scoping Opinion in respect of the Applicant’s Development at the Site.

³ <https://www.gov.uk/guidance/environmental-impact-assessment#Preparing-an-Environmental-Statement1>

3. The Applicant’s EIA Team

3.1 Regulation 18(5) of the EIA Regulations states:

“In order to ensure the completeness and quality of the ES: (a) the developer must ensure that the ES is prepared by competent experts; and (b) the ES must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.”

3.2 Although this EIA Scoping Report is not an ES, for completeness, the Applicant’s EIA Team and relevant credentials are set out within **Table 1**. All EIA Team members have contributed to the preparation of this EIA Scoping Report.

Table 1: The Applicant’s EIA Team

Name and Professional Title	Organisation	Project Role	Qualification(s)	Statement of Relevant Experience
	Avison Young.	EIA Project Director.	BSc (Hons). Practitioner Member of the Institute of Environmental Assessment and Management (IEMA).	21 years’ experience managing, co-ordinating and directing EIAs, and preparing ESs for predominantly property and urban regeneration projects.
	Avison Young.	EIA Co-ordinator / Project Manager.	BA (Hons) MA.	19 years’ experience as an environmental consultant, with considerable experience of managing and coordinating multi-discipline EIAs.
	Avison Young.	EIA Co-ordinator / Project Manager.	BSc (Hons). MSc. Member of the Institution of Environmental Science. Member of the Institute of Air Quality Management (MIAQM)	22 years’ experience managing and co-ordinating EIAs and preparing ESs with respect to large-scale, complex urban developments.
	Avison Young.	EIA Project Assistant.	BSc. MSc. Graduate Member of IEMA.	18 months’ experience assisting with the co-ordination of ESs for urban-regeneration, residential-led and mixed-use projects.

Name and Professional Title	Organisation	Project Role	Qualification(s)	Statement of Relevant Experience
Becki Edwards	Noise Consultants Ltd.	Noise and Vibration Consultant.	MSc Member of the Institute of Acoustics (MIOA)	7 years of experience in environmental and building acoustics. Experience working on EIA projects for new residential, urban regeneration, mixed use, industrial, and infrastructure projects across the UK.
Will Martin	Noise Consultants Ltd.	Noise and Vibration Consultant.	BSc Audio Technology, Institute of Acoustics Postgraduate Diploma in Acoustics and Noise Control, Member of the Institute of Acoustics (MIOA), Chartered Engineer (CEng).	22 years' experience across environmental acoustics and architectural and building acoustics.
David Hamlyn	RWDI	Wind Microclimate Project Manager	PhD MA MEng CEng Member of Institution of Mechanical Engineers	8 years' experience in wind microclimate consultancy and 15 years consultancy experience in the construction industry. PhD from the University of Cambridge on wind flow and dispersion in urban areas and has undertaken and managed a wide range of wind engineering projects in the UK and worldwide.
Krishan Jayyaratnam	RWDI	Wind Microclimate Senior Engineer / Engineering Team Leader	MEng CEng Member of Institution of Mechanical Engineers	8 years' experience in wind microclimate consultancy and mitigation design guidance for several high-rise developments and masterplans specifically in London and throughout the UK.
Ailish Ryan	WSP	Socio-economics Consultant	BA MUP Full Member of the Institute of Economic Development Associate Member of the RTPI	7 years of experience assessing the social and economic effects of developments.
Amber Perrett	Tyler Grange Group Ltd	Associate Ecologist	BSc (Hons). Associate member of the Chartered Institute of Ecology and Environment	Over 7 years' experience managing and co-ordinating ecology inputs to a range of development projects including preparing ES chapters.

Name and Professional Title	Organisation	Project Role	Qualification(s)	Statement of Relevant Experience
			Management (CIEEM)	
Nathan Jenkinson	Tyler Grange Group Ltd	Associate Ecologist	BSc (Hons), MSc. Full member of the Chartered Institute of Ecology and Environment Management (CIEEM)	Over 7 years' experience managing and co-ordinating ecology inputs to a range of development projects including preparing ES chapters.
Penny Wilson	Air Quality Consultants	Air Quality Project Director	BSc (Hons). CSci Chartered Scientist Member of the Institution of Environmental Science. Member of the Institute of Air Quality Management (MIAQM)	20 years' experience responsible for numerous assessments for a range of infrastructure developments including power stations, road schemes, ports, airports and residential/commercial developments
Lucy Hodgins	Air Quality Consultants	Air Quality Project Manager	BSc (Hons). CSci Chartered Scientist Member of the Institution of Environmental Science. Member of the Institute of Air Quality Management (MIAQM)	13 years' experience managing and undertaking air quality chapters including for large-scale mixed uses developments as well as extensive experience undertaking assessment of the impact of dust emissions.
Isabel Stanley	Air Quality Consultants	Air Quality Project Consultant	MSci (Hons) Associate of the Institution of Environmental Science. Associate of the Institute of Air Quality Management (MIAQM)	3 years' experience preparing air quality assessment including ESs for mixed-use developments in London.
Lois Wheller	Tavernor Consultancy	Townscape and Above Ground Heritage Director	BA (Hons) MA	19 years' experience in the heritage and townscape sector; Company Director since 2017; leading on Townscape and

Name and Professional Title	Organisation	Project Role	Qualification(s)	Statement of Relevant Experience
			DPhil	Heritage Visual Impact Assessments (THVIAs) in relation to a wide range of schemes in London
Anna Perela	Cityscape Digital	Accurate Visual Representations Lead	DipArch (Hons) Chartered Member of the Royal Institute of British Architects (RIBA) Member of the Architects Registration Board (ARB)	Over 15 years of experience in Architectural Visualisations. Leading the Planning Department towards delivering collateral following best working practice according to Landscape Institute and IEMA's GLVIA and LVMF methodology.
Niharika (Nikki) Arora	Cityscape Digital	Accurate Visual Representations Project Manager	BArch, March Member of ARB (Architects Registration Board) Chartered Member of the Royal Institute of British Architects (RIBA)	Over 5 years of experience in the Real Estate industry of leading and engaging with multidisciplinary teams.
Jeh Cornish	Cityscape Digital	Accurate Visual Representations Project Manager Planning Producer	BSc (Hons).	4 years of experience in Architectural Visualisations, team briefing, creating programmes, managing deliveries and comms.
Liam Dunford	Point 2 Surveyors	Daylight & Sunlight Consultant	BSc (Hons) MSc (Surv)	20 Years as a Daylight and Sunlight Consultant. Experience producing EIAs, and preparing ESs for predominantly property and urban regeneration projects. Experience with respect to large-scale, complex urban developments.
Nicholas Ealey	Point 2 Surveyors	Daylight & Sunlight Consultant	BA (Hons)	5 Years as a Daylight & Sunlight Consultant. Experience with the production of EIA for large scale developments.
Deanne Gibbs	Walsh Associates	Ground Conditions and Contamination Consultant	BSc. Eng. MSc. Eng. Chartered Engineer	Over 20 years' experience designing, managing, co-ordinating and directing ground investigations and remediation strategies for a range of small to large scale brownfield

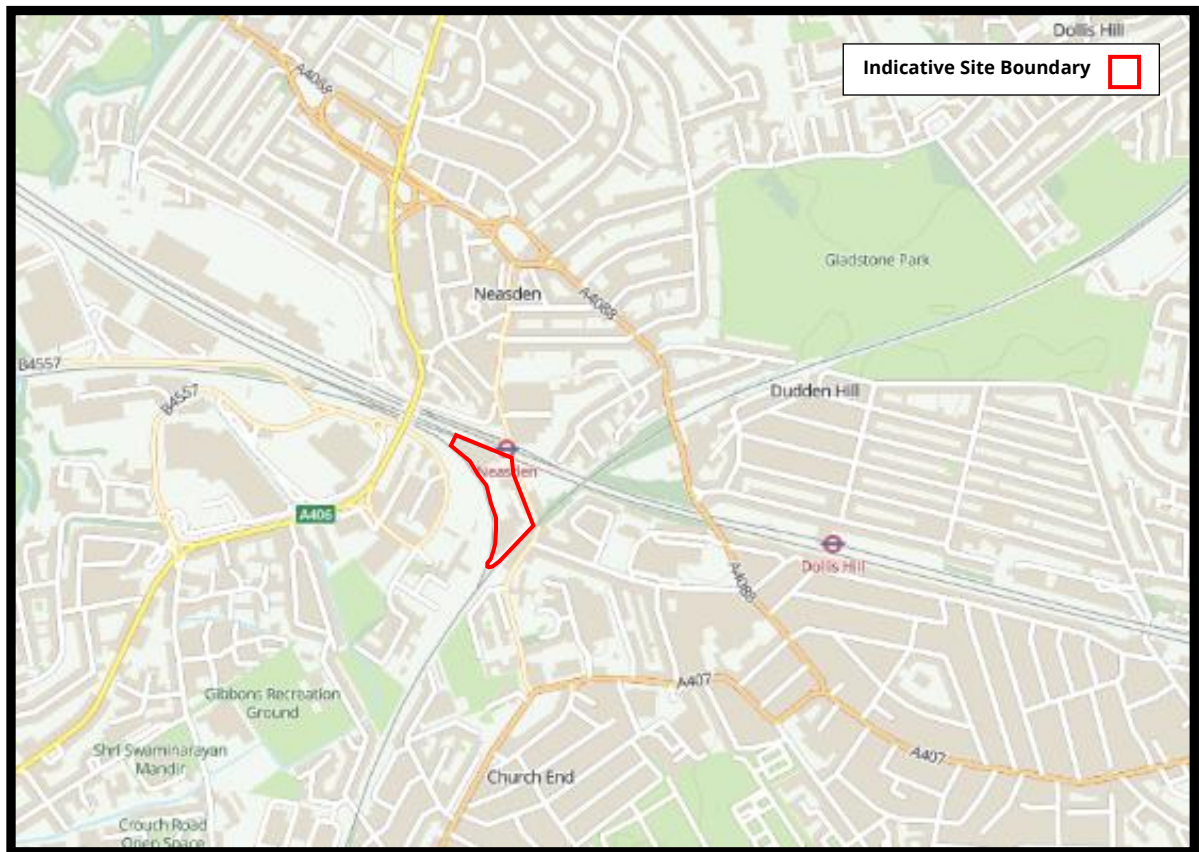
Name and Professional Title	Organisation	Project Role	Qualification(s)	Statement of Relevant Experience
			(CEng) Member of the Institution of Civil Engineers (MICE)	regeneration projects for residential / commercial / mixed use developments; including input into numerous EIAs and preparation of ES chapters.
Nick Bond	Caneparo Associates	Transport and Access Lead	BEng (Hons) MSc CMILT	25 years' experience in transport planning and preparing transport chapters for ES across a range of land uses and scales of development.
David Pearce	Caneparo Associates	Transport and Access Consultant	BA MSc Member of CIHT	8 years' experience in transport planning and preparing transport chapters for ES across a range of land uses and scales of development.

4. The Site and its Context

Overview of the Site

- 4.1 As shown in **Figure 1**, the Site is located in Neasden, north-west London within the administrative boundary of LBB.

Figure 1: Site Location



- 4.2 Comprising an area of approximately 1.75 hectares (ha), **Figure 2** illustrates the Site is broadly bound by:
- Railway lines to the north, which are used by freight trains, Chiltern Railways services and London Underground services (Metropolitan Line and Jubilee Line).
 - Railway lines to west and south which are used by freight trains
 - B453 Neasden Lane to east, which runs along the Site boundary and provides a connection to Neasden Underground station approximately 30m north of the Site.

Figure 2: The Site



Existing Land Uses and Activities within the Site

4.3 The Site is currently in industrial and commercial use. This is comprised of:

- Three permitted waste sites (comprising a scrap metal dealer and recycling unit; and skip hire and household, commercial and industrial waste transfer facilities).
- Low-rise (circa two-storey) storage buildings.
- Open storage areas.
- Hardstanding.

4.4 All of the existing units on-Site are low rise.

4.5 The Site is located to the east of the A406 which forms part of the North Circular. The Site is accessed from B453 Neasden Lane which runs along the eastern boundary of the Site.

Existing Land Uses Surrounding the Site

4.6 The land uses in the surrounding areas of the Site comprise the following:

- **To the north** – Neasden Underground station is located approximately 30m north of the Site. Beyond the station are commercial, logistical and office units to the north, beyond which lie primarily low-rise residential properties. Neasden London Underground Train Depot is located approximately 300m north-west of the Site and extends for approximately 700m.
- **To the east** – A truck dealership is located beyond B453 Neasden Lane to the east. Beyond this lies low-rise residential uses, with the College of North West London located approximately 250m east of the Site.
- **To the south** – Located immediately adjacent to the western and southern boundaries of the Site is the Metropolitan line between Kilburn and Neasden Borough Grade I Site of Importance for Nature Conservation (SINC)⁴, along a railway corridor. This SINC is designated for its broadleaved woodland with small areas of tall ruderal. Residential areas comprising 2 storey terraces and 2-4 storey apartment blocks, interspersed with large footprint industrial and commercial structures such as Neasden Studios, as well as educational uses (see Paragraph 4.10 and 4.11 below), and a mixture of residential, commercial and community uses to the south and south-east beyond the railway lines. St Mary's Churchyard, Willesden Borough Grade II SINC is located approximately 0.3km south from the Site boundary, which is designated for its semi-improved neutral grassland. Invertebrates such as hoverflies, butterflies and bumblebees have been noted.
- **To the west** - primarily industrial uses to the immediate west of the Site, beyond the railway lines, with large-scale commercial units located further west beyond the A406. An inert and excavation waste transfer site operates approximately 50m west of the Site. These operations involve the open storage of material which is bulked up for transfer off-site.

4.7 With regard to transport infrastructure within proximity, the Site is located to the east of the A406 which forms part of the North Circular, a major road in North London that runs from Chiswick in the west to Woolwich in the east via suburban North London.

4.8 Public transport facilities within the vicinity of the Site include the following services:

- Neasden Underground station, located approximately 30m north of the Site, is on the Jubilee line which provides access into Central London, including Waterloo. The station provides 21 trains per hour.

⁴ Mapping provided from GiGL showing the boundary of the SINC is of distant scale and it is therefore assumed that the boundary of the SINC is restricted to the railway corridor and does not overlap with the Site boundary.

- Bus services, including the 297 bus route which runs from Ealing Broadway in West London. The 297 provides five services per hour in both directions. Within 600m of the Site there are 7 bus routes providing approximately 44 services per hour.
- 4.9 Transport for London (TfL) provide a rating for a location's accessibility to public transport known as a Public Transport Accessibility Level (PTAL). Each area is graded between 0 and 6b, where a score of 0 is very poor access to public transport, and 6b is excellent access to public transport. According to TfL's PTAL dataset⁵ the Site has a PTAL of 3 indicating a moderate level of accessibility.
- 4.10 Education facilities surrounding the Site include:
- Northview Junior and Infant School located approximately 230m north-east of the Site.
 - College of North West London located approximately 250m east of the Site.
 - St Mary's Church of England Primary School located approximately 430m south of the Site.
 - Manor School Early Years Centre located approximately 500m south-west of the Site.
 - Mitchell Brook Primary School located approximately 530m south-west of the Site.
- 4.11 The new North Brent School is nearing completion and is located on the former Chancel House site approximately 60m south of the Site boundary.

Future Land Uses

- 4.12 A search of the LBB planning portal⁶ was undertaken to identify potential cumulative schemes within proximity of the Site (see **Paragraphs 6.35 to 6.39** for more detail) which represent likely future land uses surrounding the Site. As outlined in **Paragraph 6.39** no schemes were identified within 1km of the Site. However, **Paragraph 6.39** outlines proposed cumulative schemes to be considered within the ES that are beyond 1km from the Site.

⁵ <https://data.london.gov.uk/dataset/public-transport-accessibility-levels>

⁶ https://pa.brent.gov.uk/online-applications/search.do?action=advanced&searchType=Application&_ga=2.64880687.1022800718.1670924577-1135564500.1669114106

5. Overview of the Development

5.1 It is important to note that at the time of preparing this EIA Scoping Report, the design of the Development is not yet fixed for the purposes of the Applicant's forthcoming detailed planning application. However, the information provided to Avison Young by the Applicant in respect of the Development (and summarised here) is considered adequate to establish the potential for likely significant environmental effects to arise as a result of the demolition and construction works required to facilitate the Development (the Works) and the operation of the completed Development. Consequently, the information provided as follows is considered appropriate to robustly advise upon EIA scoping matters.

5.2 In general terms, all buildings and structures within the Site will be demolished. The Development design is still at an early stage, however the work undertaken in defining Site constraints and opportunities suggest that the completed and operational Development is likely to provide:

- Approximately 7 buildings with maximum heights ranging from ground level to up to 50 storeys.
- Approximately 1,200 residential dwellings which are likely to comprise 1-bed, 2-bed and 3-bed units.
- Approximately 550 student accommodation rooms.
- Approximately 12,000 square meters (sq.m) Gross Internal Area (GIA) of light industrial (e.g. Use Class E(g)) or storage and distribution space (e.g. Use Class B8).
- Approximately 2,500 sq.m GIA of retail space.
- A basement level which would contain industrial space, plant rooms, waste rooms and resident cycle storage.
- Private amenity space for residents.
- Community space.
- Approximately 3% accessible car parking provision.
- Landscaping of courtyards throughout the Site.
- Cycle storage for residents.
- Plant space and waste storage.
- Vehicular servicing / access.

5.3 Access / egress to / from the Site will be via B453 Neasden Lane along the eastern boundary of the Site.

5.4 An area along the western Site boundary will be safeguarded for a potential future bridge link, connecting the Site to areas to the west. An area within the south of the Site will also be safeguarded for a new West London Orbital (WLO) station, and a through-route from B453 Neasden Lane will also be provided (see **Paragraph 7.39** for more information).

5.5 **Figure 3** shows an indicative Site layout, as well as connections through the Site to the new WLO station and bridge link to the west.

Figure 3: Indicative Masterplan



6. A Broad EIA Methodology

The EIA Regulations and Best-Practice Guidance

- 6.1 The EIA will be undertaken in accordance with the EIA Regulations and current EIA best-practice guidelines, as will the preparation of the ES.
- 6.2 All environmental topics scoped into the ES will be assessed in line with relevant topic specific methodologies and best-practice guidelines (refer to **Section 7**).

Consultation

- 6.3 Consultation with statutory and non-statutory consultees has been (and will continue to be) undertaken as part of the EIA process. Such consultation seeks to:
- Obtain views upon the likely significant environmental effects of the Development.
 - Agree appropriate EIA related scopes of work and assessment methodologies.
 - Agree appropriate environmental mitigation and / or enhancement, where relevant.
 - Obtain any other relevant information held by statutory and non-statutory consultees that will facilitate undertaken the EIA and preparing the ES.
- 6.4 Key statutory and non-statutory consultees relevant to the EIA process include:
- LBB.
 - The Greater London Authority (GLA).
 - The Environment Agency (EA).
 - Historic England.
 - The London Wildlife Trust.
 - Natural England.
 - Transport for London (TfL).
 - Network Rail.
 - Thames Water.
 - London Fire Brigade.
 - Health and Safety Executive.
 - Local residents and neighbours and relevant stakeholder groups.

- 6.5 In accordance with Regulation 15 (4) of the EIA Regulations, LBB is required to consult with the statutory and non-statutory consultees regarding the proposed scope of the EIA prior to issuing their EIA Scoping Opinion.
- 6.6 In accordance with Regulation 17 (4) of the EIA Regulations, the statutory and non-statutory consultees and LBB must consult with the Applicant to determine whether they have in their possession any information which is considered relevant to the preparation of the environmental statement and, if they have, the authority or body must make that information available.

Establishment of the Relevant Environmental Baseline Conditions

- 6.7 In order to measure or judge the likely significant environmental effects of a project, the change brought about to the environment as a result of the project must be established. It is therefore necessary to establish the relevant environmental conditions that will exist at and around a site in the absence of the project (the baseline conditions). This information then serves to provide a datum against which environmental change is measured or judged.
- 6.8 For the majority of environmental topic areas, the relevant environmental baseline conditions relate to the existing, present-day environment. However, for some environmental topic areas (for example, air quality) the relevant environmental baseline conditions relate to the opening year of the Development but without the project in place. As such, data and information were (and will continue to be) collated via various means in order to robustly identify and, where relevant, evaluate the relevant baseline conditions. This will include specific environmental resources / 'receptors' or groups of resources / receptors that may be significantly affected by the Development.
- 6.9 The collation of relevant baseline information may involve one or more of the following:
- Consultation with statutory and non-statutory consultees.
 - Establishment of an appropriate study area specific to the environmental topic area being studied.
 - Desk-based study.
 - Site surveys and investigations.
 - Technical modelling.

An Iterative EIA and Design Process

- 6.10 The iterative EIA and design process begins with establishing the relevant environmental baseline conditions of a site and its surrounds (refer to above). This allows key environmental constraints and opportunities to be considered by a design team so that an emerging project design can respond appropriately to avoid or minimise likely significant adverse effects and encourage and maximise likely significant beneficial effects. Such measures which are incorporated into the design will be reported within the relevant chapters of the ES.

- 6.11 The iterative EIA design process will also be informed by on-going environmental technical assessments. The Study of Alternatives
- 6.12 In accordance with the EIA Regulations, the reasonable alternatives considered by an applicant must be studied and reported within an ES. As such, the ES will set out a description of such reasonable alternatives and an indication of the main reasons for the selection of the Development, alongside a comparison of the likely environmental effects of the reasonable alternatives considered. The ES will therefore include a high-level and summary description of the following:
- **The 'do-nothing' scenario:** That is, the consequences of no development taking place on the Site and "*...an outline of the likely evolution thereof [the Site] without implementation of the development as far as natural changes from the baseline scenario can be assessed...*" Although not strictly a 'reasonable alternative' considered by the Applicant, the EIA Regulations state that the ES must set this information out.
 - **Alternative designs:** A summary of the main alternatives considered, such as alternative mixes of land-uses, alternative building layouts, alternative buildings scales and other design matters resulting from the iterative EIA and design process.
- 6.13 Alternative sites have not been considered by the Applicant and so will not be considered in the ES.

A Description of the Development

- 6.14 A robust EIA process requires the subject planning application (the Development) to be fully understood and assessed for its likely significant environmental effects. Accordingly, and in line with the EIA Regulations, a comprehensive and factual description of the Development (in its completed and operational form) as defined by the detailed planning application drawings, accommodation schedule and other information submitted for approval will be provided in the ES.

A Description of the Development Programme and Associated Works

- 6.15 The EIA Regulations require the consideration of the significant effects likely to result from the enabling, demolition and construction works (the Works) necessary to implement the Development (in addition to the consideration of the significant effects likely to result from the completed and operational Development as outlined above).
- 6.16 As such to facilitate the assessment of the Works, the ES will include the following information:
- A programme / timetable of the Works required to facilitate the Development, together with details regarding any phasing of the Works.
 - Buildings and structures to be demolished.
 - Broad methods of demolition and construction.

- An outline of the Construction Environmental Management Plan (CEMP).
- 6.17 The outline of the CEMP within the ES will set out relevant construction environmental management measures, techniques and protocols. These will aim to regulate activities associated with the Works and minimise significant adverse effects upon the environment, including the local community in proximity to the Site. Such measures will be secured by planning condition and will be assumed to be 'tertiary mitigation' (refer to below).

Identification of Likely Significant Environmental Effects

- 6.18 The likely significant environmental effects of the Development upon specific receptors or groups of receptors will be established for the Works and for the completed and operational Development. This will be undertaken using information relating to:
- The relevant environmental baseline conditions.
 - The description of the Development programme and associated Works, including the outline CEMP.
 - The description of the Development.
- 6.19 Assessments may be informed by professional and expert judgement, calculations and / or detailed, scientific modelling.
- 6.20 When identifying the likely significant environmental effects of the Works, in accordance with best-practice guidance, the outline CEMP will be considered as 'tertiary' mitigation. That is, mitigation which:

"...will be required regardless of any EIA assessment, as is imposed, for example, as a result of legislative requirements and / or standard sectorial practices. For example, considerate contractor practices that manage activities which have potential nuisance effects."

- 6.21 When identifying the likely significant effects of the completed and operational Development, only mitigation that is inherent to the design of the Development will be considered in the first instance with additional mitigation identified subsequently where appropriate to determine any residual effects.

Defining the Significance of Effects

- 6.22 For each of the environmental topic areas assessed as part of the EIA process, and reported within the ES, an assessment will be made in relation to the relative significance of the likely environmental effects identified. This will be carried out with reference to definitive standards and legislation, where available. Where it is not possible to quantify effects, qualitative assessments will be carried out, based on available knowledge and professional judgement.

⁷ Institute of Environmental Management and Assessment (IEMA). Environmental Impact Assessment Guide to: Delivering Quality Development. 2016.

- 6.23 The significance of predicted effects will be determined with reference to assessment criteria for each environmental topic considered. These criteria apply a common EIA approach of classifying effects according to whether they are major, moderate or minor effects that are adverse or beneficial, or they are insignificant.
- 6.24 Specific criteria for each issue will be developed, giving due regard to the following, as relevant:
- Extent and magnitude of the effect.
 - Duration of the effect (short, medium or long-term).
 - Permanence of the effect (temporary or permanent).
 - Nature of the effect (direct or indirect, reversible or irreversible).
 - Whether the effect occurs in isolation, is cumulative or interactive.
 - Performance against environmental quality standards or other relevant pollution control thresholds.
 - Sensitivity of the environmental resource / receptor.
 - Inter-relationship between effects.
 - International, national or local standards.
 - Relevant planning policy.
- 6.25 In order to provide a consistent approach in reporting the outcomes of the various studies undertaken as part of the EIA, the following terminology will be used throughout the ES to describe the likely significance (or otherwise) of identified effects:
- **Insignificant:** No significant effect to an environmental resource or receptor.
 - **Significant beneficial:** Advantageous or positive effect to an environmental resource or receptor.
 - **Significant adverse:** Detrimental or negative effect to an environmental resource or receptor.
- 6.26 Whilst there is no recognised definition of what constitutes a 'significant' effect, it is good practice to identify the degree of significance or importance. It is therefore proposed that, where adverse or beneficial effects have been identified, they will be addressed as being of either:
- **Minor significance:** Slight, very short or highly localised effect.
 - **Moderate significance:** Limited effect (by extent, duration or magnitude) which may be considered significant.
 - **Major significance:** Considerable effect (by extent, duration of magnitude) of more than local significance or in breach of recognised acceptability, legislation, policy of standards.
- 6.27 For the avoidance of doubt, it should be noted that effects of minor, moderate and major significance will all be considered as 'significant effects' unless specific best-practice methodologies indicate otherwise. This will be stated within the methodology for each environmental topic area reported within the ES.

- 6.28 The specific criteria for identifying the degree of significance for each of the environmental topic areas assessed as part of the EIA process will be identified within the stated methodology for each of the environmental topic areas reported within the ES.

Additional Mitigation Measures and / or Enhancement

- 6.29 Where significant adverse environmental effects are identified and attributable to the Development, additional mitigation measures will be recommended and set out in the ES.
- 6.30 Where opportunities for further environmental enhancement exist to maximise significant beneficial effects, this will also be recommended and set out in the ES.
- 6.31 It is important to note that such mitigation and enhancement is different to, and additional to the inherent mitigation designed into the Development for which detailed planning permission is sought and the tertiary mitigation previously described.
- 6.32 It is anticipated that such additional mitigation measures and / or enhancement will be transposed into appropriate planning conditions or other planning related legal agreements. In this way, implementation of the additional mitigation and / or enhancement can be ensured which then provides confidence in the resulting assessment of the likely significant residual effects of the Development (refer to below).

Identification of Likely Significant Residual Effects

- 6.33 The likely significant residual environmental effects of the Development upon specific environmental resources / receptors or groups of resources / receptors will be established, again, for the Works and for the completed and operational Development. This will be undertaken using information relating to:
- The likely significant effects of the Development.
 - The implementation of additional mitigation measures and / or enhancement.
- 6.34 As for the identification of likely significant effects, assessments may be informed by professional and expert judgement, calculations and / or detailed, scientific modelling. Similarly, the significance of residual effects will be determined in line with the assessment criteria established for each environmental topic area assessed as part of the EIA process, and reported within the ES using the terminology provided earlier.

Cumulative Effects

- 6.35 In line with Schedule 4 Paragraph 5(e) of the EIA Regulations, an ES must provide a description of the likely significant effects of a project on the environment resulting from:

“...the cumulation of effects with other existing and / or approved projects...”

- 6.36 Such effects are known as ‘cumulative effects’.

6.37 Given that existing development will be considered in the environmental baseline conditions relevant to the Site and the Development, and a consideration of the likelihood of significant environmental effects of the Development are judged against the relevant environmental baseline conditions, the potential for cumulative effects need only focus upon Approved Projects. Approved Projects are defined as projects with:

- A resolution to grant planning permission.
- A valid planning permission and yet to start on-site.
- A valid planning permission and under construction.

6.38 In general terms, owing to the fragmented urban nature of the Site's environmental context Approved Projects need only be considered up to approximately 1 km from the Site boundary. In addition, it is considered that there is the potential for cumulative effects only if Approved Projects either:

- Are likely to generate their own significant residual effects; or
- Introduce sensitive receptors in proximity to the Development.

6.39 As outlined in **Paragraph 4.12** no schemes were identified within 1km of the Site that meet the above criteria. However, it is recognised that the assessment of long-distance views may necessitate the consideration of relevant Cumulative Schemes which may be located up to approximately 3.5km from the Site boundary. This distance is considered to be sufficient to allow the identification of likely significant cumulative effects arising from the Development in conjunction with other Cumulative Schemes. A search of online databases and planning portals identified nineteen Approved Projects, extending up to 3.5km from the Site which meet the above criteria (hereafter referred to as Cumulative Schemes). Summary information regarding each scheme is provided within **Table 2** and the locations are shown within **Figure 5**.

Table 2: Proposed Cumulative Schemes

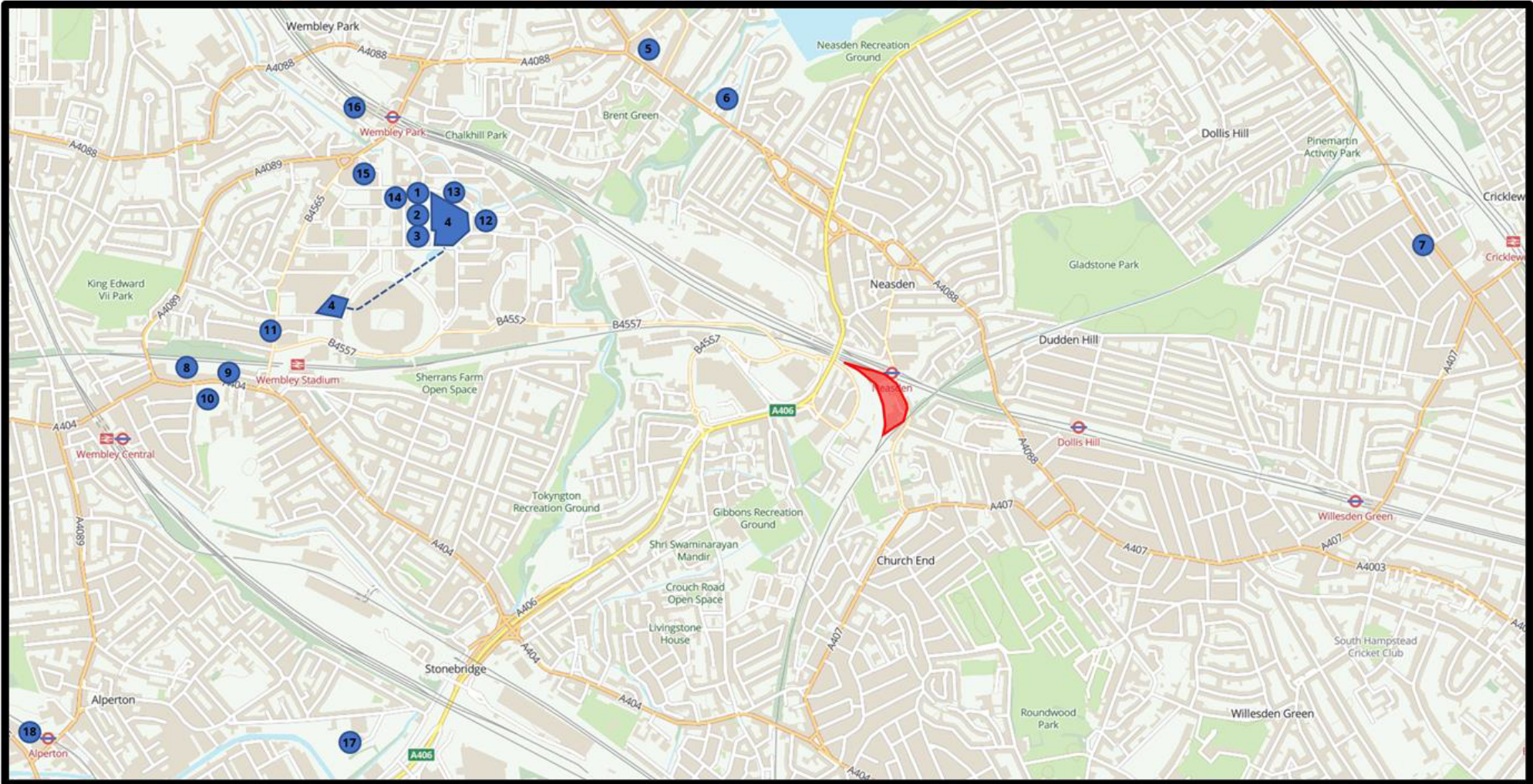
Site Ref.	Planning Ref.	Address	Description	Status
1	22/3208 Wembley Park Plot NE01	Yellow Car Park (Plot NE01), Engineers Way, Wembley	Reserved matters application in relation to hybrid planning permission 15/5550 (as most recently amended by planning permission 20/2844) for the access, appearance, landscaping, layout and scale for Plot NE01 comprising the construction of a single building arranged on ground and 19 upper storeys providing 770 student accommodation units (Use Class Sui Generis) with ground floor ancillary communal floorspace and a private communal landscaped garden for student use as well as associated plant, cycle storage, refuse provision, other ancillary space and associated infrastructure and public realm including new pedestrianised estates roads, and works to Rutherford Way and Fulton Road including the provision of parking and loading bays, and the installation of hard and soft landscaping, lighting and other associated works. Information is provided to discharge the following conditions for Plot NE01; 1: Layout, Scale, Appearance, Access, and Landscaping; 17: Student Accommodation Demand Assessment 19(d): Cycle Storage; 19(e): Car Parking; 19(h): Wind; 19(k): Internal layout of buildings; 19 (l): Access; 20(d): Contours and ground levels; 20(f): Provision of green/brown roofs; 25: Cycle routes; 30: Wheelchair Accessible Accommodation; 36: Vibration levels; 38: Air Quality; 49: Phasing Plan. Yellow Car Park (Plot NE01), Engineers Way, Wembley	Approved December 2022
2	21/2517 Wembley Park Plot NE02	Land to the east of Rutherford Way (Plot NE02 and Phase 1B of the Northern Park), Wembley	Reserved matters application in relation to hybrid planning permission 15/5550 (as amended by planning permissions 17/0328, 18/2214 and 20/2844) for the access, appearance, landscaping, layout and scale for Plot NE02 comprising the construction of two buildings, ranging from 10 to 27 storeys in height, providing residential units with private communal residential landscaped gardens and terraces, and commercial floorspace as well as associated plant, cycle storage, refuse provision, other residential ancillary space and associated infrastructure and public realm including new pedestrianised estate roads, works to Rutherford Way including provision of parking and loading bays and Phase 1B of a new public park comprising the installation of hard and soft landscaping, informal play space, lighting and other associated works	Approved October 2021
3	21/2424 Wembley Park Plot NE03	Land to the east of Rutherford Way and the north of Engineers Way (Plot NE03 and Phase 1A of the Northern Park), Wembley	Reserved matters application in relation to hybrid planning permission 15/5550 (as amended by planning permissions 17/0328, 18/2214 and 20/2844) for the access, appearance, landscaping, layout and scale for Plot NE03 comprising the construction of two buildings, ranging from 10 to 21 storeys in height, providing residential units with private communal residential landscaped gardens and terraces, and commercial floorspace as well as associated plant, cycle storage, refuse provision, other residential ancillary space and associated infrastructure and public realm including new pedestrianised estate roads, works to Rutherford Way including provision of parking and loading bays and Phase 1A of a new public park comprising the installation of hard and soft landscaping, a bandstand, a water feature, informal play space, lighting and other associated works.	Approved October 2021

Site Ref.	Planning Ref.	Address	Description	Status
4	15/5550 Wembley Park Plots W08, NE04, NE05, NE06.	Olympic Way and land between Fulton Road and South Way including Green Car Park, Wembley Retail Park, 1-11 Rutherford Way, 20-28 Fulton Road, Land south of Fulton Road opposite Stadium Retail Park, land opposite Wembley Hilton, land opposite London Design	Hybrid planning application, accompanied by an Environmental Impact Assessment, for the redevelopment of the site including:- Outline application for the demolition of existing buildings on site and the provision of up to 420,000 sqm (gross external area) of new floorspace within a series of buildings comprising: Retail/financial and professional services/food and drink (Use Class A1 to A4) up to 21,000 sqm; Commercial (Use Class B1) up to 82,000 sqm; Hotel (Use Class C1): up to 25,000 sqm; Residential (Use Class C3): up to 350,000 sqm (up to 4,000 homes) plus up to 20,000 sqm of floorspace for internal plant, refuse, cycle stores, residential lobbies, circulation and other residential ancillary space; Education, healthcare and community facilities (Use Class D1): up to 15,000 sqm; Assembly and leisure (Use Class D2): 23,000 sqm; Student accommodation (Sui Generis): Up to 90,000 sqm. And associated open space (including a new public park) and landscaping; car and coach parking (including up to 55,000 sqm of residential parking and 80,000 sqm non-residential parking) and cycle storage; pedestrian, cycle and vehicular accesses; associated highway works; and associated infrastructure including water attenuation tanks, an energy centre and the diversion of any utilities and services to accommodate the development.	Approved December 2016
5	20/2096	5 Blackbird Hill, London, NW9 8RR	Construction of a single building up to 6 storeys to provide residential units, and flexible commercial/community use floorspace, car and cycle parking, associated landscaping, highways and infrastructure works, and provision of pedestrian and vehicular access.	Approved June 2022
6	18/2984	6 & 6A Coombe Road, London, NW10 0EB	Demolition of the existing buildings and redevelopment of the site comprising the erection of a part three, five and six storey building providing 727 sqm of flexible employment workspace (Use Class B1), 42 self-contained flats (17 x 1bed, 14 x 2bed and 11 x 3bed) with associated car and cycle parking spaces, refuse and recycling stores, amenity space, landscaping and associated development subject to a deed of agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) dated 28/02/2019	Approved March 2019
7	21/0470	249-289 Cricklewood Broadway and 32-56 and 60-74 Hassop road, London, NW2 6NX	Retention and refurbishment of buildings at 42-56 Hassop Road, demolition of buildings at 32-40 and 60-74 Hassop Road and replacement with 3 storey building accommodating Use Class E floorspace and 8 self-contained flats, refurbishment of ground floor retail at 249-289 Cricklewood Broadway including creation of retail arcade between Cricklewood Broadway and Hassop Road, change of use of 1st floor of 249-283 Cricklewood Broadway and creation of 2 to 3 additional storeys above 249-289 Cricklewood Broadway accommodating a co-living scheme and ancillary facilities including laundries, cinema, shared living/kitchen/dining rooms, storage and shared workspace and 6new facade to front and rear of 249-289 Cricklewood Broadway and subject to a Deed of Agreement dated 20th October 2022 under Section 106 of the Town and Country Planning Act 1990, as amended	Approved October 2022
8	18/3111	Land, garages, alleyway rear of 416-444, High Road, Wembley, HA9	Erection of 2 residential blocks (17 and 19 storeys) connected at ground floor level comprising self-contained apartments, lower ground floor, flexible workspace (Use Class B1) on upper ground floor and roof top amenity, provision for car and cycle parking, refuse and associated communal spaces and hard and soft landscaping,	Approved April 2020
9	19/3092	Ujima House, 388 High Road, Wembley, HA9 6AR	Demolition of the existing building and erection of a new building comprising residential floorspace (Use Class C3), flexible workspace with ancillary cafe, associated hard and soft landscaping, wheelchair car parking and cycle parking.	Approved February 2021

Site Ref.	Planning Ref.	Address	Description	Status
10	19/2891	Land at junction of Cecil Avenue and High Road, Wembley, HA9	Full planning application for the construction of a mixed use building comprising new homes (Use Class C3), flexible workspace and community space, landscaped courtyards and playspace, wheelchair and cycle parking, signage and wayfinding and associated plant and infrastructure.	Approved February 2021
11	20/1310	33A, 33-35 and St George Hotel, 43-51 Wembley Hill Road, Wembley, HA9	Demolition of former AIB building and erection of a part 5, part 6 storey building with a 2 storey basement level for use as hotel and retail unit and additional storey extension to St. George's Hotel,	Approved September 2022
12	21/2989	Euro House, Fulton Road, Wembley, HA9 OTF	Demolition and redevelopment of the site to provide erection of five buildings ranging from ground plus 14 to 23 storeys: comprising up to 759 residential units, retail floorspace and workspace / storage floorspace, private and communal amenity space, car parking, cycle parking, ancillary space, mechanical plant, landscaping and other associated works	Approved March 2022
13	20/0587	1,2,3 & 9 Watkin Road, Wembley, HA9 ONL	Demolition of existing buildings and erection of a new mixed-use building containing residential units and commercial floor space and a new building containing residential units; associated car and cycle parking, refuse storage, amenity space and associated landscaping. 20 storeys.	Approved September 2021
14	17/5097	Olympic Office Centre, 8 Fulton Road, Wembley, HA9 ONU	Redevelopment of the Olympic Office Site and erection of a replacement building comprising residential units, flexible retail uses, car parking at basement level, associated landscaping, plant room and amenity space.	Approved April 2021
15	17/3059	All Units, Stadium Retail Park, Wembley Park Drive & 128 Wembley Park Drive (fountain studios), HA9	Outline planning permission for demolition of existing buildings on site and provision of up to 85,000 sqm (Gross External Area, GEA) of new land use floorspace (across 1.679 ha) within a series of buildings, with the maximum quantum as follows: A1-A4 Retail and/or B1 Office and/or D1 (Non-Residential Institutions) and/or D2 Leisure and Assembly: up to 6,600 sqm; and C3 Residential: up to 78,400 sqm gross (approximately 995 units); No occupied residential accommodation will be at ground level or below. The development will also provide associated open space and landscaping; car parking spaces and cycle storage; pedestrian, cycle and vehicle access; associated highway works; and associated infrastructure including water attenuation tanks, and the diversion of any utilities and services to accommodate the development. Internal plant, refuse, cycle stores, residential lobbies, circulation and other ancillary space will comprise a maximum of 10,000 sqm gross external in addition to the 85,000 sqm total set out above.	Approved February 2021
16	20/0967	Wembley Park Station Car Park and Train Crew Centre, Brook Avenue, Wembley, HA9	Comprehensive mixed-use redevelopment of the site comprising the phased demolition of the existing buildings and structures on site and the phased development comprising site preparation works, provision of five new buildings containing residential uses, replacement train crew accommodation and flexible retail floorspace, basement, private and communal amenity space, associated car parking (including the part re-provision of station car parking), cycle parking, access and servicing arrangements, refuse storage, plant and other associated works.	Approved February 2022

Site Ref.	Planning Ref.	Address	Description	Status
17	20/2784	Land Former 17 Northfields, Beresford Avenue, Wembley, HA0 1NW (Known as Grand Union)	<p>Hybrid planning application comprising:-</p> <p>Outline planning permission for the demolition of existing buildings and structures on the site, all site preparation works and redevelopment to provide new buildings to accommodate new homes (Use Class C3), flexible commercial uses, new basement level, associated cycle and vehicle parking, new vehicular accesses, associated highway works to Beresford Avenue, landscaping and creation of new public and private open space, ancillary facilitating works, various temporary meanwhile uses, interim works and infrastructure with all matters reserved - appearance, access, landscaping, layout and scale.</p> <p>Detailed planning permission for Phase 3 (Buildings G, H and J) for the demolition of existing buildings and structures, all site preparation and infrastructure works and the development of new homes (Use Class C3) and flexible commercial floorspace; together with new basement level, associated storage, cycle and vehicle parking, new vehicular accesses, associated highway works to Beresford Avenue, landscaping and creation of new public and private open space, ancillary facilitating works.</p>	Approved June 2021
18	20/3914	330 Ealing Road, Wembley, HA0 4LL	Demolition of the existing buildings and structures, the erection of a building ranging in height up to 28 storeys, incorporating residential units and industrial, community and commercial uses, together with associated landscaping, access arrangements, car and cycle parking, servicing and refuse and recycling.	Approved October 2021

Figure 5: Proposed Cumulative Schemes



- 6.40 It is important to note that each environmental topic assessed as part of the EIA process, and reported within the ES, may not necessarily need to consider all Cumulative Schemes. For example, wind microclimate effects are typically highly localised, so that only those Cumulative Schemes located in proximity to the Site and the Development would need to be considered. Accordingly, the approach to the assessment of cumulative effects will be tailored to the particular environmental topic being considered. Full justification will be provided within the ES.
- 6.41 Furthermore, new schemes may arise with time. Accordingly, the approach to the assessment of cumulative effects will be monitored and reviewed during the pre-application programme and, if necessary, tailored to the particular environmental topic being considered. Full justification will be provided within the ES.

Effect Interactions

- 6.42 Although not required by the EIA Regulations, it is common practice for an ES to acknowledge effect interactions; that is, the combination of different environmental effects resulting from one project upon individual sensitive environmental resources / receptors, or a set of sensitive resources / receptors.
- 6.43 Again, likely effect interactions will be considered for the Works and for the completed and operational Development. The assessment will be informed by the results of the EIA process in respect of the identified likely significant effects of the Development (in isolation) for each topic area scoped into the ES.

7. Likely Significant Effects to be Addressed in the ES

Townscape, Visual and Above Ground Heritage Effects

Summary Baseline Information and Key Issues

Townscape and Visual

- 7.1 The Site and its immediate environs are characterised by single storey industrial buildings, equivalent of 2-3 residential storeys, with large footprints and predominantly simple metal structures which have a utilitarian and temporary character. The Site is within the Neasden Growth Area allocated in the Brent Local Plan (2022)⁸ and is bound by main rail and road routes. Industrial lands to the northeast and east are also part of the allocated Growth Area. West of the rail lines, there is further industrial land and business parks which are outside of the Growth Area. To the south and south-east, there are residential areas – comprising simple, 2 storey terraces and 2-4 storey apartment blocks – interspersed with large footprint industrial and commercial structures (such as the former Chancel House site (now North Brent School and Neasden Studios).
- 7.2 The Site itself comprises a series of predominantly metal-clad and roofed structures characterised by their limited height and large footprints. The buildings are of no architectural merit. A large part of the Site is covered with hardstanding, used for car parking.

Townscape Receptors

- 7.3 The Study Area for townscape character will be within a 1km radius from the Site boundary. This area has been selected as being where a significant change in townscape character may occur as a result of the Development. An appraisal of the contemporary character of the townscape will be made in the baseline assessment of the THVIA. The appraisal will include the classification and description of Townscape Character Areas (TCAs), yet to be identified.
- 7.4 A series of viewpoints have also been identified in the setting of the Site from which it is considered it would be beneficial to understand the extent to which the Development is visible. The location of viewpoints has been informed by factors including the presence of heritage assets, areas of open and/or green space, key routes through the townscape, or gaps in the built form which may open up views towards the Site.

⁸ London Borough of Brent (LBB), Brent Local Plan.2022.

Visual Receptors

- 7.5 Visual receptors are people experiencing the change resulting from the Development as seen in townscape views. The geographical scope of the assessment will be defined on the basis of the visibility of the Development from viewpoints in the surrounding urban area, rather than by a pre-defined distance radius from the site. The set of viewpoints has been agreed with Brent's planning officers and will cover four types of viewing locations, as identified below:
- Views that have been identified as significant in relevant planning policy and guidance documents, including views designated in Brent's Local Plan (2022) and conservation area appraisals;
 - Other locations or views of particular sensitivity, including those viewpoints in which the Proposed Development may significantly affect the settings of listed buildings, registered parks and conservation areas;
 - Representative townscape locations from which the Proposed Development will be visible; and
 - Locations where there is extensive open space between the viewer and the Proposed Development, so that it will be prominent rather than obscured by foreground buildings.
- 7.6 The set of viewpoints is chosen so that it covers:
- The range of points of the compass from which the Proposed Development will be visible;
 - A range of distances from the site; and
 - Different types of townscape areas.
- 7.7 Possible locations within the study area are identified based on an examination of maps and aerial photographs, including maps of conservation areas and listed buildings. The study area and the possible locations are then visited to establish the exact location of viewpoints.
- 7.8 A preliminary list of 35 views was issued to Brent Officers and a selection of key views presented at a pre-application meeting on 20 October 2022. In response, Brent Officers requested one additional view by correspondence (Great Central Way) and raised two additional views (Pound Lane and the setting of Neasden Temple) in the pre-application meeting. This results in the list of 38 views proposed in **Appendix I**. An additional 11 views are proposed for an Appendix to the assessment, as unverified modelled views, to show that they have been tested and the Development would have no or negligible visibility. Of the 38 views proposed for assessment, some of these views may be moved to the appendix with the agreement of LBB if they prove not to be relevant to the final fixed Development. The split of rendered/wireline views will also be agreed with Officers in due course.
- 7.9 The views selected are presented on the Viewpoint Location Plan provided at **Appendix II**.

7.10 The Site is not located within any Protected Vistas designated in the London View Management Framework (LVMF)⁹. The Development would be seen in the background of the Wembley Stadium Arch in one view of the Wembley Stadium views designated in Brent Local Plan Policy BHC2 (View 2: Elmwood Park, Sudbury). The Brent Local Plan notes that the Wembley Stadium is not a listed building but is of “*national cultural significance*” (6.5.4). The Shri Swaminarayan Mandir Hindu Temple is also not listed but identified as “*an important landmark and visitor attraction*” (5.5.3).

Heritage

- 7.11 There are no historic buildings or structures or any buildings of special interest on or close to the Site.
- 7.12 The nearest designated heritage asset is the Church of St Mary’s Willesden Church (Grade II*), approximately 250m south of the Site. There are nine listed structures, two Registered Park and Gardens and two conservation areas within an approximate 1 km radius of the Site. As a result of initial views testing, one additional conservation area – Willesden Green CA – which is outside of this radius has been added to the Study Area.
- 7.13 The heritage assets proposed for assessment are shown in **Appendix III**.
- 7.14 There are no World Heritage Sites or Scheduled Monuments within 1 km of the Site.
- 7.15 There are no Locally Listed buildings within a 250m radius of the Site. The Study Area for locally listed buildings is smaller than for designated heritage assets due to their lesser interest and the consequent lesser likely degree of impact, in accordance with NPPF requirements for a proportionate assessment.

Likely Significant Effects to be Addressed in the ES

- 7.16 The Development will bring about a change to the built form, massing and land uses of the Site. Such changes have the potential to alter (improve) the existing townscape character and quality of the Site and its surrounds, together with views to and from the Site. In addition, the Development has the potential to generate new local views. Furthermore, the Development has the potential to affect the settings of statutory and non-statutory above ground heritage assets in the wider area surrounding the Site.
- 7.17 The assessment will separately consider the likely significant effects of the Development on townscape character, visual amenity and the heritage significance of identified heritage assets and their appreciation.
- 7.18 Likely significant townscape, visual and above ground heritage effects to be addressed within the ES are set out as follows:
- Temporary visual intrusion during the Works.

⁹ GLA. London View Management Framework (Supplementary Planning Guidance). Greater London Authority: London. 2012.

- Changes to the townscape character, context and quality of the Site and its surrounds due to the presence of the completed and operational Development in isolation, and in combination with relevant Cumulative Schemes.
- Effects upon a selection of short, medium and long-range views (including the visual amenity experienced by people within the views) due to the presence of the completed and operational Development in isolation, and in combination with other relevant Cumulative Schemes.
- Effects on the heritage significance of designated heritage assets, and appreciate of their heritage significance, through changes to their settings.

Summary Assessment Methodology

- 7.19 The townscape and visual assessment element of the assessment will be based on the principles set out in the GLVIA (3rd ed.) and the GLA's Character and Context SPG.¹⁰ Reference will also be made to relevant guidance and planning policies, as necessary.
- 7.20 The above ground heritage assessment will be based on guidance contained in the following documents:
- The Planning (Listed Buildings and Conservation Areas) Act 1990¹¹.
 - Section 16 of the National Planning Policy Framework (NPPF)¹².
 - National Planning Practice Guidance (PPG)¹³.
 - Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017)¹⁴.
 - Conservation Area Appraisal, Designation and Management (2019)¹⁵.
- 7.21 A combination of desk-based study and field survey will be undertaken to establish the relevant existing townscape, visual and above ground heritage baseline conditions of the Site and its surrounds. This will include:
- The townscape character on the Site and within a study area of 1km from the Site boundary (and up to 3.5km from the Site boundary for relevant Cumulative Schemes), including its character, value, susceptibility to change and resulting sensitivity.
 - The identification of appropriate short-, medium- and long-range representative views for assessment, including establishing their character and composition, value, the susceptibility of visual receptors to change and resulting sensitivity.

¹¹ The Planning (Listed Buildings and Conservation Area) Act. 1990.

¹² Ministry of Housing, Communities and Local Government (MHCLG). National Planning Policy Framework. 2018.

¹³ Ministry of Housing, Communities and Local Government (MHCLG). National Planning practice Guidance. 2014.

¹⁴ Historic England. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition). 2017.

¹⁵ Historic England. Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1. 2019.

- Designated above ground heritage assets within 1km of the Site, in terms of special architectural or historic interest of listed buildings, and the character and appearance of the conservation areas will be described. The value of each heritage asset, the contribution of the setting to the heritage significance and its appreciation and the resulting susceptibility of setting to change and sensitivity will be assessed.
- 7.22 Each of the agreed assessment views will be photographed by planning visualisation experts firm, Cityscape, and they will use a precise methodology to produce fully verified and accurate images which will be set out in the THVIA.
- 7.23 A 3D model of the Development in isolation and then the Development with relevant Cumulative Schemes will be modelled in wireline or fully rendered form within the verified baseline photography to produce Accurate Visual Representations (AVRs) of both scenarios within the assessment viewpoints. In consultation with LBB it will be agreed which AVRs will be fully rendered and which will be wireline only. The AVRs will then be appraised to determine:
- The likely scale and nature of effects of the completed and operational Development in isolation upon the character, composition and visual amenity of agreed views.
 - The likely scale and nature of effects of the completed and operational Development together with relevant Cumulative Schemes upon the character, composition and visual amenity of agreed views.
- 7.24 The AVRs will also inform the assessment of the scale and nature of effects on townscape character and the appreciation of the heritage significance of the identified heritage assets.
- 7.25 It should be noted that all likely significant townscape, visual and above ground heritage effects associated with the Works will be based upon qualitative judgement only.

Socio-economics

Summary Baseline Information and Key Issues

- 7.26 As noted previously, existing uses on the Site comprise scrap metal handling and recycling functions and a skip hire and construction waste recycling facility. Buildings on the Site include some low-rise storage buildings, open storage and areas of surface yard space.
- 7.27 In terms of core social infrastructure, there are 16 primary schools, 14 General Practitioner (GP) surgeries and 11 dental surgeries within approximately one mile of the Site. Within a two-mile radius of the Site there is an additional 11 secondary schools and two all-through schools. The Central Middlesex Hospital is the closest hospital to the Site, located approximately 1.7 miles away. Within one mile of the Site there are numerous public open spaces and play facilities, including Gladstone Park and Gibbons Recreation Ground.
- 7.28 The Development has the potential to generate employment opportunities (both during the Works and once completed and operational) and such employment, together with expenditure from a new residential population at the Site can lead to increases in local spend, thereby contributing to the local economy.

7.29 Whilst new homes will contribute to housing need, the new resident population of the Site may also create additional demand on existing social infrastructure such as open space (including children's play space), primary healthcare facilities, and local schools.

Likely Significant Effects to be Addressed in the ES

7.30 The likely significant socio-economic effects to be considered within the ES are as follows:

- The generation of temporary construction related employment arising from the Works, including opportunities for local employment and training initiatives, along with gross value added (GVA) to the local economy.
- The generation of additional expenditure resulting from the workforce associated with the Works.
- Creation of net additional permanent employment opportunities and GVA to the local economy resulting from the complete and operational Development.
- Gross impacts of additional expenditure resulting from new residents.
- The provision of new homes in relation to the current housing targets for LBB.
- Implications of the new Site population on the demand for open space (including children's play space), primary healthcare facilities, and local primary and secondary schools.
- Revenue effects arising from additional Council Tax receipts.

7.31 All such effects will be considered for the Development in isolation and, insofar as information exists, for the Development together with relevant Cumulative Schemes.

Summary Assessment Methodology

7.32 The baseline socio-economic assessment will address the baseline conditions at the following geographical scales:

- The Site.
- A Local Impact Area (LIA) area comprising the Dudden Hill ward and where available, statistics for the Brent 014A Lower Super Output Area (LSOA).
- The LBB (borough).
- Greater London (regional).

7.33 In addition, the baseline analysis for education and healthcare facilities will be based on appropriately defined catchment areas for primary and secondary schools, primary healthcare facilities and open/play space. These include:

- Primary Healthcare Facilities – GP surgeries located within one-mile of the Site based on advice from the Healthy Urban Development Unit (HUDU).

- Primary Schools – located within one-mile of the Site, based on the 2021 findings of the National Travel Survey which showed the average distance travelled to primary school is one mile across London¹⁶.
- Secondary Schools – located within two-miles of the Site, based on the 2021 findings of the National Travel Survey which showed the average distance travelled to secondary school is two miles across London¹⁶.
- Open Spaces – based on London Plan 2021¹⁷ guidance:
 - < 400m small open spaces, pocket parks and local parks.
 - < 1.2km district parks.
 - < 3.2km metropolitan parks.
 - Between 3.2km to 8km for regional parks.
- Children’s Play Spaces up to 800 metres walking distance from the Site, based on the Mayor of London Shaping Neighbourhoods: Play and Informal Recreation SPG (September 2012).

7.34 The relevant detailed socio-economic baseline conditions will be assessed using established statistical sources such as the Office for National Statistics (ONS), 2011 and 2021 Census, Business Register and Employment Survey (BRES) and the English Indices of Multiple Deprivation. This will be supplemented with any relevant data held by LBB, the Greater London Authority (GLA) and the client team.

7.35 The overall proposed methodology will include:

- Review of local, regional, national policy plans and development constraints in so far as they influence the baseline conditions; judgements about the sensitivity of receptors; the assessment methodology or justification of a specific socio-economic effect described in the socio-economic assessment.
- A full review of baseline conditions for areas described in the baseline section above. This will be assessed using recognised data sources principally from the ONS but drawing where appropriate on evidence from the LBB and GLA.
- Identification and assessment of likely significant effects of the Works and the completed and operational Development in isolation, using appropriate modelling techniques where necessary. This will include:
 - A numerical estimate of the Full Time Equivalent (FTE) jobs generated by the Works, based on the anticipated build cost for the Development and data from the Annual Business Survey¹⁸.
 - A numerical estimate of the GVA to the local economy by the workforce associated with the Works, based on information from the Annual Business Survey.

¹⁶ Department for Transport (2022) National Travel Survey 2021

¹⁷ GLA. London Plan. 2021

¹⁸ ONS. Annual Business Survey 2020

- A numerical estimate of the net FTE jobs created by the completed and operational Development, based on the proposed floorspace schedule for the Development, relevant information provided by the Applicant on existing and proposed employment, the Employment Density Guide¹⁹ and the Additionality Guide²⁰.
 - A numerical estimate of the GVA to the local economy by the gross additional permanent employment, using information from the ONS Sub-regional Productivity tables²¹.
 - A numerical estimate of the additional expenditure from the completed and operational Development workforce.
 - A numerical estimate of the additional household expenditure created by the completed and operational Development, using the ONS report on Family Spending²².
 - A numerical estimate of the future population and child yield resulting from the completed and operational Development, using the GLA Population Yield Calculator (version 3.1)²³.
 - An assessment of the additional Council Tax receipts arising from the completed and operational Development.
 - An appraisal of the Development's contribution to local housing need, based on the LBB targets outlined in the London Plan 2021¹⁷.
 - An appraisal of the effects of the Development's additional population on existing GP facilities (based on the GP: patient ratio of 1:1,800 recommended by the Healthy Urban Development Unit²⁴), and schools (based on the latest capacity information available from the Department for Education).
 - An appraisal of the effects of the Development in the provision of open space within a 400-metre walk from the Site (based on LBB Local Plan Policy BG11) and children's play space, calculated using the GLA Population Yield Calculator²³ and appraised against the need for playspace to be within a 400-metre walk from the Site (based on LBB Local Plan Policy BG11).
- Identification of appropriate mitigation measures should any significant adverse effects be identified in connection with the Development in isolation.

7.36 As previously noted, the likely significant socio-economic effects of the Development together with relevant Cumulative Schemes will be assessed insofar as relevant information exists. Accordingly, the above methodologies will be applied to the assessment of likely significant cumulative socio-economic effects, where possible. Where a potential lack of information in relation to specific Cumulative Schemes does not allow for this,

¹⁹ Homes and Communities Agency. Employment Density Guide. Third Edition. 2015.

²⁰ Homes and Communities Agency. Additionality Guide. Fourth Edition. 2014.

²¹ ONS. Sub-regional Productivity: Labour Productivity (GVA per hour worked and GVA per filled job) indices by UK NUTS2 and NUTS3 sub-regions. 2020.

²² ONS. Family Spending in the UK: Financial Year Ending 2021.

²³ Greater London Authority (GLA). Population Yield Calculator (Version 3.1). 2019.

²⁴ NHS London Health Urban Development Unit

the assessment (or components of the cumulative socio-economic assessment) will be based upon professional and expert judgement.

Transport and Access

Summary Baseline Information and Key Issues

- 7.37 The Site is located on the western side of the B453 Neasden Lane and is abutted by railway lines to the north, south and west, with Neasden London Underground (LUL) Station located immediately to the north beyond the railway lines. The Site is located within LBBs Controlled Parking Zone (CPZ) 'NS' which controls parking between 08:30-18:30 Monday to Friday.
- 7.38 The Site achieves a Public Transport Accessibility Level (PTAL) rating of 3, indicating a moderate level of accessibility to public transport, albeit this increases to PTAL rating of 5 (very good) in the northern section of the Site, adjacent to Neasden London Underground Station. The PTAL score is achieved through access to Neasden Station, providing 21 trains per hour as well as local bus stops on Neasden Lane (site frontage), Dudden Hill (circa 580 metres), and Dog Lane (circa 580 metres) providing access to 7 bus routes operating approximately 44 services per hour.
- 7.39 The planned WLO Line will introduce a new station to the south of the Site offering an orbital link across North and West London between Hendon, Brent Cross, Cricklewood, West Hampstead and Hounslow. This is expected to significantly increase public transport accessibility to the Site in the future, which TfL currently say could be operational in the late 2020s²⁵.
- 7.40 The Site currently takes vehicular access from its eastern frontage to Neasden Lane leading to an internal access road running north-south providing manoeuvring space for Heavy Goods Vehicles (HGVs) through the Site to the various industrial units and waste processing facilities. Cars have the ability to park along the internal access road for employees alongside in the demise of each of the industrial units' plots, with EMR Metal Recycling Facility including a large area of hardstanding for informal parking relating to employees and customers.
- 7.41 There are no designated cycle lanes within or adjacent to the Site. However, provision for pedestrians surrounding the Site is generally of an acceptable standard, with footways and formal pedestrian crossing facilities, proving access across the B453.
- 7.42 Given the existing use of the Site as industrial / waste processing facility, there will likely be no change in the number of vehicles accessing the Site during the Works, with a decrease in operational HGVs and staff / customer vehicles matched by an increase in demolition and construction vehicles. However, the Works have the potential to temporarily disrupt local vehicular, pedestrian and cyclist routes.

²⁵ <https://tfl.gov.uk/corporate/about-tfl/how-we-work/planning-for-the-future/west-london-orbital>.

- 7.43 The completed and operational Development will aim to provide suitable and safe Site access, parking and servicing, appropriate to the land uses proposed. In addition, the provision of a new pedestrian realm internal to the Site with greater connectivity between Neasden LUL Station and the future Neasden WLO Station, safeguarded land for the potential delivery of a new footbridge over the railway lines connecting to the west, and ample cycle-parking provision will offer an opportunity for improved Site permeability and the use of more sustainable (non-car) modes of transport.
- 7.44 The completed and operational Development will be car-free with no general parking provided on-Site other than wheelchair accessible parking for residents and employees and loading bays to serve the various land uses; this is expected to result in a reduction in the overall number of car parking spaces compared to the existing baseline situation. The various land uses proposed on-Site are expected to result in a similar traffic flow and volume when compared with the existing baseline situation.

Likely Significant Effects to be Addressed in the ES

- 7.45 Likely significant transport and access effects to be considered within the ES are as follows:
- Temporary disruption to pedestrians, cyclists and road vehicle users during the Works;
 - Temporary generation of HGVs and the effects on the highway, pedestrian and cycle environment, in particular the associated severance, delay, amenity, fear and intimidation, driver delay, accidents and safety issues during the Works;
 - Workforce demand for public transport associated with the Works;
 - Changes to traffic flows on the local road network and the associated driver delay, severance, pedestrian and cyclist delay, pedestrian and cyclist amenity, fear and intimidation, and accidents and safety issues associated with the completed and operational Development; and
 - Demand for public transport (based on the findings of the Transport Assessment (TA)) associated with the completed and operational Development.

Summary Assessment Methodology

- 7.46 The assessment will consider the effects of the Development using the methodology set out below within the context of the policy framework and existing baseline conditions.

- 7.47 The IEMA guidelines²⁶ will be used to ensure that the likely significant environmental effects arising due to predicted changes in traffic levels brought about by the completed and operational Development are correctly and comprehensively addressed.
- 7.48 The assessment will be supported by a TA, which will be undertaken in accordance with TfL²⁷ and LBB guidance. This will be appended to the ES and will inform the appropriate ES chapter.
- 7.49 The assessment will be limited to roads immediately adjacent to the Site, plus any roads further afield where traffic flows (or the number of HGVs) will increase by more than 30 % (as set out in IEMA guidelines).
- 7.50 The Site's baseline conditions will be appraised in detail via a combination of desk study and Site visits and will be fully documented in the ES chapter and appended TA. The scope of the baseline conditions assessment will be in accordance with the TfL checklist for TAs and will, therefore, comprise consideration of the following:
- Existing site land uses, including quantum of parking;
 - Local travel characteristics;
 - Local highway network layout, connections, traffic flows and accident analysis;
 - Pedestrian and cycle amenities layout and connections; and
 - Public transport accessibility, connections, and service frequencies.

Assessment Scenarios

- 7.51 Existing traffic flow data will be recorded on the roads within the survey study area. The traffic flows will be used to establish the magnitude of the environmental transport impacts of the Development.
- 7.52 The transport assessment study area for the ES will be informed by the following two rules, as set out in IEMA's Guidelines:
- Rule 1: include highway links where traffic flows will increase by more than 30 % (or the number of HGVs will increase by more than 30 %); and
 - Rule 2: include any other specifically sensitive areas where traffic flows have increased by 10 % or more.
- 7.53 The assessment of traffic associated with the Works will be limited to the roads immediately adjacent to the Site and any roads further afield where Rule 1 is breached.
- 7.54 It is important to note that as per standard practice the likely significant effects of the completed and operational Development will be judged against the baseline situation that exists at the year of full completion and opening

²⁶ IEMA. Guidelines for the Environmental Assessment of Road Traffic. 1993.

²⁷ Transport for London. Healthy Streets TA – recommended Contents and Chapters. 2019.

of the Development (the Development Year). It may be that a number of relevant Cumulative Schemes will be fully operational at the Development Year and so will be accounted for in this Development Year of assessment. As such, the likely significant cumulative transport and access effects will account for relevant Cumulative Schemes which will not be fully completed and operational at the Development Year.

7.55 The assessment scenarios for the Works phase will be subject to data availability but are anticipated to be:

- Existing Baseline (2022);
- Future Baseline (year of peak construction vehicle flow) + cumulative development;
- Future Baseline (year of peak construction vehicle flow) + cumulative development + proposed Works traffic.

7.56 The future year will be informed by the indicative development programme. Modelling will take account of the average daily trip generation and peak hour trip generation associated with the development works, in particular excavation and construction waste removal and transport of materials to the site (which will depend on construction methods).

7.57 The assessment scenarios for the operational phase will be subject to data availability but are anticipated to be:

- Existing Baseline (2022);
- Future Baseline (year of opening) + cumulative development; and
- Future Baseline + cumulative development + proposed Development.

7.58 Future year growth will only be applied to account for the cumulative schemes and will not be applied on baseline traffic.

7.59 Where Rule 1 or Rule 2 is breached the assessment will provide an analysis of potential environmental effects in accordance with the IEMA Guidelines for:

- Severance;
- Pedestrian and Cyclist Delay;
- Pedestrian and Cyclist Amenity;
- Fear and Intimidation;
- Driver Delay;
- Accidents and Safety.

7.60 The changes in multi-modal trips generated by the Development will be used to assess the following potential environmental effects:

- Changes in Public Transport Demand; and
- Accidents and Safety.

7.61 There is no formal guidance for assessing the environmental effects of developments on the cycling network or the public transport network. Nevertheless, the EIA will utilise predicted trip generation to assess the potential impacts on existing cycle routes and bus and rail routes (London Underground and Overground services). The assessment will be subject to the scope of the TA. A qualitative assessment of the scale of the effects will be provided based on professional judgement.

Air Quality

Summary Baseline Information and Key Issues

7.62 In accordance with the 'UK Air Quality Strategy'²⁸ and Part IV of the 'Environment Act'²⁹, LBB has and will continue to review the ambient air quality within its administrative boundary. LBB has declared an Air Quality Management Area (AQMA) for exceedances of the annual mean NO₂ and 24-hour mean PM₁₀ (Particulate Matter measuring less than ten micrometres or less in diameter) objectives, due to emissions from road traffic. This area covers the entire area south of the North Circular Road and all housing, schools and hospitals along the North Circular Road, Harrow Road, Bridgewater Road, Ealing Road, Watford Road, Kenton Road, Kingsbury Road, Edgware Road, Blackbird Hill, Forty Lane, Forty Avenue and East Lane. The Site lies within this area

7.63 The Site is located within an industrial area, which includes an inert and excavation waste transfer site which operates approximately 50m west of the Site. These operations involve the open storage of material which is bulked up for transfer off-site. All other industrial sites to the east and north of the Site are due to be re-developed as part of the Neasden Stations Growth Area (NSGA). The Site currently comprises three waste permitted sites including a scrap metal dealer and, skip hire and construction waste recycling facility.

7.64 There are a number of potential sources of air pollution close to the Site. These are:

- An inert and excavation waste transfer site which operates approximately 50m west of the Site. These operations involve the open storage of material which is bulked up for transfer off-site. Vehicles on Neasden Lane to the east of the Site; and
- Locomotives on railway lines to the west, southeast and north of the Site.

7.65 The main air pollutants of concern related to emissions from the inert and excavation waste transfer site to the west of the Site include fine particulate matter (PM₁₀ and PM_{2.5}) and nuisance dust. Emissions from Neasden Lane and railway lines include nitrogen dioxide (NO₂) and fine particulate matter (PM₁₀ and PM_{2.5}) from vehicles and locomotives.

²⁸ DEFRA. The Air Quality Strategy for England, Scotland, Wales & Northern Ireland. 2007.

²⁹ Office of the Deputy Prime Minister (ODPM). The Environment Act. 1995.

- 7.66 Baseline conditions in the study area will be determined by collating information from a number of sources. Local monitoring data will be taken from LBB's Air Quality Review and Assessment reports and background concentrations will be defined using the national pollution maps published by Defra³⁰. Where necessary, dispersion modelling will be undertaken to establish baseline pollutant concentrations.
- 7.67 To better understand the air quality conditions at the Site and surrounding area, a dust monitoring survey has been carried out for a period of 3 months to establish existing PM₁₀ and nuisance dust conditions at the Site.
- 7.68 Considering the above, key air quality issues in respect of the Development Site relate to ensuring ambient air quality is not significantly worsened by any aspect of the Development and ensuring that future residents of the Development are appropriately protected against poor air quality.

Likely Significant Effects to be Addressed in the ES

- 7.69 The likely significant air quality effects to be considered within the ES are as follows:
- Localised increase in nuisance dust and PM₁₀ emissions during the Works as a result of construction activities;
 - Localised increases in traffic related emissions during the Works as a result of construction traffic (including Heavy Goods Vehicles (HGVs));
 - Long-term changes in local air quality particularly in relation to NO₂ and PM₁₀ due to emissions from vehicles associated with the operation of the completed Development;
 - Effects on future residents of the Development arising from local air emissions sources such as road, rail and the neighbouring inert and excavation waste transfer site.
- 7.70 Insofar as relevant information exists, all of the above likely significant effects will also be addressed for the Development together with relevant Cumulative Schemes.
- 7.71 The Development will be provided with energy by non-combustion sources (e.g. a centralised air source heat pump system and photovoltaics); there will thus be no significant point sources of emissions within the Development. Should an emergency energy plant (such as a diesel generator) be included within the Development, the emissions from which will be considered within the air quality assessment.

Summary Assessment Methodology

- 7.72 Specific consultation with the Environmental Health Officer (EHO) at LBB will be undertaken to agree an approach to the air quality assessment. Nonetheless, it is anticipated that the assessment will comprise the following:
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³⁰ Defra. Local Air Quality Management (LAQM) Support Website, [Online], Available: <http://laqm.defra.gov.uk/>. 2022

- Defining baseline conditions, including identifying relevant monitoring data and existing sources of pollutants in the area. This will include examination of maps and aerial photographs, discussions with the Council, a review of nearby industrial operations using the Government's Pollutant Release and Transfer Register, a review of the Council's air quality Review and Assessment reports, and collation of published data, as well as any unpublished data made available by the Council. Baseline conditions will also be defined through a three-month project specific survey of PM₁₀ and nuisance dust soiling;
- Identifying sensitive locations where people might be affected by changes in air quality, including those within the proposed development, taking into account the different averaging periods set out in the Government's air quality objectives. Receptors will be selected to represent worst-case exposure. For new residences within the Development these will be at the façades of the properties nearest the road and railway lines. For existing properties, these will be at the roadside façade of properties along the local road network where the development-generated traffic increases will be greatest, and at locations where concentrations are expected to be highest, such as near to junctions. Indicative receptors are shown in **Figure 6**.
- Assessing the impacts of dust during the Works following the assessment methodology set out in the GLA's SPG on the Control of Dust and Emissions During Construction and Demolition³¹, which is based on the Institute of Air Quality Management's Guidance on the Assessment of Dust from Demolition and Construction³². It will identify the potential for dust to be generated and the sensitivity of the surrounding area and will combine these to determine the risk of dust impacts without appropriate mitigation. This information will then be used to determine the appropriate level of mitigation required to ensure that there are no significant effects. The air quality chapter will not explicitly consider emissions from Non-Road Mobile Machinery (NRMM) operating during the construction phase. Details of the exact plant, and timings of their usage, are unlikely to be available at the planning stage, thus robust assessment would not be possible. Any NRMM that do operate on the site will have to conform to the requirements of the GLA's Control of Dust and Emissions During Construction and Demolition SPG, which sets out emission limits for such plant, designed to ensure that they do not cause significant air quality impacts;
- Reviewing the number of vehicles associated with the Works (including HDVs) in use during the demolition and construction in the context of the screening criteria provided in the EPUK/IAQM guidance³³. If the increase in HDV movements exceeds the screening criteria, then emissions from traffic generated during the demolition/construction stage will be assessed quantitatively using the ADMS Road dispersion model;

³¹ GLA. The Control of Dust and Emissions from Construction and Demolition SPG, Available: <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-guidance/control-dust-and> 2014

³² IAQM. Guidance on the Assessment of Dust from Demolition and Construction v1.1, Available: <http://iaqm.co.uk/guidance/>. 2016

³³ Moorcroft and Barrowcliffe et al. Land-Use Planning & Development Control: Planning For Air Quality v1.2 2017

- A qualitative or quantitative assessment of the impacts of the operation of the Development on concentrations of nitrogen dioxide, PM₁₀ and PM_{2.5} from road traffic in the proposed year of opening. At this stage the number of vehicle movements is unknown. If the additional number of Light Duty Vehicles (LDVs) will be more than the EPUK/IAQM⁶ screening criterion of 100 Annual Average Daily Traffic (AADT) or 25 Heavy Duty Vehicles (HDVs) inside an AQMA the assessment will quantify the increases in pollutant concentrations and determine the impacts at sensitive receptor locations using the ADMS Road dispersion model. The IAQM screening criteria of an increase of 100 LDVs / 25 HDVs AADT on roads within the AQMA will be used to define the study area;
- A quantitative assessment using the ADMS Road dispersion model of concentrations of nitrogen dioxide, PM₁₀ and PM_{2.5} that future users and residents of the completed and operational Development will be exposed to in the year of opening, taking into account emissions from the road network and railway network, if the railways are identified as a potential significant source as outlined within Defra's LAQM TG22³⁴;
- Comparison of the predicted pollutant concentration with the Air Quality Strategy Objectives and determination of the significance of impacts upon nearby residents based on the EPUK and the IAQM significance criteria⁶;
- A qualitative assessment of the risk of nuisance dust impacts from the neighbouring inert and excavation waste transfer site, to the west of the Site, on future users and residents of the Development using a risk assessment approach. This will be based on Source, Pathway, Receptor approach outlined within the IAQM Guidance on the Assessment of Mineral Dust Impacts for Planning,³⁵ with reference to baseline monitoring results. The assessment will also consider the contribution of particulate matter emissions from the facility on PM₁₀ concentrations on Site; and
- Assessing the impacts from any emergency generators qualitatively based on the proposed size, location and emissions performance of the proposed plant and the proposed testing schedule. Where it is not possible to discount potentially significant contributions the impacts of the plant will be determined using the ADMS-5 dispersion model.

7.73 In accordance with the London Plan, a preliminary air quality assessment will be undertaken to inform the design of the Development and an air quality positive statement completed (discussed further below). Where relevant, the preliminary air quality assessment will recommend mitigation measures at proposed receptor locations to ensure future occupants of the Development are exposed to acceptable air quality.

7.74 The London Plan requires new developments within London to be 'air quality neutral'. To demonstrate this, any heating / energy plant emissions likely to be generated by the completed and operational Development will be

³⁴ Defra. Local Air Quality Management Technical Guidance TG 22. 2022

³⁵ IAQM. Guidance on the Assessment of Mineral Dust Impacts for Planning. 2016

assessed against the Emission Benchmarks as set out within the SPG³⁶. The Air Quality Neutral Assessment will be included in the ES and any additional technical data relevant to the assessment provided will also be appended to the ES.

7.75 The GLA has published pre-consultation guidance³⁷ on the air quality positive approach to ensure large-scale developments deliver maximum air quality benefits and improvements and incorporate best practice and good design measures to reduce exposure to air pollution as far as possible. An Air Quality Positive Statement will be included in the assessment which will set out the inherent measures included within the Development.

Figure 6: Location of Receptors and Neighbouring Inert and Excavation Waste Transfer Site



³⁶ GLA. London Plan Guidance. Air Quality Neutral. Consultation Draft. 2021
³⁷ GLA. London Plan Guidance - Air Quality Positive, Consultation Draft. 2021.

Noise and Vibration

Summary Baseline Information and Key Issues

- 7.76 The main sources of noise at the Site and its surroundings are traffic noise from the surrounding road network, railway noise from the adjacent railway lines and industrial noise from nearby industrial uses.
- 7.77 The Site is surrounded on three sides by railway lines including two freight-only lines, a main line railway and two above-ground London Underground lines, however, an initial assessment of site suitability indicates that railway vibration is below the BS 6472-1³⁸ "low probability of adverse comment" levels during both the daytime and night-time.
- 7.78 The Works, which will include the demolition of existing structures, will give rise to increased environmental noise and vibration in the vicinity, with the potential to disturb the occupants of nearby land uses. Notably the current site comprises relatively noisy industrial activities, therefore construction noise impacts may be comparable at the nearest receptors. However, as the proposed Development is taller, noise propagation will be less favourable for properties further away, during certain construction phases.
- 7.79 The completed and operational Development also has the potential to alter the existing noise environment, thereby potentially affecting occupants of surrounding land-uses.

Likely Significant Effects to be Addressed in the ES

- 7.80 The likely significant noise and vibration effects to be considered within the ES are as follows:
- Temporary noise effects to existing sensitive receptors surrounding the Site as a result of noise generated by the physical processes necessary to implement the Works.
 - Temporary noise effects arising from changes in traffic flows due to construction-related traffic generated by the Works.
 - Permanent noise effects to existing sensitive receptors surrounding the Site generated from building services plant and industrial uses forming a part of the completed and operational Development.
 - Permanent noise effects arising from changes in road traffic as a result of the completed and operational Development.
- 7.81 All such effects will be considered for the Development in isolation and, insofar as information exists, for the Development together with relevant Cumulative Schemes.

³⁸ BSI. BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings. Part 1: Vibration sources other than blasting. 2008.

7.82 It should be noted that the determination of the acceptability of external and internal noise levels within the residential elements of the Development itself is considered a design issue (site suitability assessment). Accordingly, such issues will not be dealt with as part of the EIA process. However, the ES, and therefore the detailed planning application for the Development, will be accompanied by a detailed appendix dealing with such issues which will be summarised in the ES accordingly.

Summary Assessment Methodology

7.83 The methodology employed for the assessment of likely significant noise and vibration effects resulting from the Development will include the following:

- Establishment of the receptors within the vicinity of the Site that are and/or would be potentially sensitive to noise and vibration;
- Establishment of baseline noise and vibration conditions undertaking a noise and vibration monitoring survey;
- Estimation of noise levels generated from key activities associated with the Works and an assessment of likely significant effects on the existing sensitive receptors using the methodology set out in BS 5228-1³⁹.
- Prediction of the change in noise level generated by construction-related traffic over the baseline condition with reference to the methodology set out in DMRB LA111⁴⁰ and using the calculation methods set out in CRTN⁴¹.
- Establishment of Environmental Sound Criteria (ESC) for fixed plant and sound break-out from industrial units associated with the completed and operational proposed Development based upon the measured background sound levels, the guidance contained in BS 4142⁴² and the requirements of the Local Authority;
- Prediction of the change in noise level generated by completed and operational Development road traffic with reference to the methodologies set out in DMRB LA111 and using the calculation methods set out in CRTN.
- Formulation of appropriate design interventions and mitigation measures where appropriate; and,
- Establishment of the likely residual noise and vibration effects of the proposed Development on existing sensitive receptors.

7.84 All relevant technical noise and vibration data and information used to inform the assessment will be appended to the ES.

³⁹ BSI. BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites - Part 1: Noise'. 2014.

⁴⁰ National Highways Design Manual for Roads and Bridges Sustainability & Environment Appraisal LA111 Noise and vibration. 2020.

⁴¹ Department of Transport Welsh Office Technical Memorandum Calculation of Road Traffic Noise (CRTN), 1988.

⁴² BSI. BS 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'. 2019.

Wind Microclimate

Summary Baseline Information and Key Issues

- 7.85 Based on combined wind climate statistics from Heathrow and London City Airports, the prevailing winds at the Site blow from the south-westerly sector, with wind speeds being greater in the winter months when the most frequent strong winds blow from the west-south-west. Wind speeds are generally lower during summer. North-east winds are common during spring but are generally lighter than south-westerly winds.
- 7.86 Existing pedestrian level wind conditions in and immediately around the Site are expected to be dictated by the Site's exposure to prevailing south-westerly winds. The existing Site mainly comprises of low-level buildings and open industrial space. The area immediately surrounding the Site within the area covered by the wind tunnel model consists predominantly low-rise developments. Based on early-stage assessment, the expected wind conditions on the existing Site are expected to range for sitting through to strolling conditions.
- 7.87 The Development will give rise to a new Site layout and massing which has the potential to alter prevailing wind conditions. In particular, the overall increased massing (and particularly height and orientation) of built form within the Site may give rise to downdraughts and subsequent channelling of pedestrian level winds around and between the buildings, creating areas of locally accelerated winds.
- 7.88 The Development will give rise to a new pedestrian usage of the Site, with pedestrian routes, public open space and private amenity space. Recreational uses, in particular, will require relatively calm wind conditions in order for the intended pedestrian activity to be comfortable, useable and safe during appropriate times of the year. The achievement of a suitable wind microclimate both in and surrounding the Site is therefore paramount to good design.

Likely Significant Effects to be Addressed in the ES

- 7.89 Likely significant wind microclimate effects to be considered within the ES are as follows:
- Temporary and transient changes in the local wind environment both on and off-Site during the Works together with any associated effects to pedestrian comfort and safety giving due consideration to the type of pedestrian activity likely to occur at specific locations and specific seasons.
 - Long-term changes in the local wind environment both on and off-Site once the Development is completed and operational and any associated effects to pedestrian comfort and safety giving due consideration to the type of pedestrian activity likely to occur at specific locations and specific seasons.
- 7.90 The potential wind microclimate effects associated with the completed and operational Development are considered to be:
- Undesirable wind speeds in accessible ground and elevated levels of the Development, surrounding buildings, pedestrian thoroughfares, bus stops, station platforms and nearby areas of public realm during the demolition and construction phase; and

- Undesirable wind speeds at ground and accessible elevated levels of the Development, including entrances, balconies and accessible podium/terrace levels, thoroughfares and amenity spaces, surrounding buildings (including entrances), thoroughfares, bus stops, station platforms and nearby areas of the public realm during the operational phase.

Summary Assessment Methodology

- 7.91 As per standard practice, a qualitative assessment of wind conditions during the Works will be undertaken using professional judgement.
- 7.92 To identify the amount of interaction the winds will have on the Development initial computational fluid dynamics (CFD) simulations will be conducted, and a design review will be provided to the design team. This will also be supplemented by early-stage wind tunnel testing to provide quantitative design-stage information on the wind conditions and allow mitigation approaches to be explored while the design may still be adjusted. This will assist the design team in further developing the design with regard to wind issues before the Development design is fixed.
- 7.93 For the EIA, the assessment of the wind microclimate will be based on the results from a series of tests on physical models within the wind tunnel to provide a detailed, quantitative assessment. Full wind tunnel testing will be undertaken as follows:
1. A 1:300 physical scale model of the existing Site + all significant existing features within 360 m of the centre of the Site.
 2. A 1:300 physical scale model of the Development + all significant existing features within 360 m of the centre of the Site.
 3. A 1:300 physical scale model of the Development + relevant Approved Projects and remaining significant existing features (following completion of relevant Cumulative Schemes) within 360 m of the centre of the Site.
- 7.94 The above will determine the likely pedestrian level wind conditions in and around the Site at specific locations such as main pedestrian routes, building entrances and amenity spaces for all three scenarios.
- 7.95 The results of the wind tunnel testing will then be combined with long-term wind climate statistics, corrected to apply at the Site, and benchmarked against the commonly used Lawson Comfort Criteria⁴³ (LDDC Variant). Such criteria identify the wind conditions and thresholds for a range of pedestrian activities such as sitting, standing, strolling, walking and uncomfortable. In this way, the results of the wind tunnel testing can be used to determine the comfort and safety of the wind microclimate in relation to the expected pedestrian activities at and surrounding the Site for all test scenarios. This will be particularly important for test scenarios 2 and 3.

⁴³ Lawson, T.V. The Determination of the Wind Environment of a Building Complex before Construction. Department of Aerospace Engineering, University of Bristol, Report Number TVL 9025. 1990.

- 7.96 Should the preliminary results of the wind tunnel testing for test scenario 2 or 3 reveal unacceptably uncomfortable or unsafe wind conditions then the design of the Development will be refined, and further wind tunnel testing undertaken to quantify the effectiveness of such 'mitigation by design'.
- 7.97 The conclusions of the wind tunnel testing will be summarised in the ES, with all technical details appended to the ES.

Daylight, Sunlight, Overshadowing and Solar Glare

Summary Baseline Information and Key Issues

- 7.98 The existing low-rise nature of the Site suggests that the existing Site does not cause significant daylight and sunlight obstruction to surrounding sensitive receptors including residential receptors and amenity spaces.
- 7.99 The closest residential properties to the Site are located to the south on Neasden Lane, to the west at 18 Iron Bridge Close, the north at Dephna House and to the east at properties located Severn Way. The surrounding areas of public and private amenity space are limited to the rear gardens of private residential properties at Neasden Lane, Severn Way and Southview Avenue.
- 7.100 The change in on-Site massing brought about by the Development will have the potential to obstruct and reduce levels of daylight and sunlight to residential receptors and increase overshadowing of amenity spaces surrounding the Site.

Likely Significant Effects to be Addressed in the ES

- 7.101 The likely significant daylight, sunlight and overshadowing effects to be considered within the ES are as follows:
- Long-term changes to the duration and quantum of daylight and sunlight to existing residential properties surrounding the Site as a result of the completed Development.
 - Long-term changes to the duration and quantum of sunlight amenity to public and private amenity spaces surrounding the Site as a result of the completed Development.
- 7.102 It should be noted that the determination of the acceptability of daylight, sunlight and overshadowing within the Development is considered a design issue. In addition, as the residential units and proposed amenity spaces of the Development do not currently exist, there is no baseline situation against which to undertake a true 'impact assessment'. On this basis, such issues will not be dealt with as part of the EIA process. The detailed planning application for the Development will be accompanied by a stand-alone report in relation to such issues.

Summary Assessment Methodology

- 7.103 A Site walkover survey and desk-based investigation will identify all relevant residential receptors and amenity spaces surrounding the Site to be included in the assessment.

- 7.104 In line with standard practice, a qualitative assessment of daylight, sunlight and overshadowing conditions to relevant receptors surrounding the Site during the Works will be undertaken using professional judgement.
- 7.105 Likely significant effects of the completed and operational Development will be informed by computer modelling of the following scenarios:
1. The existing Site + all relevant existing features surrounding the Site.
 2. The Development + all relevant existing features surrounding the Site.
 3. The Development + all relevant Cumulative Schemes and remaining existing features (following completion of the relevant Cumulative Schemes) surrounding the Site.
- 7.106 The modelling and associated analysis will be undertaken in line with the Building Research Establishment (BRE) Guidelines: Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice, Third Edition⁴⁴, insofar as such guidelines can be applied to dense urban settings.
- 7.107 The results of the modelling will allow for a comparative assessment of all test scenarios.
- 7.108 The conclusions of the computer modelling will be summarised in the ES, with all technical details appended to the ES.
- 7.109 The more specific methodologies to be employed in the assessment of daylight, sunlight and overshadowing are as follows.

Daylight and Sunlight

- 7.110 The daylight and sunlight assessments will be carried out in accordance with the BRE guidance. The analysis will be calculated using a 3D computer model constructed using specialist software.
- 7.111 The vertical sky component (VSC), no-sky line (NSL) and annual probable sunlight hours (APSH) assessments will be used to quantitatively assess the impact of the Development upon sensitive neighbouring properties and relevant amenity areas.
- 7.112 In line with the BRE Guidelines, both the VSC and NSL assessments will be undertaken for the Baseline, Development and Cumulative Scenarios for all receptors sensitive to daylight impacts identified above.
- 7.113 The sunlight amenity to the surrounding receptors will be considered by reference to the APSH method for the Baseline, Development and Cumulative Scenarios for all receptors sensitive to sunlight impacts identified above and where the windows face within 90 degrees due south.

⁴⁴ Building Research Establishment (BRE) Guidelines. Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, Second Edition. 2022.

- 7.114 The significance of effects will be determined using professional judgement and by reference to Appendix I of the BRE Guidelines.
- 7.115 The numerical values quoted in the BRE Guidelines are purely advisory. Therefore, different values may be used depending on the type of development proposed, and calculation methods are flexible in this respect. Appendix F of the BRE Guidelines provides the guidelines for setting alternative daylight values of skylight and sunlight access.
- 7.116 Supplementary analysis may therefore be considered in relation to consented and built schemes across London, which can be used as an alternative benchmark when considering reasonable alternative values in environments that are significantly different from the low-density suburban housing model from which the baseline targets within the BRE Guidelines have been derived.
- 7.117 In addition to the VSC, NSL and APSH assessments listed above, supplementary assessments will be undertaken in relation to specific properties where deemed appropriate. However, the residual effects and significant effects identified within the technical chapter will be based upon the results of the VSC, NSL and APSH assessments.
- 7.118 The daylight and sunlight assessment will focus on sensitive residential properties that may have their existing levels of daylight and sunlight amenity potentially impacted by the Development. Sensitive receptors have been identified and will be listed within the ES.

Overshadowing

- 7.119 The Sun Hours on Ground assessment considers the proportion of a designated amenity space which receives two hours of direct sunlight on the 21st March. The BRE Guidelines provide numerical criteria for the sun hours on ground assessment and where the results show compliance, the potential effect will be negligible (not significant).
- 7.120 Where the effects are not in accordance with the BRE Guidelines, professional judgement will be used to establish the nature and scale of the potential impact and whether the likely effect is considered to be significant or not.
- 7.121 For the Transient Overshadowing assessment, the path of shadow will be mapped for each of the Assessment Scenarios on the following dates as suggested by the BRE Guidelines:
- 21st March (Spring Equinox).
 - 21st June (Summer Solstice).
- 7.122 The BRE Guidelines do not provide any specific criteria for transient overshadowing other than to establish the time of year and day when shadow will be cast on the surrounding areas of outdoor amenity space. Professional judgement will be used to establish the nature and scale of the potential effect and whether this is significant or not.

- 7.123 The surrounding areas of public and private amenity space which will be assessed are rear gardens of private residential properties at Brownhill Road. All other potentially relevant areas are located to the south of the Development or sufficiently far from the Development and are therefore not relevant for assessment

Solar Glare

- 7.124 Glare or dazzle can occur when sunlight is reflected from a glazed façade or area of metal cladding. Disability glare happens when a bright source of light (such as the reflected sun) impairs the vision of other objects. The bright light is scattered in the eye, making it harder to see everything else. Outdoors, disability glare is easily the more serious problem, as it can affect motorists' and train drivers' ability to drive safely.
- 7.125 If it is likely that a building may cause solar dazzle the exact scale of the problem is evaluated by identifying key locations such as road junctions and railway signals, and working out the number of hours of the year that sunlight can be reflected to these points. Where solar reflection can happen, the next step is to calculate the angle between the driver's line of view and the reflected sun. For vertically mounted clear double glazing facing a driver on a level road, solar dazzle could be a significant issue if this angle is less than 10°. With a sloping façade or high reflectance glazing or cladding, solar dazzle might be a problem at higher angles of view as well. Sunlight that reflects off the façade at a glancing angle might also be bright enough to cause problems at higher angles of view. Professional judgement will be used to establish the nature and scale of the potential effect and whether this is significant or not.

Cumulative Effects

- 7.126 Cumulative daylight, sunlight and overshadowing assessments, which take into account the in-combination effects of the Development and any nearby Cumulative Schemes not included in the baseline scenario, will also be carried out where necessary based upon proximity/orientation to the Site. The cumulative assessment will consider those same methodologies as outlined above and the likely scenarios are included in the list of assessment scenarios listed above.

Ecology

Summary Baseline Information and Key Issues

7.127 The Applicant's Ecologist (Tyler Grange Group Ltd) undertook an Extended Phase 1 Habitat Survey and Preliminary Bat Roost Assessment (PBRA) of the Site on 4th August 2022 by an experienced field ecologist and member of the Chartered Institute of Ecology and Environment Management (CIEEM). The results of this are shown on the Habitat Features and PBRA Plan in **Appendix IV**. An ecological data search was also completed in August 2022 based on records purchased from the Greenspace information service for Greater London (GiGL) within a 1km radius of the Site boundary and a desktop review of available online information sources including the Multi-Agency Geographic Information for the Countryside (MAGIC) website⁴⁵.

7.128 The data search identified that the Site is not designated (statutorily or non-statutorily) for nature conservation value. Two statutory designated sites were also identified within 2km of the Site:

- Brent Reservoir Site of Special Scientific Interest (SSSI) located approximately 1.3km north of the site boundary, which is designated for its breeding wetland birds and in particular for significant numbers of nesting great crested grebe *Podiceps cristatus*. The diversity of wintering waterfowl and the variety of plant species growing along the water margin are also of note for Greater London. This SSSI is considered to be of national ecological importance; and
- Brent Reservoir/Welsh Harp Local Nature Reserve (LNR) located approximately 1.3km north of the site boundary, which is designated for its open water, marshes, trees and grassland habitats. Contains a reservoir with associated waterfowl and surrounded by meadows, woodland and parks. Given that this site covers largely the same area and habitats as Brent Reservoir SSSI, this LNR is considered to be of national ecological importance.

7.129 Furthermore, nine non-statutory Sites of Importance for Nature Conservation (SINCs) were returned from the data search within 1km of the Site. The closest to the Site include:

- Metropolitan line between Kilburn and Neasden Borough Grade I SINC located adjacent to the western and southern boundaries of the Site⁴⁶, along a railway corridor. This SINC is designated for its broadleaved woodland with small areas of tall ruderal. This SINC is considered to be of district ecological importance; and
- St Mary's Churchyard, Willesden Borough Grade II SINC located approximately 0.3km south from the Site boundary, which is designated for its semi-improved neutral grassland. Invertebrates such as hoverflies, butterflies and bumblebees have been noted. This SINC is considered to be of district ecological importance.

⁴⁵ Natural England (2022) MAGIC, [Online] Available at: <https://magic.defra.gov.uk/> [Accessed: 24/11/2022]

⁴⁶ Mapping provided from GiGL showing the boundary of the SINC is of distant scale and it is therefore assumed that the boundary of the SINC is restricted to the railway corridor and does not overlap with the Site boundary.

- 7.130 Significant effects on the statutory designated sites listed in **Paragraph 7.218** above, St Mary's Churchyard, Willesden Borough Grade II SINC and more distant SINC are not considered likely as a result of development. This is due to the distance and lack of habitat or hydrological connectivity between the design sites and the Site and the existing use of the Site. Significant effects on the Metropolitan line between Kilburn and Neasden Borough Grade I SINC are considered possible at this stage due to the proximity of the SINC to the Site, as discussed in 'Likely Significant Effects to be Addressed in the ES' below.
- 7.131 A desktop search of the MAGIC website⁴⁵ showed that there are no internationally designated areas for nature conservation within a 10km radius of the Site and therefore no significant effects on internationally designated sites are anticipated as a result of the Development.
- 7.132 As shown in **Appendix IV**, habitats within the Site predominantly comprise hardstanding, buildings, a small area of introduced shrub (comprising entirely of buddleia *Buddleja davidii*) and small areas of scattered scrub. The scrub had limited species diversity, being dominated by bramble *Rubus fruticosus*, elder *Sambucus nigra* and buddleia. No invasive non-native plant species listed on Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) were identified during the extended Phase I habitat survey. Buddleia is listed on the London Invasive Species Initiative⁴⁷ but this species was limited in extent and relatively isolated. All habitats within the site are considered to be of negligible ecological importance. Therefore, no significant effects are anticipated in relation to habitats or plant species within the site.
- 7.133 Habitats adjacent to the Site include areas of scrub, tall ruderal and railway lines. No areas of ancient woodland were identified during the extended Phase I habitat survey or data search either within or adjacent to the Site.
- 7.134 With regard to fauna, the extended Phase 1 Habitat survey identified that the habitats within the Site have the potential for the following legally protected and priority species:
- Nesting birds; and
 - Roosting bats within one building within the Site (building B8 as shown in **Appendix IV**).
- 7.135 The Extended Phase 1 Habitat Survey and desk study identified that other legally protected or priority species are likely absent from the Site. Therefore, no significant effects are considered likely in relation to protected or priority species within the site (note that those that may be present within the Metropolitan line between Kilburn and Neasden Borough Grade I SINC will be discussed within ES chapter).
- 7.136 With regard to nesting birds, no birds of conservation status were recorded within the Site during the extended Phase I habitat survey. Records of a number of species of concern, including Schedule 1⁴⁸ species and species

⁴⁷ LISI (2022) Species of Concern, [Online] Available at: <http://www.londonisi.org.uk/what-and-where/species-of-concern/> [Accessed: 24/11/2022]

⁴⁸ Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) comprises a list of bird species and their young, for which it is an offence to intentionally or recklessly disturb at, on or near an 'active' nest.



Neasden Village CA

Wish Harp

Brent Reservoir /
Welsh Harp Reservoir

1km

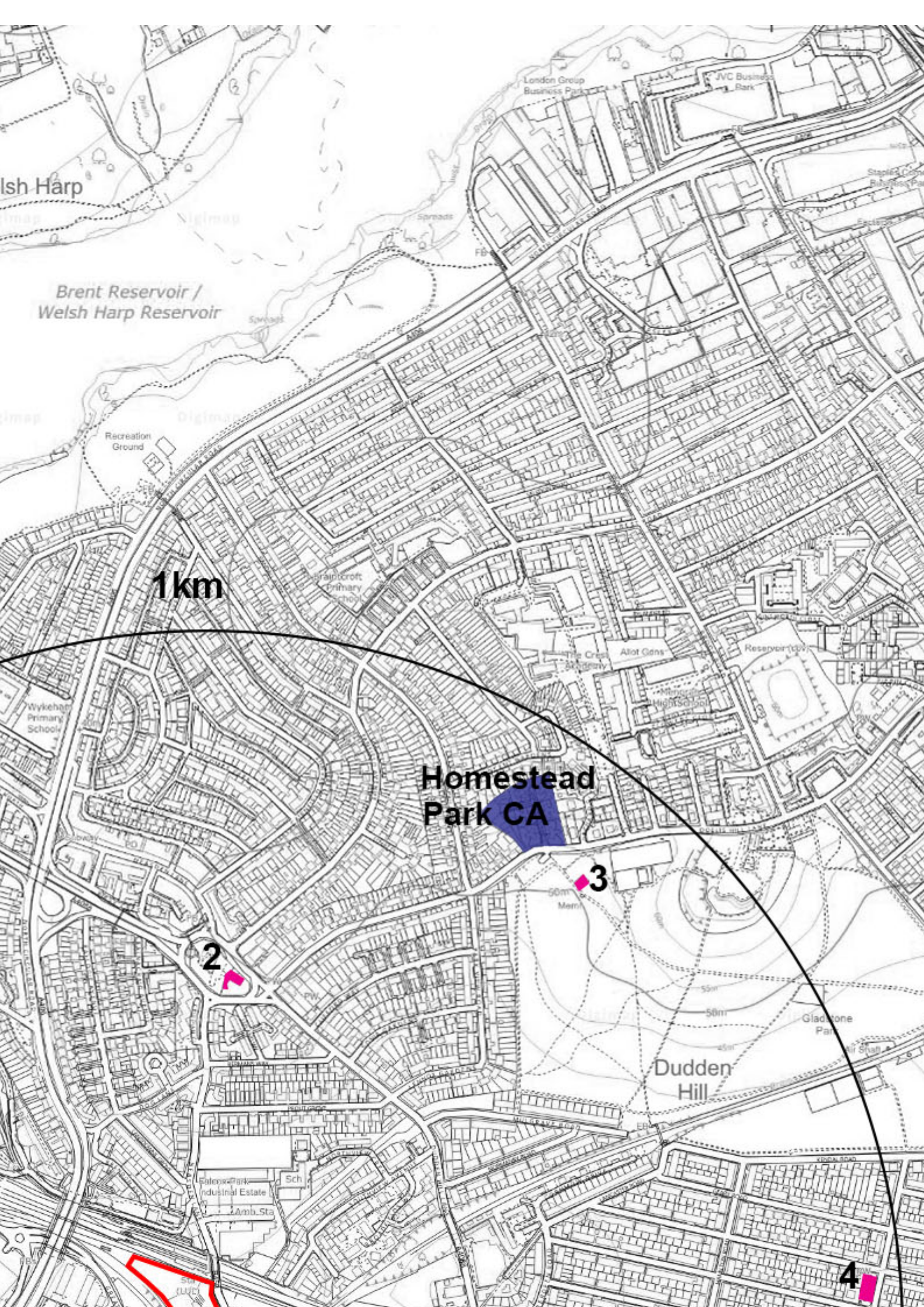
Homestead
Park CA

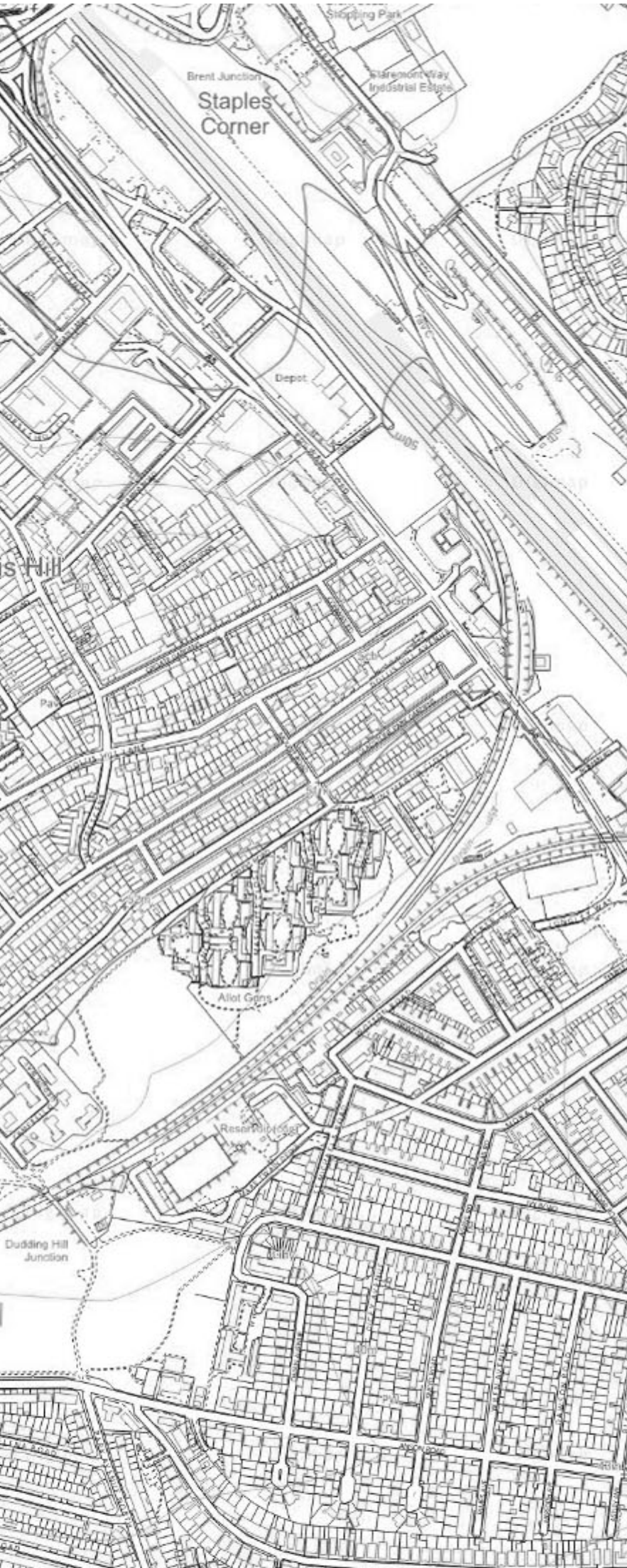
2

3

Dudden
Hill

4





Development could be adequately mitigated with via cal advisor, which may include for an archaeological and subsequent foundation construction. This would conditions are required, such as the need for a targeted logy out of the ES.

Risk

to the Site. According to the EA⁵² the Site is classified and tidal sources.

face water flooding aside from two localised areas in are considered to be at 'high risk' of surface water

an area that would be inundated with flood waters

ndicates no data for the risk of groundwater flooding

g data, the Site is not located within a groundwater

e Site currently comprises a significant proportion of off rates and volumes are expected to be relatively Thames Water (TW) combined surface water sewer

to be developed as part of the normal design process water flooding as part of the Development. Run-off ion and controlled discharge at agreed rates, with an ctice guidance. This will aim to provide betterment in situation.

way Disposal. Surface Water Drainage Assessment.

- 8.15 There is an existing culverted watercourse within the Site which enters the site boundary on the northern side along Neasden Lane and passes approximately through the middle of the Site before flowing south exiting the Site under the rail line. The exact alignment and depth of the culvert is subject to detailed survey investigation. Any requirement for diversion of the existing culverted watercourse is subject to design development pending receipt of the detailed survey information, however any diversion works would be undertaken to appropriate engineering standards and considered in the Flood Risk Assessment to ensure no impacts to flood risk occur. It is currently understood that the watercourse is privately owned and therefore no easements are required.
- 8.16 During the Works, a CEMP will be implemented which will set out key controls / management practices, including measures such as Flood Management / Evacuation Plan, to ensure the safety of construction workers on-Site. As part of the completed Development, standard flood resilience measures will be included such as those detailed within British Standard 85500:2015⁵⁶. Such measures include allowing flood waters to enter the properties at designed safe flow rates. With such mitigation in place, which can be controlled by standard planning conditions, the flood risk to construction workers and future Site users and third parties is considered to be insignificant.
- 8.17 It is anticipated that the increase in potable water demand from future residents / Site users in relation to the wider water resources and capacity would not be significant in the context of the water demand within the LBB. In addition, the provision of water supply will be considered at the regional level and as part of the separate licenses for abstractions from source by TW and it is the duty of TW, as the statutory provider, to ensure adequate potable water supply. As such, effects related to potable water supply are not considered to be significant.
- 8.18 Based on existing survey information and Thames Water asset data it is presumed that the existing foul flows from the Site make a connection to a Thames Water foul water sewer. It is the statutory duty of the relevant infrastructure providers to ensure adequate foul water capacity / infrastructure to the Development. Thames Water has confirmed via a pre-planning enquiry that there is capacity within their network for the increase in foul flows associated with the Development. In addition, the environmental effects of the increase in foul water will be controlled through the discharge consent with Thames Water. As such, effects related to foul water are not considered significant.
- 8.19 In line with policy requirements, a National Planning Policy Framework (NPPF) compliant Flood Risk Assessment (FRA) will be undertaken to support the detailed planning application. The FRA will consider the risk of flooding from all sources, as noted above. The FRA will include a feasibility study to demonstrate the most appropriate Sustainable Urban Drainage Systems (SuDS) for the Development, with the final outline surface water Drainage Strategy also presented within the FRA. The SuDS Strategy will be developed based on the SuDS Hierarchy in accordance with the London Plan given the context of the Site within the GLA. The SuDS Strategy will also outline

⁵⁶ British Standard (BS) 85500:2015 Flood resistant and resilient construction. Guide to Improving the flood performance of buildings. 2015.

the benefits provided by each SuDS feature i.e. amenity, water quality and surface water storage. The FRA and Drainage Strategy will be informed by detailed consultation with LBI, the EA and TW.

- 8.20 Based on the evidence to date, effects relating to surface water drainage and flood risk are considered low to medium with localised areas of high risk. The mitigation measures to reduce flood risk will be set out within the Site-specific, NPPF compliant FRA and will describe how the flood risk from all sources will be reduced to low risk. As such, this topic will be scoped out of the ES. However, as noted above, to accord with planning policy requirements, an FRA and Drainage Strategy will be produced as a stand-alone report to support the detailed planning application. Detail of the Drainage Strategy will also be set out within **ES Volume 1, Chapter 5: The Development**.

Ground Conditions and Contamination

- 8.21 A Phase 1 Geo-Environmental Desk Study for the Site was prepared by Walsh Associates. The results of this work are included in **Appendix VI**. With reference to this, a summary is provided as follows.
- 8.22 The Site is underlain by a superficial layer of Made Ground, which is expected to be of varying thickness, over London Clay Formation bedrock deposits. The London Clay Formation is approximately 40 m thick in the vicinity of the Site, and is underlain in turn by the Lambeth Group, with the Upper Chalk at depth. The London Clay bedrock is a designated non-aquifer (Unproductive Stratum) and acts as a low-permeability aquiclude above the deep Chalk aquifer. The site does not lie within a designated groundwater Source Protection Zone. The nearest surface water body is the Brent Canal Feeder, located approximately 400m to the west.
- 8.23 The Site was historically occupied by railway sidings and an associated coal yard / depot, and later by a car breaker yard and scrap metal yard. It is currently occupied by a scrap metal dealer / recycling unit and skip hire and construction waste recycling facility. The Site lies within a wider area of industrial usage, alongside areas of both residential and commercial development.
- 8.24 Historical records indicate that the Borough of Brent sustained a moderate to high density of bombing during WWII. Several strategic targets, such as transport infrastructure and industries important to the war effort, were located in the vicinity of the Site. A Pre-Desk Study Unexploded Ordnance (UXO) Assessment by Zetica, which was undertaken as part of the Phase 1 Geo-Environmental Desk Study, indicates that several High Explosive (HE) bombs fell in proximity to the Site during WWII. A detailed UXO desk study is required to further assess, and potentially zone, the UXO hazard level on the Site. This is typical mitigation strategy for a London brownfield site.
- 8.25 An Initial Conceptual Model completed for the Site as part of the Preliminary Contamination Risk Assessment (refer to **Appendix VI**) identified potential contaminants of concern considering the previous and current land uses of the Site. Potential contaminants that could be present in the soils include asbestos, metal / metalloids, polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH), volatile / semi-volatile organic compounds (VOC / SVOCs), phenols, PCBs and pH conditions. There could also be herbicide residues associated with the railway sidings, and potentially soil gas associated with any organic rich / biodegradable Made Ground.

8.26 In view of the above, hot spots of ground contamination are likely to be present beneath the Site. However, such issues are common to almost all urban redevelopment projects, particularly in London. Furthermore, legislation dictates that all redevelopment must not give rise to the contamination of humans or the wider environment. As such, all contamination and UXO risks (and associated effects) can be successfully managed and mitigated via various standard means including:

- An intrusive Phase 2 Site Investigation (SI) to further investigate, qualify and quantify the potential for contamination at the Site. This will include sampling and lab testing of soil and water samples and ground gas monitoring and will be undertaken in accordance with appropriate standards.
- Based on the findings of the intrusive Phase 2 SI, a further tiered Risk Assessment will then be undertaken and an Options Appraisal will be carried out to identify feasible remediation options / mitigation measures to reduce any identified risks to acceptable low levels.
- An appropriate Remediation Strategy will be developed and agreed in conjunction with the LBB and the EA to ensure that the Site is entirely appropriate for its end-use and causes no contaminative risks (and therefore effects) to human health and the environment. The agreed remediation measures will be implemented during development and will be subject to independent Verification and Monitoring.

8.27 The approach detailed above is in accordance with the Environment Agency's Land Contamination Risk Management (LCRM) Guidance.

8.28 At this stage, it is anticipated that remediation requirements at the Site will likely involve a combination of the following:

- The selection and employment of construction techniques that minimise contaminative risks, particularly with regard to intrusive works such as piling.
- Adherence to relevant legislative and best practice construction mitigation measures to ensure a well-managed operation which minimises potential environmental risks to all receptors. To this end, a Construction Environmental Management Plan (CEMP) will be devised and implemented during the Works. The CEMP will outline management procedures for pollution prevention, hazardous materials storage, requirements for risk assessments and method statements (accounting for UXO matters), use of materials on-Site and the disposal of materials from the Site. The CEMP would also outline health and safety requirements for workers who may encounter contaminants, and measures to be implemented to reduce risks to neighbours during construction. As noted within **Section 6**, an outline CEMP will be included within the ES.
- Implementation of a surface water drainage strategy, including petrol / sediment interceptors.
- The use of engineered cover layers above areas of residual contamination, comprising either hardstanding or layers of clean imported topsoil / subsoil.
- Appropriate concrete mix design and specification of suitable pipe materials for buried services.
- The incorporation of gas protection measures (should future monitoring indicate that these are necessary).

- 8.29 All of the above can be secured by standard planning conditions. As such, and based upon the tried and tested effectiveness of the above, and in view of the fact that the completed and operational Development will introduce light industrial or storage uses (outlined in **Paragraph 5.2**) which would not be contaminative in nature nor introduce contaminative activities to the Site, it is not anticipated that the Development will give rise to significant contamination risk or effects. It is therefore proposed to scope an assessment of ground conditions and contamination out of the ES. Nonetheless, to adhere with planning (not EIA) requirements, the Preliminary Contamination Risk Assessment (contained within the Phase 1 Geo-Environmental Desk Study Report) will be submitted in respect of the detailed planning application for the Development.

Light Pollution

- 8.30 Light pollution is defined as any light emitting from artificial sources into spaces where it is unwanted, such as spillage of light from office or commercial buildings onto streets, or, into residential accommodation, such as bedrooms, where this would cause nuisance to the occupants. The Institute of Lighting Professionals ('ILP') Guidance Notes provide measurable lighting level values to ascertain the acceptability of lighting levels at night.
- 8.31 Light pollution was introduced within the Clean Neighbourhoods and Environment Act (2005) as a form of statutory nuisance under the Environmental Protection Act (1990), which was amended to include the following nuisance definition: 'Sec 79(1)(fb) artificial light emitted from premises so as to be prejudicial to health or nuisance'.
- 8.32 Adverse effects caused by electric lighting relate to the intrusion of light into sensitive locations, including adjacent residential accommodation. Commercial buildings with large areas of glazing can sometimes cause light intrusion from their internal luminaires to nearby sensitive receptors, and quantitative Light Pollution assessments should be undertaken in relation to these internal luminaires.
- 8.33 Whilst temporary construction lighting would be used on the Site during the Works, this would be controlled through the CEMP. In relation to the completed Development, it will predominately comprise residential land uses meaning night-time illumination will be broken up by the façade and be intermittent, and significant effects are therefore not likely. On the basis of this, it is proposed to scope a light pollution assessment out of the ES.

Risk of Major Accidents and Disasters

- 8.34 The Site and its environs are situated in an area with a maximum radon potential of less than 1%⁵⁷ (with no protective measures required for new properties) and are not affected by historic coal mining⁵⁸. The Site is also

⁵⁷ <https://www.ukradon.org/information/ukmaps>

⁵⁸ <http://mapapps2.bgs.ac.uk/coalauthority/home.html>

not subject to any high pressure gas mains⁵⁹ or within 3 miles of a Control of Major Accidents and Hazards (COMAH) site⁶⁰.

8.35 Implementation of a CEMP and adherence to legislative requirements will ensure the Works do not give rise to significant risks associated with contamination (including UXO) and flooding. In addition, all works will be undertaken in line with the Construction (Design and Management) Regulations 2015⁶¹.

8.36 In addition to the above, the completed and operational Development does not propose any land uses that will increase the risk of major accidents and disasters (outlined in **Paragraph 5.2**) In this respect, the Development will be designed in accordance with all relevant health and safety requirements and, as previously noted will ensure no significant contamination risk or flood risk to future on and off-Site receptors.

Greenhouse Gases and Climate Change

8.37 Climate change is global in cause and effect. It therefore follows that by virtue of the scale and nature of the Development, its implementation and operation will not significantly contribute to global climate change. However, as far as practicably possible the Development will be designed to minimise greenhouse gas emissions and to ensure resilience to climate change.

8.38 The design of the Development is being informed by the Applicant's Energy and Sustainability Consultant, Chapmans BDSP. This will ensure that in line with relevant policy requirements and industry standard guidelines, the Development will incorporate many inherent sustainability design features which will minimise the overall carbon footprint and greenhouse emissions arising from the Development. Such measures will include, but not be exclusive to:

- The selection and use of building materials from sustainable sources and with low embodied carbon, for example including ground granulated blast furnace slag in concrete or cross laminated timber framework.
- The use of enhanced building fabric, aimed at minimising heat loss and reducing heating energy demand.
- The provision of a low emission, low carbon and highly efficient source of heat and energy for the Development.

8.39 Descriptions of the inherent sustainable design features of the Development that will aim to reduce the generation of greenhouse gases and therefore reduce the risks to climate change will be included in description of the Development as provided within the ES (refer to **Section 6**). The descriptions will be drawn from several

⁵⁹ <https://www.nationalgrid.com/uk/about-grid/our-networks-and-assets/gas-network-route-maps>

⁶⁰ <https://notifications.hse.gov.uk/COMAH2015/Search.aspx>

stand-alone documents that will be prepared to support the detailed planning application for the Development, including a Sustainability Statement and Energy Strategy.

8.40 With regard to climate change resilience, as noted earlier in this section the Applicant's Flood Risk and Surface Water Drainage Consultant (Walshs Engineering) is informing the design of the Development to ensure inherent design measures will safeguard against flooding risks and effects at the Site and elsewhere, even accounting for climate change. Accordingly, the ES will include a summary description of such inherent design features as part of the description of the Development (refer to **Section 6**).

8.41 In view of the above, the Development is not anticipated to significantly affect greenhouse gasses or climate change. However, the description of the Development to be provided within the ES will set out how the Development will be designed to minimise greenhouse gas emissions and to ensure resilience to climate change.

Health and Wellbeing

8.42 During the Works, all best-practice and legislative requirements necessary to protect the environment and human health will be implemented. This will include mandatory adherence to a CEMP (refer to **Section 6**). It therefore follows that the health and wellbeing of construction workers, local residents, local workers and visitors to the locality is unlikely to be significantly affected by the Works.

8.43 Via the iterative EIA and design process (refer to **Section 6**) the Applicant is committed to achieving the most practicable sustainable design including minimising the likely significant adverse environmental effects of the Development and maximising the likely significant beneficial effects of the Development. Part of this work will focus on ensuring:

- The Development is suitable for its intended land-use from a ground conditions and contamination perspective (refer to above).
- The Development provides acceptable air quality conditions to on and off-Site human receptors.
- The Development provides acceptable noise and vibration conditions.
- The Development provides a comfortable and safe wind microclimate.
- The Development provides acceptable daylight, sunlight and overshadowing conditions.

8.44 In addition to the above, with reference to **Section 5**, the Development will improve pedestrian connectivity within the Site and to the wider area whilst providing opportunities for residents of the Development to walk and cycle through the provision of provision of public realm / open space within the Development.

8.45 Whilst all of the above can contribute to promoting and encouraging healthy lifestyles and wellbeing, the methodology for the assessment of health and wellbeing, and the methodology to benchmark quantify and qualify the implications of the above upon health and wellbeing, is still evolving. That said, it is reasonable to assume that the implications of the completed and operational Development upon health and wellbeing will be no worse than insignificant. Consequently, the ES will not provide an impact assessment of human health and

wellbeing. However, **ES Volume 1, Chapter 5: The Development** will provide a factual description of all inherent features of the Development that will likely contribute to the promotion and encouragement of healthy lifestyles.

Waste Management

- 8.46 The Site is currently occupied by three existing waste sites with Environment Agency permits. Buro Happold has undertaken an assessment of the existing waste management capacity that is provided on the Site and the potential need to re-provide this capacity elsewhere in London. Based on their assessment there is sufficient excess capacity available elsewhere in London to not compromise the London Plan target of achieving net waste self-sufficiency. The loss of the current on site waste facilities will therefore not result in significant effects on waste management infrastructure.
- 8.47 Waste will inevitably be generated as a consequence of the Works. However, a Site Waste Management Plan (SWMP) will be prepared for the Works. This will ensure that construction waste arisings will be effectively controlled and that good Site management practice will be implemented to minimise the generation of waste and maximise the reuse or recycling of waste materials that arise from the Works where practicable.
- 8.48 Once operational, a quantity of domestic and industrial waste will result from the Development. However, the Development will be designed to provide policy compliant waste storage facilities and optimise good waste management practices such as facilitating the segregation of waste and providing opportunities for easy and convenient waste reduction.
- 8.49 In view of the above, the likely implications of waste generation associated with the Development are viewed to be insignificant when considered in light of the sustainable waste management measures to be implemented as part of the Development. All such measures will be described in **ES Volume 1, Chapter 5: The Development**.

9. Proposed Structure of the ES

9.1 The proposed structure of the ES is set out as follows:

- ES Volume 1 - Main Text and Figures:** This will contain the key findings of the EIA process undertaken in respect of the Development. Based upon the EIA Regulations, best-practice and the ES scoping analysis presented in this EIA Scoping Report, the content of ES Volume 1 is anticipated to be as shown in **Table 3**.
- ES Volume 2 - Townscape, Heritage and Visual Effects:** This will contain the key findings of the townscape, heritage (above ground setting) and visual effects assessment undertaken by Tavenor Consultancy. The THVIA will be presented in its own ES Volume due to the size and presentational requirements of the assessment.
- ES Volume 3 - Appendices:** Volume 3 of the ES will provide the detailed supporting data, information and the full text of all relevant technical assessments undertaken as part of the EIA process.
- ES Volume 4 - Non-Technical Summary:** The Non-Technical Summary (NTS) will provide an accurate, balanced and non-technical account of the key information provided in the ES. The NTS will be produced as a stand-alone document suitable for public dissemination.

Table 3: The Proposed Structure of ES Volume 1

ES Chapter (within ES Volume 1)	Author
1. Introduction.	Avison Young.
2. EIA Methodology.	Avison Young.
3. Existing Land Uses and Activities.	Avison Young.
4. Alternatives and Design Evolution.	Avison Young and the Design Team.
5. The Development.	Avison Young and the Design Team.
6. The Works.	Avison Young and the Applicant.
7. Socio-economics.	WSP.
8. Transport and Access.	Caneparo Associates.
9. Air Quality.	Air Quality Consultants.
10. Noise and Vibration.	Noise Consultants.
11. Ecology	
12. Wind Microclimate.	RWDI.

ES Chapter (within ES Volume 1)	Author
13. Daylight, Sunlight, Overshadowing and Solar Glare	Point 2 Surveyors.
14. Effect Interactions.	Avison Young.

Contact Details

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Appendix I

Proposed Views for Townscape and Heritage Visual Impact Assessment

Neasden Goods Yard - Proposed views for Townscape, Heritage and Visual Impact Assessment (THVIA)

Tavernor Consultancy, 21 November 2022

Designated views

View No.	Location	Designation/Heritage
1	Elmwood Park, Sudbury	Brent Local Plan BHC2 view 2
2	One Tree Hill Alperton	Brent Local Plan BHC2 view 4
3	Brent Reservoir Welsh Harp Open Space	Brent Local Plan BHC2 view 5 (but orientated to site)
4	Wembley Park Station	Brent Local Plan BHC2 view 6 (but orientated to site)

Distant undesigned views

View No.	Location	Designation/Heritage
5	Barn Hill (road)	Barn Hill CA
6	Church Lane, at Queens Walk	St Andrews CA + Grade II* St Andrews Church
7	Dollis Hill Lane, at junction with the Crescent	none
8	Gratton Terrace	Railway Terrace Cricklewood, Barnet
9	Temple Road, south end at Mora Road	Grade II Church of St Michael
10	Dartmouth Road	Mapesbury CA
11	Harlesden Gardens	none
12	Stonebridge Park Station	none

Mid-distant and local views

View No.	Location	Designation/Heritage
13	Gibbons Recreation Ground	none
14	Brent River Park	none
15	Hannah Close	none
16	Chesham St	Neasden CA
17	Neasden Lane at Neasden Parade	The Grange – Grade II
18	Dollis Hill Lane, just southwest of Homestead Park	Homestead Park CA
19	Gladstone Park, pathway adjacent to sculpture garden	Grade II Memorial Sculpture
20	Gladstone Park, near summit and pond	None known
21	Gladstone Park, east side	adjacent to Grade II Dollis Hill Synagogue
22	Normanby Road	proposed Dudden Hill CA
23	Lancaster Road	proposed Dudden Hill CA

24	Fleetwood Road, just east of Cullingworth Road junction	St Francis Church – Grade II
25	Walm Lane at Willesden Green Station	Willesden Green Station – Grade II
26	Willesden Green Station	Willesden Green CA
27	St Paul’s Ave, just east of junction with Park Ave	Kingsley Court Grade II
28	Chapter Road	none
29	Willesden Liberal Jewish Century War Memorial	Grade II memorial
30	Willesden Jewish Cemetery	Grade II monuments, tombs + memorial + Grade II Registered Park and Garden
31	Willesden New Cemetery	None, but in immediate setting of the Grade II Jewish Cemetery
32	Roundwood Park	Grade II Registered Park and Garden
33	St John’s Ave at Drayton Road	Church of St Matthew – Grade II
34	Oldfield Road	none
35	St Mary’s Willesden	St Mary’s Willesden - Grade II*
36	Great Central Way	None (view requested by LBB)
37	Pramukh Swami Road (main entrance to Neasden temple)	None (view from setting of temple requested by LBB)
38	Pound Lane	None (view requested by LBB)

Proposed unverified modelled views for Appendix to the THVIA

View No.	Location	Designation/Heritage	Rational for scoping out
A1	Greenwich Park	LVMF 5A.2	Not visible.
A2	Blackheath	LVMF 6A.1	Not visible.
A3	Neasden Station	Wembley AAP view 6	Proposal almost entirely out of frame on left. The NSGA SPD states that developments in the NSGA would not impact on this view.
A4	Barn Hill	Wembley AAP view 1	Not visible from AAP point. Select different, relevant location in Barn Hill CA.
A5	Horsenden Hill, Perivale	Wembley AAP view 3	Not visible due to trees.
A6	Wembley Hill Road	Wembley High St CA	Not visible.
A7	Walm Lane	Mapesbury CA + Grade II Church of St Gabriel	Negligible visibility.
A8	Mowbray Road	Brondesbury CA	Not visible.
A9	Paddington Old Cemetery	Paddington Cemetery CA + Grade II Registered Park	Not visible.
A10	Queens Park	Queens Park CA	Not visible.
A11	Harlesden High Street	Harlesden CA	Not visible.

Appendix II

Viewpoint Location Plan

Neasden Depot

London

Appendix

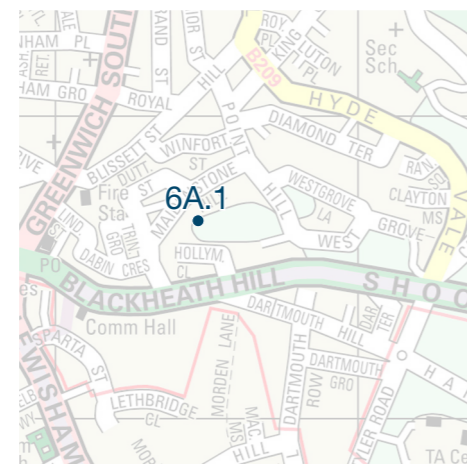
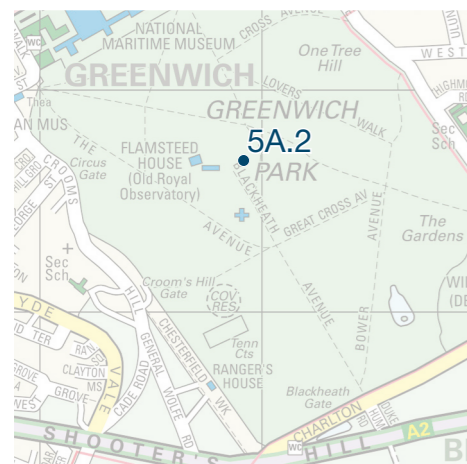
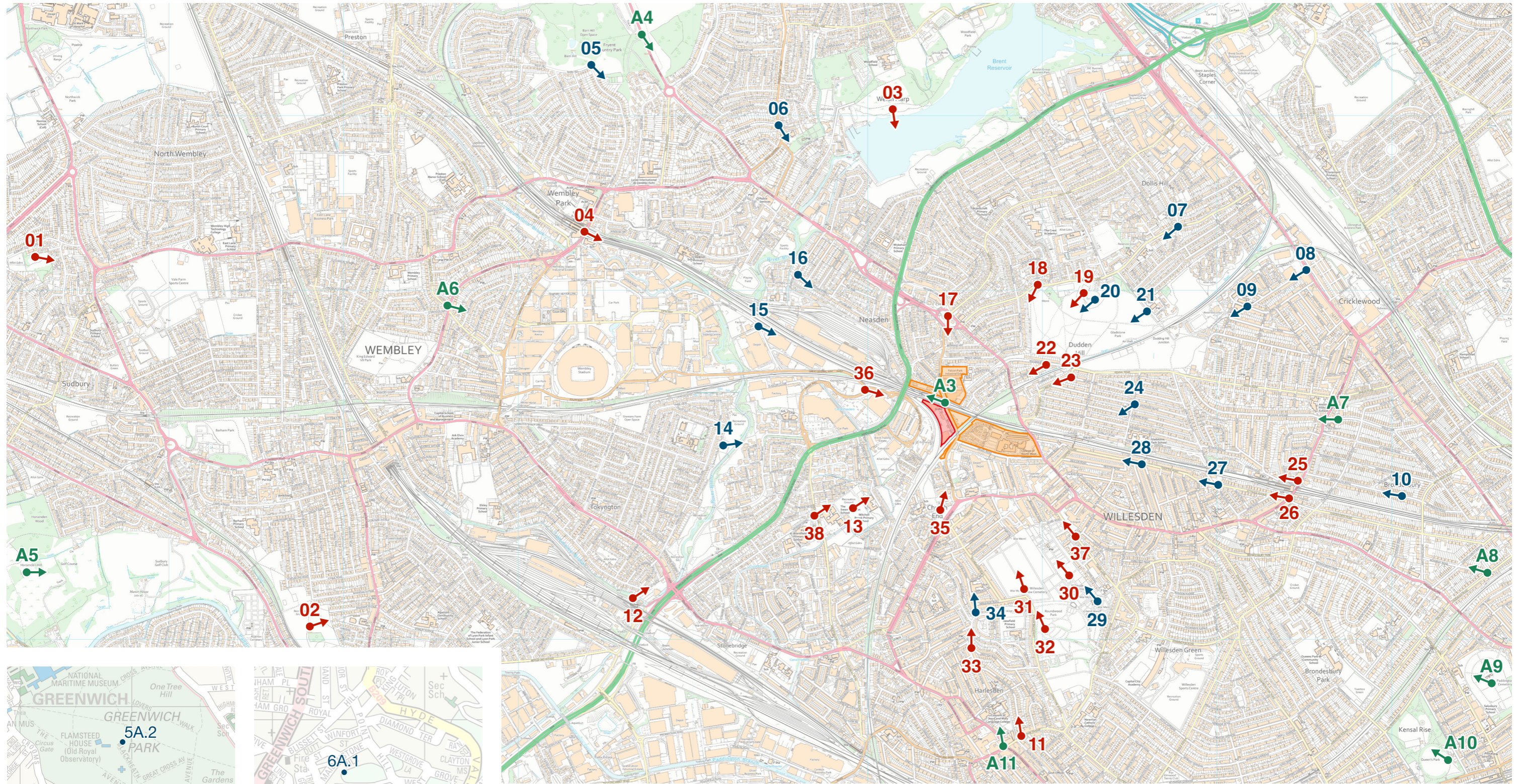
All Views – View Table & Map

View Table – All Views

View	Name
01	Elmwood Park, Sudbury
02	One Tree Hill Alperton
03	Brent Reservoir Welsh Harp Open Space
04	Wembley Park Station
05	Barn Hill (road)
06	Church Lane, at Queens Walk
07	Dollis Hill Lane, at junction with the Crescent
08	Gratton Terrace
09	Temple Road, south end at Mora Road
10	Dertmouth Road
11	Harlesden Gardens
12	Stonebridge Park Station
13	Gibbons Recreation Ground
14	Brent River Park
15	Hannah Close
16	Chesham St
17	Neasden Lane at Neasden Parade
18	Dollis Hill Lane, just southwest of Homestead Park
19	Gladstone Park, pathway adjacent to sculpture garden
20	Gladstone Park, near summit and pond
21	Park Side
22	Normanby Road
23	Lancaster Road
24	Fleetwood Road, just east of Cullingworth Road junction
25	Walm Lane at Willesden Green Station

View	Name
26	St Pauls Ave near Willesden Green Station
27	St Paul's Ave, just east of junction with Park Ave
28	Chapter Road
29	Willesden Liberal Jewish Century War Memorial
30	Willesden Jewish Cemetery
31	Willesden New Cemetery
32	Roundwood Park
33	St John's Ave at Drayton Road
34	Oldfield Road
35	St Mary's Willesden
36	Great Central Way three-way junction
37	Pound Lane
38	BAPS Shri Swaminarayan Mandir
A1	Greenwich Park LVMF 5A.2
A2	Blackheath LVMF 6A.1
A3	Neasden Station
A4	Barn Hill
A5	Horsenden Hill, Perivale
A6	Wembley Hill Road
A7	Walm Lane
A8	Mowbray Road
A9	Paddington Old Cemetery
A10	Queens Park
A11	Harlesden High Street







Cityscape

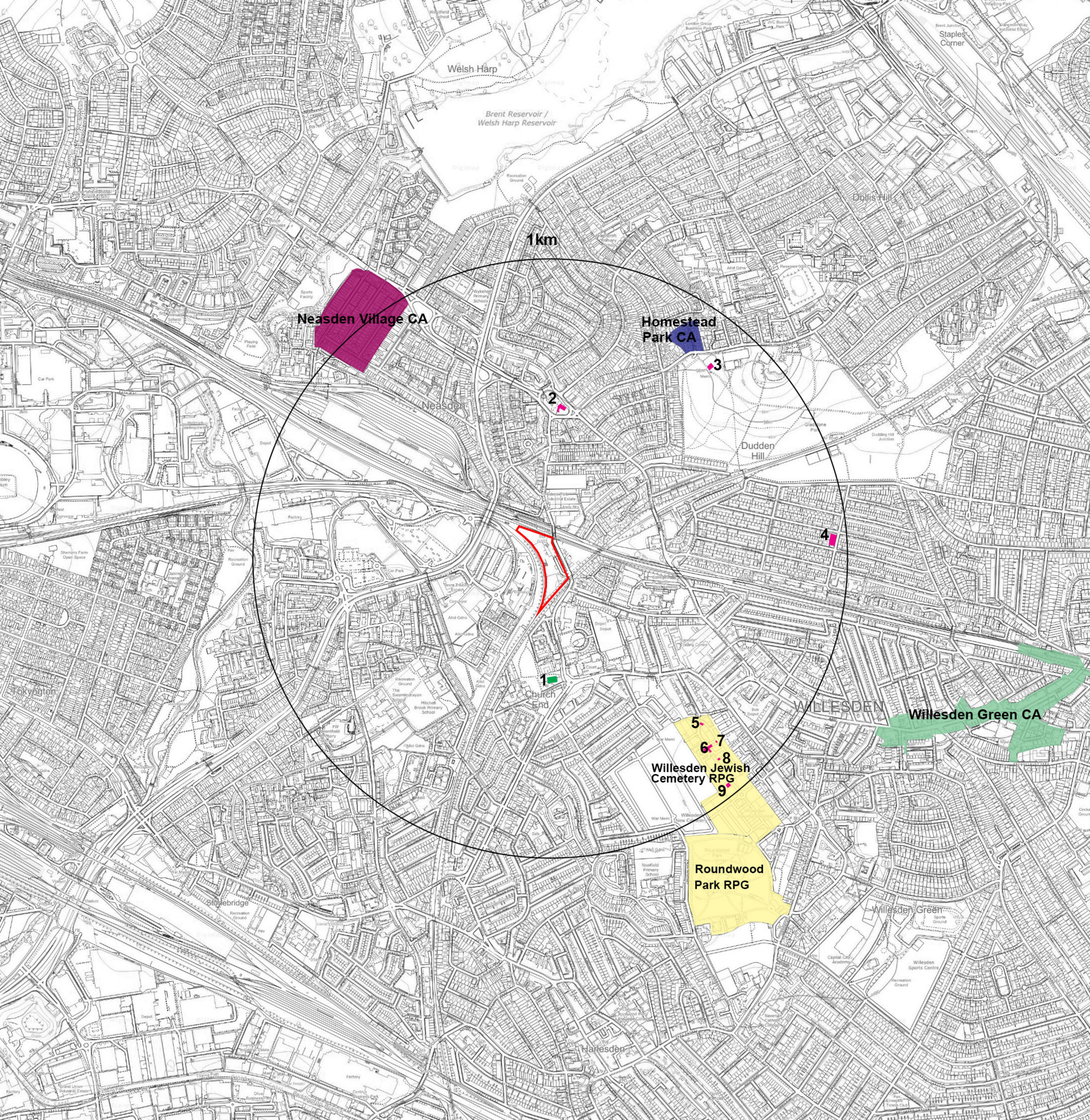
7 Bermondsey Street, London SE1 2DD

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Appendix III

Heritage Asset Plan



Welsh Harp

Brent Reservoir /
Welsh Harp Reservoir

1km

Neasden Village CA

Homestead
Park CA

3

2

Dudden
Hill

4

1

Church
End

5

6

7

8

9

Willesden Jewish
Cemetery RPG

Roundwood
Park RPG

Willesden Green CA

WILLESDEN

Storebridge

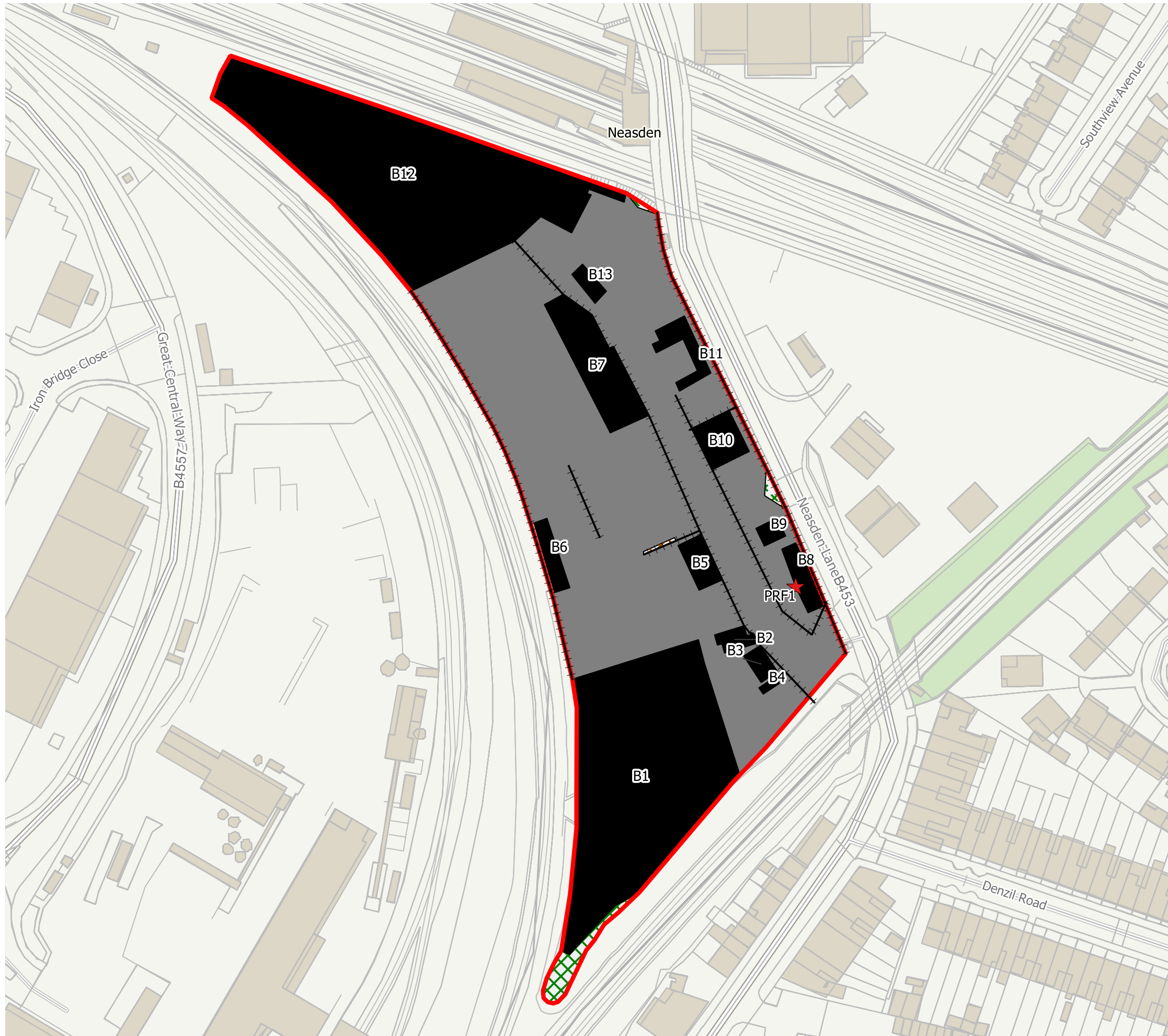
Harlesden

Willesden Green

Willesden Sports Centre

Appendix IV

Habitat Features and Preliminary Bat Roost Assessment Plan



Legend

Indicative Site Boundary

Habitat types:

Buildings

Hardstanding

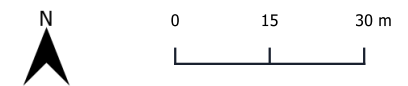
Scrub - scattered

Introduced shrub

Fence

Preliminary Bat Roost Assessment (PBRA) Results:

Potential Bat Roost Feature



Project	Neasden Goods Yard
Drawing Title	Habitat Features and PBRA Plan
Scale	As Shown (Approximate)
Drawing No.	14952/P01a
Date	November 2022
Checked	VKC/AP



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Appendix V

Archaeological Desk-Based Assessment



**Neasden Goods Yard
Brent
London**

Archaeological Desk-Based Assessment



Report prepared for:
Avison Young

On behalf of:
Hollybrook (Neasden Propco 1)

CA Project: MK0726

CA Report: MK0726_1

February 2023



Neasden Goods Yard Brent London

Archaeological Desk-Based Assessment

CA Project: MK0726

CA Report: MK0726_1

prepared by	
date	
checked by	
date	
approved by	
signed	
date	February 2023
issue	1

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APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

APPENDIX 2: GAZETTEER OF SELECTED HERITAGE ASSETS

APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING

ILLUSTRATIONS

- Fig. 1 Site location plan (1:25,000)
- Fig. 2 Designated heritage assets and Archaeological Priority Areas (1:15,000)
- Fig. 3 Previous archaeological investigation and borehole survey (1:12,000)
- Fig. 4 Prehistoric to modern archaeological remains and heritage assets (1:15,000)
- Fig. 5 Tithe Map of the Parish of Willesden, 1887
- Fig. 6 Ordnance Survey Map, 1896
- Fig. 7 Ordnance Survey Map, 1914-15
- Fig. 8 Ordnance Survey Map, 1970-76

TABLES

- Table 1.1 Key statute, policy and guidance
- Table 2.1 Key data sources
- Table 2.2 Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy

PHOTOGRAPHS

- Photo 1 View of the Site, orientated north-west
- Photo 2 View of the Site, orientated south-east

SUMMARY

Project Name: Neasden Goods Yard
Location: Brent, London
NGR: 521426, 185253

In June 2022 Cotswold Archaeology was commissioned by Avison Young on behalf of Hollybrook (Neasden Propco 1) to produce an Archaeological Desk-Based Assessment in respect of land at Neasden Goods Yard, Brent, London. The proposed development comprises the demolition of the structures within the Site and the construction of approximately seven buildings with a range of building heights, for the purpose of residential use, student accommodation, light industrial use and commercial development, with associated landscaping and access. This report has assessed the potential for the presence of buried archaeological remains within the Site.

The Site lies in proximity to the historic settlements of Willesden, Neasden, and Church End and likely formed agricultural land during the medieval period. It was in use as pasture until the 20th century when it was developed as a coal yard, likely associated with the nearby railway lines. Further commercial development occurred earlier in the 21st century and the Site remains in use as a commercial hub to the present day.

There is no evidence to suggest that the Site contains deposits or buried archaeological remains dated to the prehistoric, Roman, early medieval or medieval periods. There is a very low potential that agricultural remains, such as former field boundaries dated to the 19th century, are present in the Site. However, the overwhelming evidence for former activity within the Site is of 20th-century origin. Such remains will likely comprise below ground evidence of the former coal yard, scrap metal yard, and car breakers yard, and are not considered to be of archaeological interest.

Known and potential buried archaeological remains would not be anticipated to be of sufficient significance as to preclude or otherwise constrain the proposed development. Any potential requirement for further archaeological investigation should be agreed with the archaeological advisor to the Local Planning Authority in line with Local Policy (BCH1), Regional Policy (HC1) and the National Planning Policy Framework.



 Site



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PROJECT TITLE
 Neasden Goods Yard, Brent, London

FIGURE TITLE
 Site Location Plan



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DRAWN BY	SM	PROJECT NO.	MK0726	FIGURE NO.
CHECKED BY	MH	DATE	06/07/2022	1
APPROVED BY	MH	SCALE @ A4	1:25,000	

1. INTRODUCTION

- 1.1. In June 2022 Cotswold Archaeology was commissioned by Avison Young on behalf of Hollybrook (Neasden Propco 1) to produce an Archaeological Desk-Based Assessment in respect of land at Neasden Goods Yard, Brent, London (hereafter referred to as 'the Site'). Presently in use as a goods yard (comprising several businesses, such as skip hire and car dealership companies), the Site, c.1.9ha in extent, is located to the east of the North Circular Road and c.1.5km to the east of Wembley Stadium (NGR: 521426, 185253; Fig. 1).

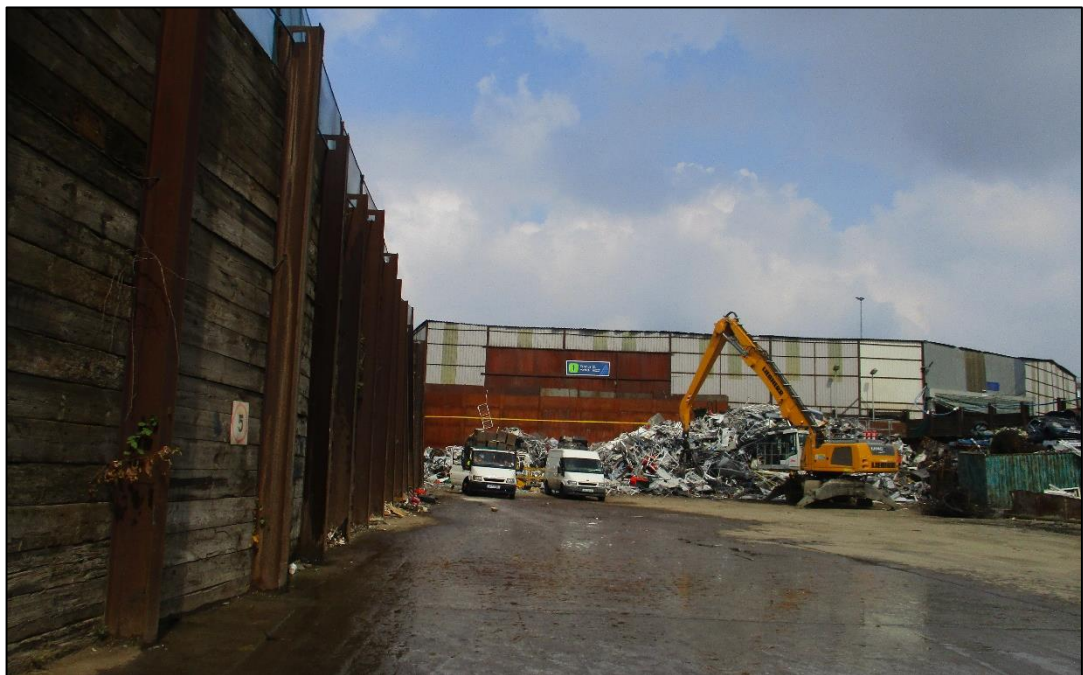


Photo 1 View of the Site, orientated north-west

- 1.2. The proposed development comprises the demolition of the structures within the Site and the construction of approximately seven buildings, with a range of heights, from ground level up to 50 storeys. The development comprises a mix of residential dwellings, student accommodation, light industrial facilities and retail space, with associated landscaping and access.

Objectives and professional standards

- 1.3. The composition and development of the historic environment in relation to archaeological remains within the Site and wider landscape are discussed in this report. A determination of the significance of any heritage assets of archaeological interest located within the Site and any heritage assets of archaeological interest beyond the Site boundary that may potentially be affected by the development proposals, is then presented. Any potential development effects upon the significance

of these heritage assets of archaeological interest (both adverse and/or beneficial) are then described. The assessment of nearby built heritage is beyond the scope of this report. The nearby built heritage is discussed in this report only where it contributes to the discussion of the archaeological remains and potential of the Site.

- 1.4. Cotswold Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the *Standard and guidance for historic environment desk-based assessment* published by CIfA in 2014 and most recently updated in 2020. This states that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:

‘...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact’ (CIfA 2020, 4).

- 1.5. The *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015), further clarifies that a desk-based assessment should:

‘...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation’ (Historic England 2015, 3).

Statute, policy and guidance context

- 1.6. The Site is located in the local authority of the London Borough of Brent. The current Local Plan for Brent was adopted in February 2022 (London Borough of Brent 2022) and runs for the period 2019 to 2041. Section 6.5 (Heritage and Culture) includes the policies related to development and the historic environment. Specifically, Policy BHC1 (Brent’s Heritage Assets) is key to this report and provided in full in Appendix 1.
- 1.7. Brent Borough’s Local Plan conforms to the London Plan, published in 2021, and should be taken into consideration when planning decisions are made (Greater London Authority 2021). Chapter 7 (Heritage and Culture) of the London Plan includes the policies related to the historic environment (Greater London Authority 2021). Specifically, Policy HC1 (Heritage conservation and growth) is key to this report and provided in full in Appendix 1.

- 1.8. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Consultation

- 1.9. No formal consultation has been carried out with the archaeological advisor to the Local Planning Authority during the production of this report.

Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
National Planning Policy Framework (2021)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 55).
National Planning Practice Guidance (updated July 2019)	Guidance supporting the National Planning Policy Framework.
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
Brent Borough Local Plan (2019-2041)	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2021). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2021).
The London Plan (2021)	The spatial development strategy for London, known as the London Plan is the development plan for which local boroughs and authorities base their local plans on. The London Plan sets out the agendas for economic development, housing, transport and culture amongst others.

Table 1.1 Key statute, policy and guidance

2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets of archaeological interest, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2021) and the guidance issued by ClfA (2020). The data has been collected from a wide variety of sources, summarised in Table 2.1.

Source	Data
National Heritage List for England (NHLE)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
Greater London Historic Environment Record (HER)	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
London Metropolitan Archives	Historic mapping, historic documentation, and relevant published and grey literature.
Defra Data Services Platform (environment.data.gov.uk)	LiDAR imagery and point cloud data, available from the Defra Data Services Platform and processed 2022 (not illustrated).
Genealogist, Envirocheck, National Library of Scotland & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.
British Geological Survey (BGS) website	UK geological mapping (bedrock & superficial deposits) & borehole data.

Table 2.1 Key data sources

- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software, and primarily entailed a review of recorded heritage assets of archaeological interest in the immediate and wider landscape, using available datasets.
- 2.3. On this basis a 1km study area, measured from the boundaries of the Site, was considered sufficient to capture the relevant HER data, and provide the necessary context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined in order to narrow the research focus onto those of

relevance to the present assessment. Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.

- 2.4. A site visit was also undertaken as part of this assessment and carried out on the 17th August 2022. The primary objectives of the site visit were to assess the Site's historic landscape context, including its association with any known or potential heritage assets, and to identify any evidence for previous truncation of the on-site stratigraphy. The site visit also allowed for the identification of any previously unknown heritage assets within the Site, and assessment of their nature, condition, significance and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way.

Assessment of heritage significance

- 2.5. The significance of known and potential heritage assets of archaeological interest within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 194 of the NPPF (2021), the guidance issued by ClfA (2020), *Historic Environment Good Practice Advice in Planning Note 2* (HE 2015) and *Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England 2019). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within *Conservation Principles* (Historic England 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

Assessment of potential development effects (benefit and harm)

- 2.6. The present report sets out, in detail, the ways in which identified susceptible heritage assets might be affected by the proposals, as well as the anticipated extent of any such effects. Physical effects, i.e. resulting from the direct truncation of archaeological remains, have been assessed.
- 2.7. Identified effects upon heritage assets of archaeological interest have been defined within broad 'level of effect' categories (Table 2.2 below). These are consistent with

key national heritage policy and guidance terminology, particularly that of the NPPF (2021). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.

2.8. It should be noted that the overall effect of development proposals upon designated heritage assets are judged, bearing in mind both any specific harms or benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).

2.9. In relation to non-designated heritage assets, the key applicable policy is paragraph 203 of the NPPF (2021), which states that:

*‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the **scale of any harm or loss** and the **significance of the heritage asset** [our emphasis].’*

2.10. Thus, with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF paragraphs 190 and 206.
No harm	The proposals would preserve the significance of the heritage asset.	Sustaining the significance of a heritage asset is consistent with paragraph 190 of the NPPF and should be at the core of any material local planning policies in respect of heritage.
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset’s contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 202 of the NPPF.
Less than substantial harm	The proposals would lead to a notable level of harm to the significance of the heritage asset. A	With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 203 of the NPPF.

Level of effect	Description	Applicable statute & policy
(upper end)	reduced, but appreciable, degree of its heritage significance would remain.	
Substantial harm	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	Paragraphs 199 - 202 of the NPPF would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply. In relation to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 203 of the NPPF.

Table 2.2 Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy

Limitations of the assessment

- 2.11. This assessment is principally a desk-based study and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is sufficiently accurate. The records held by HER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within these repositories is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.
- 2.12. A selection of archival material pertaining to the Site and study area was consulted in person at the London Metropolitan Archives. There may be other relevant material held by the National Archives, other local repositories, and in private collections, although sufficient information to respond to the scope of this assessment was available in from the resources consulted.
- 2.13. A walkover survey was conducted within the Site, which was undertaken in clear weather conditions. Access to the Site was restricted solely to the south-eastern extent. Observations are limited since archaeological remains can survive below-ground with no visible surface indications of their presence. It is possible that unknown archaeological remains may be present within the Site, and the presence of modern infrastructure may possibly have inhibited identification of any possible upstanding remains. There is an element of uncertainty over the nature, condition,

frequency and extent of the potential buried archaeological resource, which may be clarified through intrusive investigation.

- 2.14. The best resolution of digital terrain model lidar imagery with full coverage of the study area, available from the EA, is 1m resolution. There appeared to be no significant issues with the data.
- 2.15. A review of data and aerial photographs held at the Historic England Archive was excluded from this assessment. The data provided by the GLHER and review of online aerial imagery was considered sufficient to inform this assessment.

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Landscape context

- 3.1. The Site, measuring c.1.9ha in extent, is bounded to its north by the line of the London underground railway and Neasden Station. The route of the North Circular (A406) road is located c.90m to the west of the Site and its eastern boundary by Neasden Lane (B453), which curves to the south of the Site. The Site surroundings are primarily dominated by urban residential, railway, commercial and industrial/infrastructure development (Photo 2).



Photo 2 View of the Site, orientated south-east

- 3.2. The Site lies c.1km to the east of the course of the River Brent. It lies on gently sloping ground, from c.38m above Ordnance Datum (aOD) within the Site's north-eastern extent to c.31m aOD within the southern extent (Fig. 4). The Site lies on bedrock geology of the Thames Group; a deposit comprising clay, silt, sand and gravel. This deposit was laid down during the Palaeogene period c.34 to 56 million years ago when the local environment was dominated by shallow seas (BGS 2022). No superficial geology has been recorded within the Site (BGS 2022). The nearest recorded superficial geology lies c.425m to the west of the Site and comprises elements of the Taplow Gravel Member. In addition, an alluvial deposit associated with the River Brent lies c.990m to the west of the Site.
- 3.3. No ground investigations or boreholes have been recorded within the Site. The nearest borehole survey was carried out c.180m to the west of the Site (TQ28NW4

— Great Central Railway Neasden; BGS 2022; Fig. 3). The borehole was drilled to a depth of 114.3m. ‘Made ground’ likely comprising levelling layers and concrete was identified to a depth of 0.61m below the present ground level (bpgl). This overlay blue and yellow clay to a depth of 3.66m, then clay and gravel to 7.33m, followed by a deposit of stones. These deposits were identified as London Clay, although it is possible that the two deposits below the ‘made ground’ could also be interpreted as superficial deposits. The following deposits, which were laid down after the ‘made ground’ comprised (in descending order) mottled clay, pebbles, sand, flints, and chalk, and were interpreted as Woolwich and Reading Beds (BGS 2022). A nearby archaeological investigation by Pre-Construct Archaeology (PCA 2017) identified the natural clay deposit at c.33m aOD. There is no evidence to suggest that the Site does not comprise a similar geological sequence and it is highly likely that it contains a considerable depth of made ground deposits as a result of previous phases of development within the Site. It is possible that the natural substrate could be evident at c.31m aOD, where not disturbed by any previous phases of development.

Designated heritage assets

- 3.4. No designated heritage assets lie within the Site. Within the study area there are nine Listed Buildings (one Grade II* and eight Grade II Listed), one Grade II Listed Registered Park and Garden, and one Conservation Area. The nearest Listed Building is the Grade II* Listed Church of St Mary located c.285m to the south of the Site (Fig. 2, **A**). The Registered Park and Garden is the Willesden Jewish Cemetery (United Synagogue Cemetery) located c.665m to the south-east of the Site (Fig. 2, **B**). The Neasden Village Conservation Area lies c.815m to the north-west of the Site (Fig. 2, **C**). An assessment of the historic built environment is not within the scope of this report. These designated heritage assets will, therefore, only be discussed where there is a contribution to the understanding of the Site’s archaeological potential.

Archaeological Priority Areas

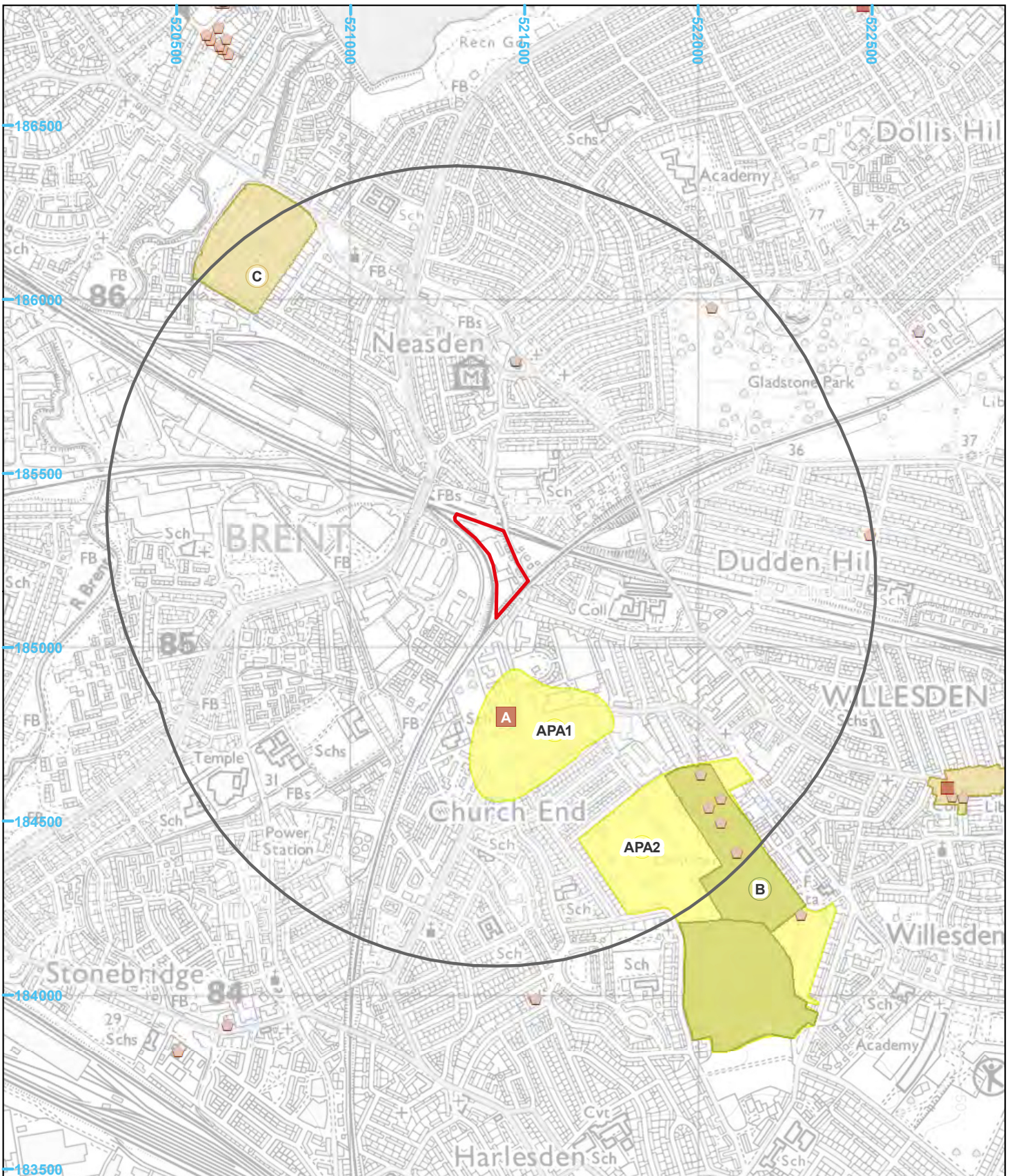
- 3.5. Archaeological Priority Areas (APAs) are identified by the local council or advisory service (in this case, Brent Council or the Greater London Archaeological Advisory Service), as areas that may require further archaeological investigations as part of an application for planning permission, such as an archaeological evaluation, due to their heightened archaeological potential (Historic England 2016). APAs are used as a guide to identify areas with significant known and potential archaeological interest (Historic England 2016).

-
- 3.6. Two APAs have been recorded within the study area. These comprise Willesden (Church End (Fig. 2, **APA1**)), and Brent Cemeteries (Fig. 2, **APA2**). APAs are classified in three tiers (Historic England 2016) and the Brent APAs are currently under review in accordance with new APA Guidelines¹. As such, there is very little available information on the classification of these two APAs within the study area.
- 3.7. Willesden (Church End) APA (Fig. 2, **APA1**) is located c.155m to the south of the Site and measures c.10ha in extent. It incorporates St Mary's Church, a Grade II* Listed Building of 13th century origin (NHLE: 1359036), and the junction of the A407 and B453 roads. The APA represents the likely focus of the medieval settlement of Willesden.
- 3.8. Brent Cemeteries APA (Fig. 2, **APA2**) is located c.645m to the south-east of the Site and measures c.32ha in extent. It extends across the United Synagogue Cemetery, a Jewish cemetery dated to the 19th century. The cemetery was designed by Nathan Joseph in the English Gothic style and includes the burials of many significant individuals, including members of the Rothschild family.

Previous archaeological investigations

- 3.9. No archaeological investigations have previously been carried out within the Site but six have been undertaken elsewhere within the study area (Fig. 3; **A-F**). An evaluation was carried out c.290m to the north of the Site in 1997 by AOC Archaeology Ltd (Fig. 3, **A**; AOC 1997). This investigation identified 19th- and 20th-century features most likely associated with a former public house at the location.
- 3.10. A cluster of archaeological investigations, comprising an evaluation and watching briefs (Fig. 3, **B-E**) were carried out c.245m to the south of the Site between 2009-2017, by Thames Valley Archaeological Services (TVAS 2009) and Pre-Construct Archaeology (PCA 2016; 2017). Collectively, the investigations identified a relatively flat natural topography reflecting a geology comprising clay at c.33-34m aOD and limited post-medieval garden features comprising the remains of planter beds, drains, and post-holes (PCA 2017).

¹ <https://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/>



- Site
- Study area
- Conservation Area
- Grade II* Listed Building
- Grade II Listed Building
- Registered Park And Garden
- Archaeological Priority Area

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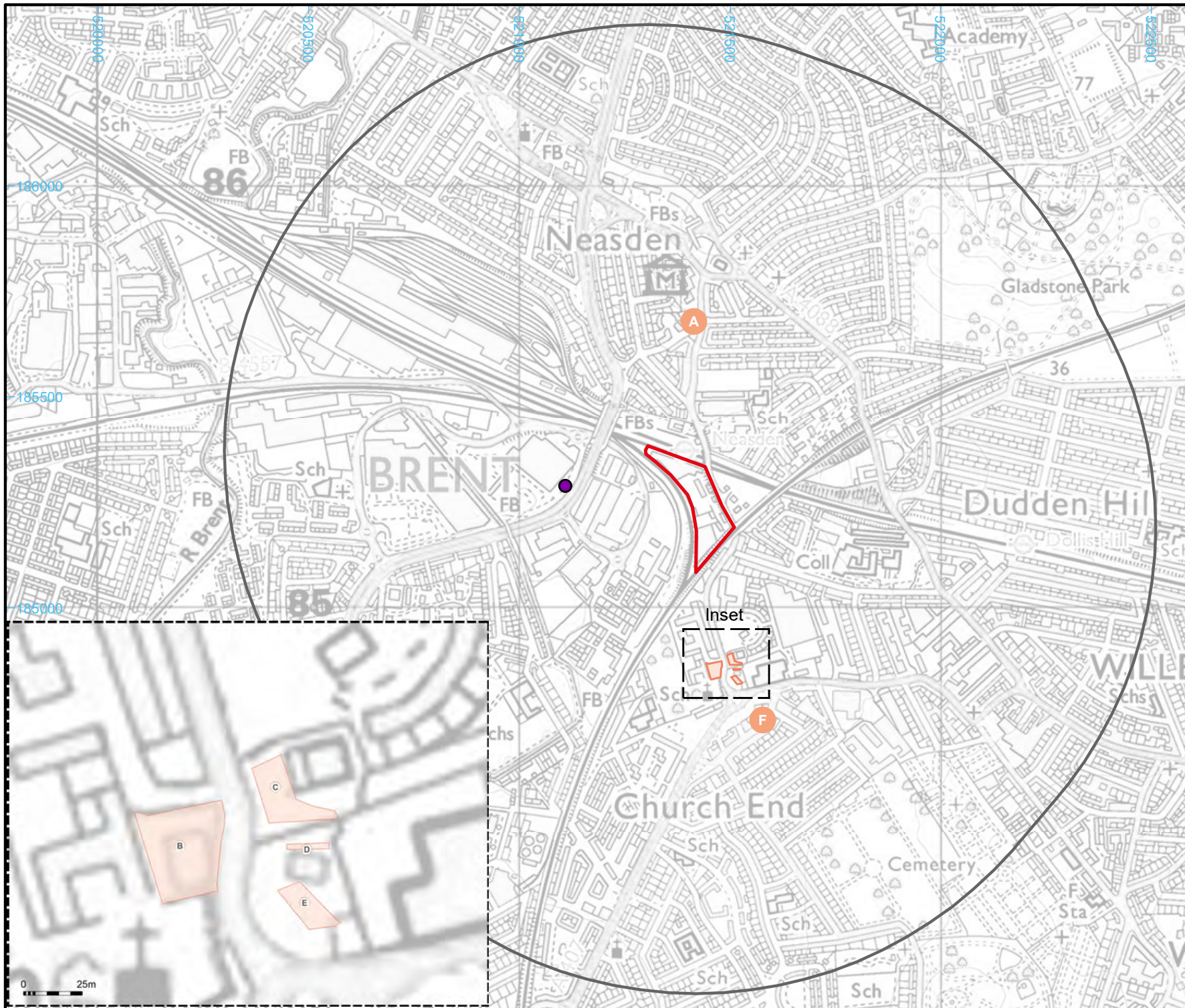
PROJECT TITLE

Neasden Goods Yard, Brent, London

FIGURE TITLE

Designated heritage assets and archaeological priority areas

DRAWN BY	SM	PROJECT NO	MK0726	FIGURE NO.	
CHECKED BY	MH	DATE	11/07/2022		
APPROVED BY	MH	SCALE@A4	1:15,000		2



- Site
- Study area
- Previous investigation
- Borehole



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PROJECT TITLE
Neasden Goods Yard, Brent. London

FIGURE TITLE
Previous archaeological investigation and borehole survey

DRAWN BY	SM	PROJECT NO.	MK0726	FIGURE NO.
CHECKED BY	MH	DATE	11/07/2022	
APPROVED BY	MH	SCALE @ A4	1:12,000	3



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- 3.11. In most places the natural clay displayed evidence of limited disturbance, but no archaeological evidence (with the exception of post-medieval garden remains) was identified.
- 3.12. An archaeological evaluation was carried out c.355m to the south-east of the Site in 1998 by Sutton Archaeological Services (SAS 1998; Fig. 3, F). The Investigation identified the remains of a post-medieval cobbled surface, which was likely the former road surface of Church Road. No further archaeological remains were identified.
- 3.13. Those archaeological remains of relevance to this assessment are discussed below.

Palaeolithic period (c.950,000 – 10,000 BC)

- 3.14. The Lower Palaeolithic comprises the earliest evidence of human activity in Britain, the start of which has been dated to c.950/850,000 years ago (Ashton *et al.* 2014). During this period, Britain experienced several fluctuating temperature cycles. The Pleistocene period is the most recent glacial period and dates from c.2.5 million years ago. The glaciation during this period caused river diversions, which destroyed the prehistoric Bytham River and pushed the course of the River Thames southwards (currently c.7km to the south of the Site). It eventually resulted in the formation of the current Thames estuary (Bridgeland and Gibbard 1997). The Anglian glaciation, c.430,000 years ago, comprised the initial stages of a decreasing land mass that connected Britain and mainland Europe. During this glacial period, the Site would have been located at the very southern extent of the glacial icesheet (Ashton *et al.* 2017). This suggests that the Site likely formed part of an extreme steppe environment that may not have been habitable until the following warming (interglacial) period.
- 3.15. In comparison to the Lower and Upper Palaeolithic periods, there is little evidence of habitation dated to the Middle Palaeolithic (c.150,000 – 30,000 BC). It is generally concluded that Britain sustained limited habitation during this period (although this is contested; see Ashton *et al.* 2017). The Upper Palaeolithic (up to c.10,000 BC) is primarily dominated by the emergence of anatomically modern humans in Britain. During this period, Britain would have only been accessible seasonally across the exposed (but diminishing) land mass between Britain and mainland Europe. The Upper Palaeolithic is sparsely represented in comparison to the Lower Palaeolithic in the south-east region. The lack of archaeological material is likely due to the prevalence of glaciation and ice sheets. The Last Glacial Maximum (LGM) occurred c.20,000 years ago and as such, Britain was not consistently occupied until the end

of the LGM. By c.10,000 years before present Britain was isolated from mainland Europe (Lee *et al.* 2011).

- 3.16. No remains dated to the Palaeolithic (all sub-periods) have been recorded within the Site or study area. A review of the Portable Antiquity Scheme (PAS) database also returned no results within the study area. The River Brent lies c.1km to the west of the Site and was not present until at least the Middle Palaeolithic period (Wymer 1999). Prior to it, were likely small streams that formed tributaries to the River Thames. It has generally been accepted (Wymer 1999) that the area between the River Crane and River Brent (both lie to the west of the Site) was not a favourable area for habitation. This is primarily suggested by the limited evidence of any form of lithic implements dated to the Palaeolithic period (Wymer 1999; July 2011; Ashton *et al.* 2017).
- 3.17. During the Palaeolithic period, the Site likely formed part of a volatile and variable environment dominated by glacial and inter-glacial episodes. There is no evidence to suggest habitation during this period or the presence of single artefacts to be present in the Site.

Mesolithic period (c.10,000 - 4,000 BC)

- 3.18. During this period, there is evidence of transient occupation in Britain and these groups would have been practicing a hunter-gatherer and mobile subsistence strategy. Topographical prominence and proximity to water sources are considered an influencing factor for areas of Mesolithic occupation. No remains dated to the Mesolithic period have been recorded within the Site or study area (and this included a review of the PAS data set). In comparison to the earlier Palaeolithic period (discussed above) there is very little evidence of Mesolithic activity in the region and equally sparse evidence within the locality.
- 3.19. During this period, the River Brent would have been established and the Site would have lain just to the east of its valley. This general locale could be considered a typically favourable habitation area during this period. However, there is no evidence to suggest that the Site formed part of an inhabited area during the Mesolithic period (MOLA 2002) and the Site lies too far away from the River Brent to suggest it could have formed part of an area of riverside activity.

Neolithic period (c.4,000 – 2,200 BC)

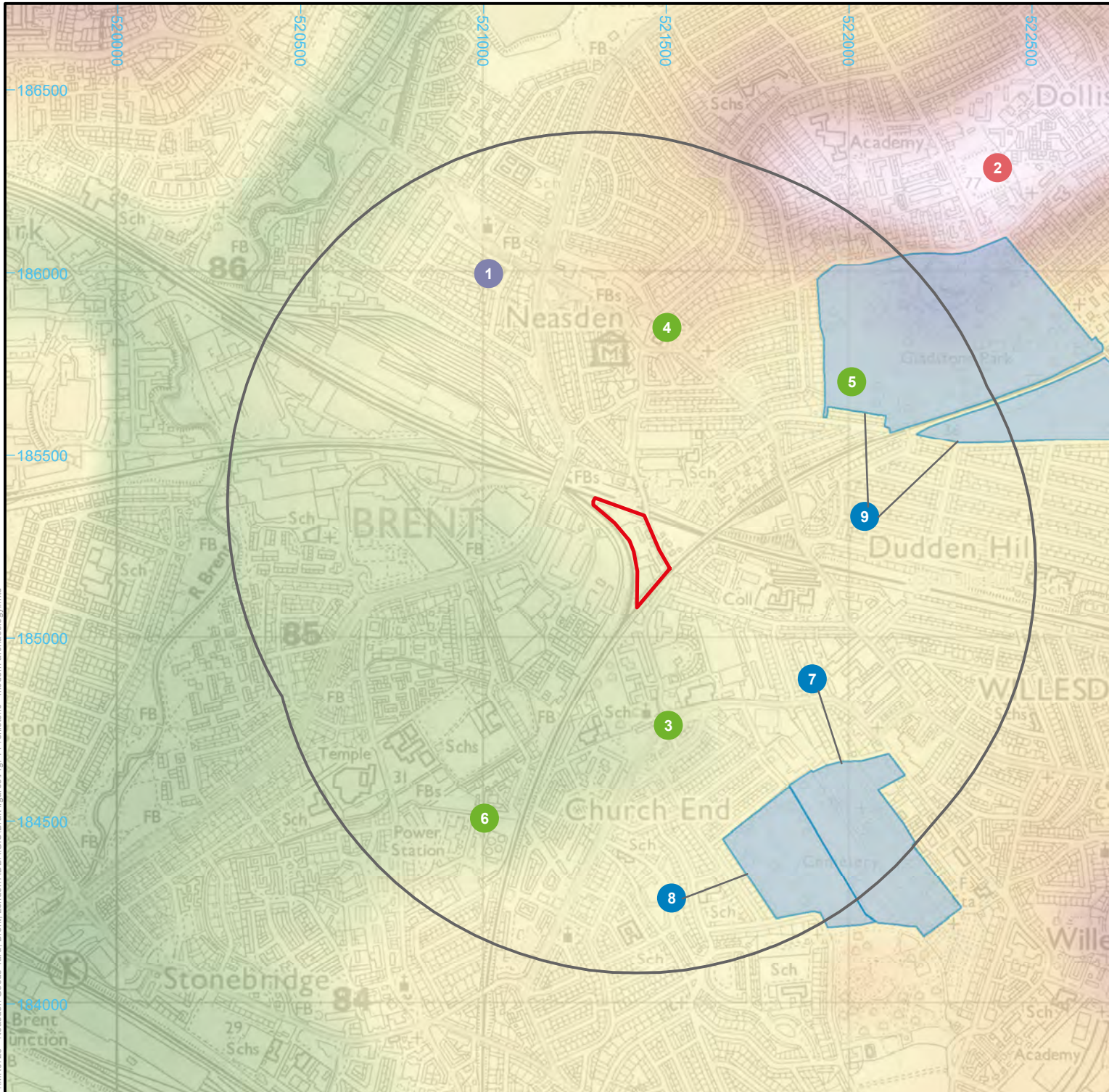
- 3.20. The Neolithic period is the key period where a shift from hunter-gathering to sedentism can be fully appreciated; the domestication of both crop and livestock is apparent. The Neolithic is dominated by landscape monuments, including causewayed enclosures, henges and funerary barrows, which attest to the increase of 'place-making' during this period (Darvill and Thomas 2001). Artefacts including flint tools and pottery readily occur in the landscape in comparison to earlier periods, although are less abundant than artefacts from the following periods, such as the Iron Age or Roman periods. No evidence of Neolithic activity has been identified within the Site or study area.
- 3.21. As there is no evidence of activity in the Neolithic period in the landscape surrounding the Site, it is probable that the Site formed part of a largely uninhabited landscape. However, the limited extent of archaeological investigation in the area should also be taken into consideration as a potential influence on this apparent absence.

Bronze Age (c.2,600 – 700 BC)

- 3.22. The Bronze Age is generally characterised by a more sedentary subsistence pattern, the introduction of field patterns and organised landscape monuments such as round barrows, and the use of topographic positioning such as the inclusion of natural ridges (Archaeology South-East 2017, 123). No remains dated to the Bronze Age were identified within the Site. A single palstave (axe head) was identified c.705m to the north-west of the Site (Fig. 4, 1; location depicted is the approximate area it was identified). No further remains dated to this period have been recorded within the study area. During this period, the Site likely formed part of a sparsely habited landscape and did not form part of a settled area.

Iron Age (c.800 BC – AD 43)

- 3.23. The Iron Age is well documented in the Greater London region. This period is characterised by an agrarian economy and established settlements, round houses and field systems, as well as cattle enclosures and animal husbandry. During this period, the region would have been controlled by the *Catuvellauni* tribe and the remains of established agricultural field systems and settlements attest to their occupation.



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- 3.24. No evidence of Iron Age activity has been identified within the Site or study area. During this time, the Site likely formed part of the rural hinterland to dispersed settlements (MOLA 2000).

Roman period (AD 43 – AD 410)

- 3.25. The Roman invasion of Britain in AD 43 was followed by the rapid implementation of centralised administration, based on towns and cities, and supported by a network of well-engineered roads, which enhanced trade and communication. No remains dated to the Roman period have been identified within the Site or study area.
- 3.26. The Site lies c.2.1km to the east of the southern extent of Watling Street Roman road (Margary 1973; 1d). This part of Watling Street linked the major urban settlements of London (to the south-east) and St Albans (to the north) and passed through the nucleated settlement of Brockley Hill. The Site lies c.11km to the north-west of Roman London (*Londinium*) and c.23km to the south of St Albans (*Verulamium*). The remains of Roman period settlement were recorded at Dollis Hill, c.1.3km to the north-east of the Site (Fig. 4, 2; MOLA 2000). These remains comprise evidence of a building (with a hypocaust), grain processing (milling and agriculture) and sand quarries. The dateable evidence and material culture included pottery, millstone grit grindstone fragments, flu tiles, and environmental remains (including chaff, seeds, and burnt grains). The occupation was dated to the 4th century AD, relatively late in the Roman occupation and at a key period of villa construction in Britain (MOLA 2000).
- 3.27. During this period, the Site likely formed part of the wider rural hinterland to nearby settlement (Fig. 4, 2) amongst which lay small dispersed agricultural settlements. There is no evidence to suggest that the Site had a role in contributing to the local economy (e.g. it was not cultivated or in use for quarrying).

Early medieval and medieval periods (AD 410 – 1539)

- 3.28. In the centuries following the end of Roman rule, Britain fragmented into a number of small kingdoms. There is no evidence of early medieval activity within the Site or study area. It has been recorded (Bolton *et al.* 1982) that this landscape was littered with dispersed small-scale settlements during the Anglo-Saxon period. They were likely situated on elevated and well-drained locations close to water sources. The Site does not sit in such an area and is unlikely to have comprised part of a settlement during the period. Nearby settlements included Willesden Green and Church End, both to the south of the Site and Neasden to the north of the Site. These may have had early medieval origins (Fig. 4, 3, 4, 6). The settlement of Church End has been

identified as an Archaeological Priority Area (Fig. 2, **APA1**) for its archaeological settlement remains dated to the medieval period. A windmill dated to the 12th century was located c.660m to the north-east of the Site was likely associated with the Neasden Settlement (Fig. 4, **5**).

- 3.29. Documentary evidence (Bolton *et al.* 1982) records that the manors at Neasden and Willesden were under the influence of St Paul's monastery during the 10th century. The Site is located in the historic parish of Willesden and the Domesday Survey dated to 1086 confirms that the settlement at Willesden was under the ownership of the Bishop of St Paul. The settlement was valued at £6, 6 shillings and 5 pence and included 15 ploughlands and woodland for 500 pigs. It was also recorded as one of the larger settlements of the time (Powell-Smith 2022).
- 3.30. The medieval settlement of Willesden was likely located c.260m to the south of the Site, around the location of the Grade II* Listed Church of St Mary (Fig. 2, **A**). The church is dated to the 13th century, but earlier remains in this location area dated to at least the 12th century. These remains include the Willesden Rectory Manor, which was dated to 1181 (Fig. 4, **3**). Willesden was certainly an established settlement by the 13th century and the Church of St Mary was identified as a place of pilgrimage. This was due to the image of the Black Madonna of St Mary held at the church, which was purported to have healing properties. This image was later destroyed in the 16th century during the Dissolution of the Monasteries.
- 3.31. The settlements in this area were linked by a network of roads, including one such which linked Willesden and Neasden, identified c.500m to the north of the Site (Fig. 4, **4**). During the medieval period Neasden was relatively built-up and tenements with narrow frontages were common. The surrounding land probably served as agricultural land in support of the local settlements during this period. The location of a former 13th century windmill c.675m to the north-east of the Site attests to the arable/agricultural use of the surrounding land (Fig. 4, **5**).

Post-medieval and modern periods (1540 – present)

- 3.32. By the end of the medieval period, the manor of Willesden formed a prebend that was associated with Richard de Camera from the 13th century. By the 16th century and following the Dissolution of the Monasteries, the prebend was leased to Richard Fitzwilliams of Kilburn (Bolton *et al.* 1982). The lease was passed through various families during the following 16th and 17th centuries.

3.33. The Willesden Tithe Map dated to 1887 (Fig. 5) depicts the Site as part of a field put to pasture. This field was under the ownership and use of the Metropolitan Railway Company (The Genealogist 2022). The Kingsbury and Neasden Railway Station was constructed almost immediately to the north of the Site (Fig. 5) and the Metropolitan Railway Line ran to the north of the Site (depicted in pink on the Tithe Map (Fig. 5)). The route of the South Western Railway Line is depicted in purple (Fig. 5). Neasden Lane is depicted in yellow and abuts the Site on its east side.

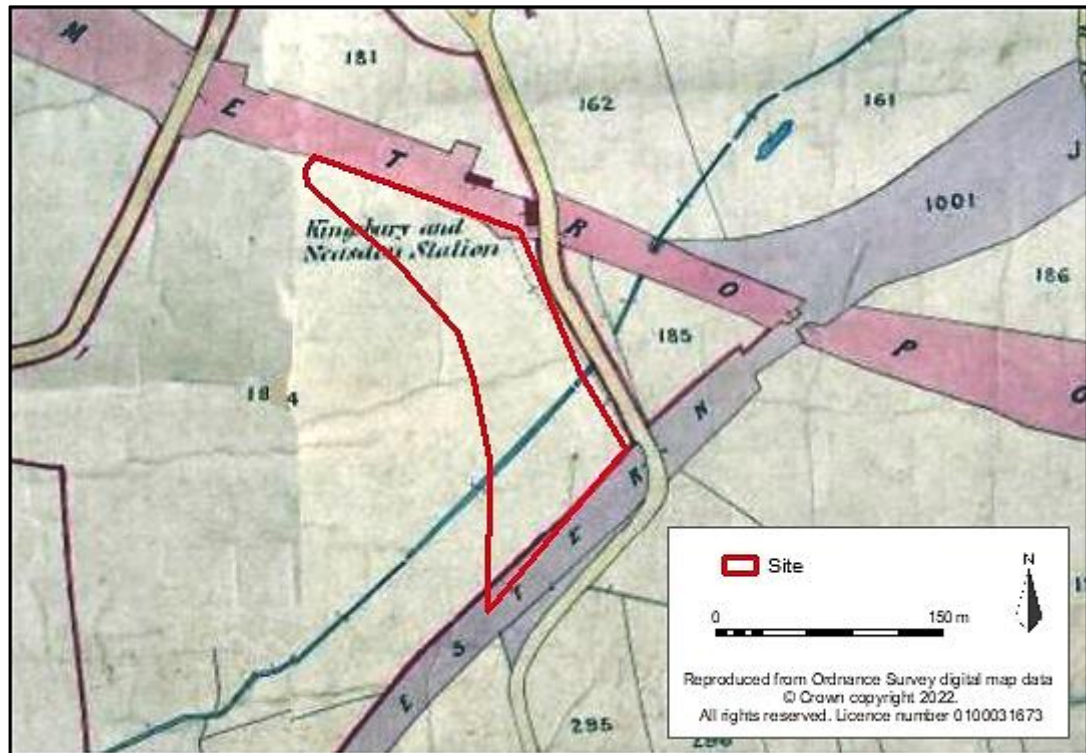


Fig. 5 Tithe Map of the Parish of Willesden, 1887

3.34. One of the earliest editions of the Ordnance Survey (OS) Maps dated to 1896 (Fig. 6) depicts the Site as agricultural land. Two field boundaries, orientated north-east/south-west, extended through the northern and southern parts of the Site. The railway lines noted above were also established by this time and residential development in the area is also evident (Fig. 6).

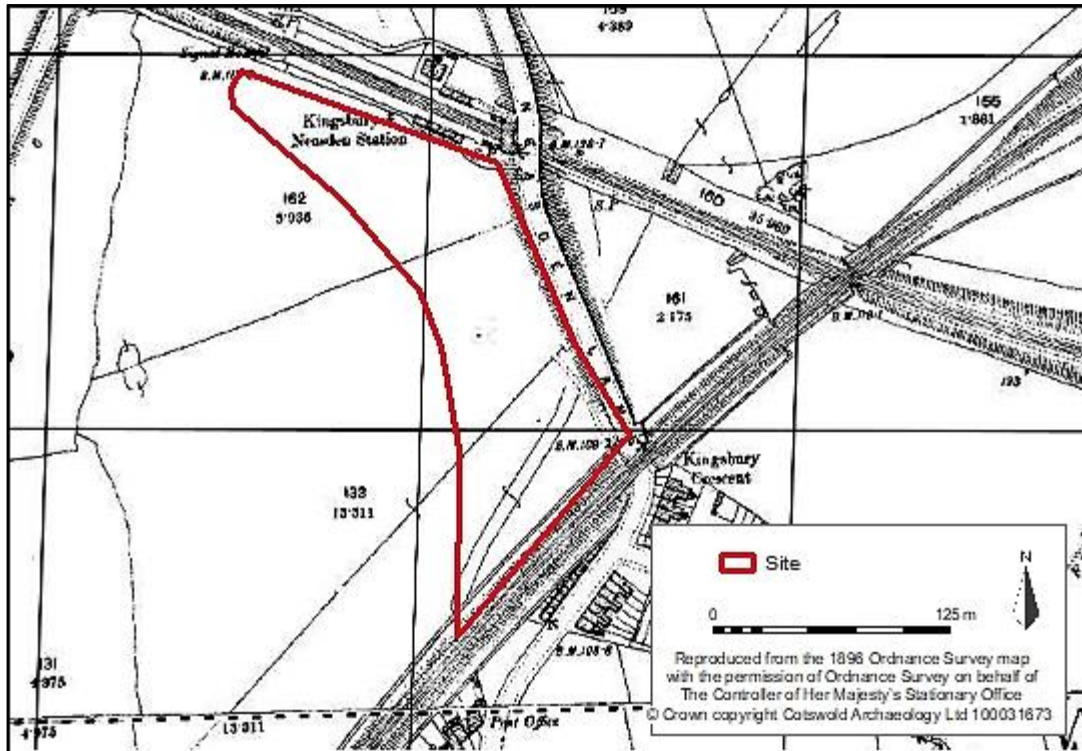


Fig. 6 1st Edition Ordnance Survey Map, 1896

- 3.35. During the later 19th and early 20th centuries development continued to intensify in the wider area. In 1873 the United Synagogue Cemetery was founded (Fig. 4, 7). This cemetery, now an Archaeological Priority Area (Fig. 2, **APA2**), was designed by Nathan S. Joseph, a renowned British architect, Philanthropist, and Jewish communal leader, whose design of the cemetery in the English Gothic Revival style served the intricate burial practices of the Jewish communities in London. The cemetery serves as the burial ground for several notable individuals, including members of the Rothschild family, Sir Israel Gollancz (author and professor of English Literature) and Rosalind Franklin (Chemist and biomolecular researcher, whose work was integral for the identification of the composition and structure of DNA).
- 3.36. In 1891 the Willesden New Cemetery was opened, located immediately to the south-west of the Willesden Jewish Cemetery (Fig. 4, 8). This civic cemetery included a chapel designed by the British architect Charles H. Worley and contains a civil war memorial erected in memory of local civilians who died during the Second World War.
- 3.37. In 1901 Gladstone Park, located c.560m to the north-east of the Site, was opened (Fig. 4, 9). The park was opened by the Earl of Aberdeen for the enjoyment of the public and includes a tennis court and walled garden, and formerly a bandstand. Mark Twain lived briefly in the area and visited the park, remarking that it was 'divinely beautiful and peaceful' (HER: MLO103056).

3.38. By 1914, the Site had been redeveloped as a coal yard (Fig. 7). Several railway tracks extended through and around the Site and connected to the main railway lines to the Site's north and south-west. It is likely that, during this period, landscaping and levelling occurred to create level track beds (e.g. Fig. 7). The Site now comprised part of the wider urban development of Willesden.

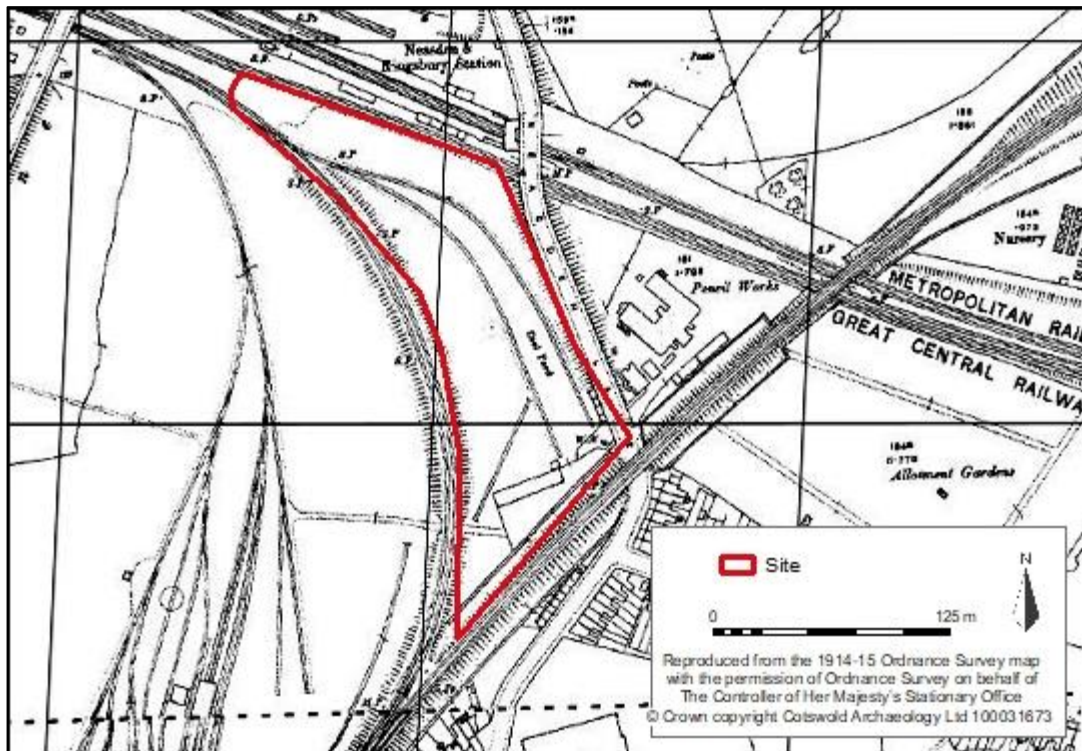


Fig. 7 Ordnance Survey Map, 1914-15

3.39. The Site continued in use as a coal yard and coal depot until the end of the 1970s. By this time other commercial businesses had also been established, including a scrap metal yard. By the 1980s, the southern part of the Site became a car breaker's yard and the northern part, a scrap metal yard (Fig. 8). Currently, the Site forms a goods yard (comprising several businesses, such as skip hire and car dealership companies).

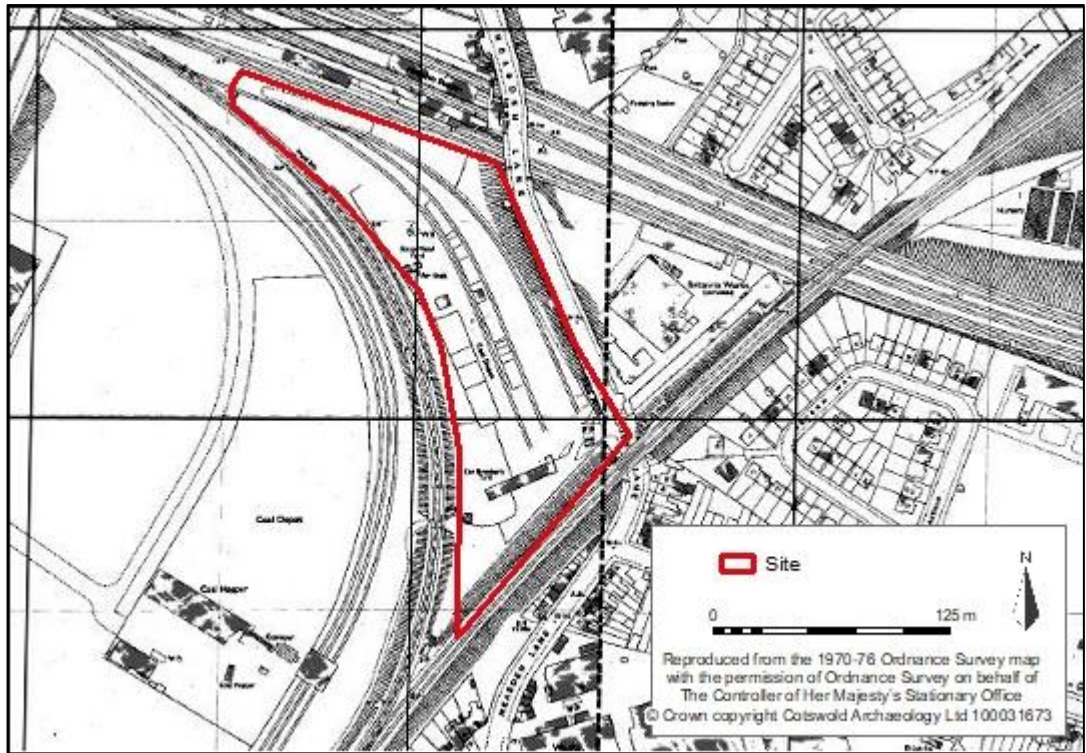


Fig. 8 Ordnance Survey Map, 1970-76

4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

Previous impacts

- 4.1. The use of the Site for agriculture prior to the 20th century would have had a quite minimal impact upon earlier potential buried archaeological remains. The development of the Site from the early 20th century onwards, however, as a coal yard, scrap metal yard and car breakers would likely have resulted in notable disturbance to, and impact on, buried archaeological remains, where any such were present. It is possible that the impact may have been limited to the upper horizons of any such remains, but where ground reduction and levelling has occurred (e.g. as a result of the implantation of railway tracks and coal depot) during periods of redevelopment, then this is likely to have had more of a substantial impact on potential buried remains.

The significance of known and potential archaeological remains within the Site

- 4.2. This assessment has identified that no designated archaeological remains are located within the Site; no *designated* archaeological remains will therefore be adversely physically affected by development within the Site. Known and potential archaeological remains identified within the Site comprise:

- Post-medieval to modern agricultural activity
- Remains of modern commercial activity

Post-medieval to modern agricultural activity

- 4.3. The Site historically formed agricultural land until the end of the 19th century and field boundaries were also depicted on 19th century historic maps. It is possible that buried and infilled elements of these boundaries are present within the Site, though due to subsequent development, these would likely be substantially truncated. Such remains are not considered to retain any evidential heritage value and are not considered to be heritage assets of measurable value. As such, their removal is not considered to be a loss to the archaeological heritage resource.

Remains of modern commercial activity

- 4.4. The Site has been in commercial use since the beginning of the 20th century and several iterations of this type of development have occurred. Remains associated with the coal yard and depot, metal scrap yard and car breakers yard are likely to be present within the Site. Such remains are not of archaeological significance as they are not considered to represent heritage assets.

Potential development effects

- 4.5. No significant known archaeological remains have been identified within the Site, and there is considered to be a very low potential for the presence of any significant unknown buried archaeological remains within the Site. It is anticipated that no significant archaeological remains will therefore be disturbed or truncated by the proposed development.
- 4.6. There is also considered to be a very low potential for less significant archaeological remains within the Site and any disturbance or truncation (physical development effects) of any such remains would primarily result from groundworks associated with construction. Such groundworks might include:
- pre-construction impacts associated with demolition and ground investigation works;
 - ground reduction and levelling;
 - construction groundworks including excavation of building foundations, service trenches and stripping for roads/car parks;
 - excavation of new site drainage channels (including soakaways); and
 - landscaping and planting.
- 4.7. On the basis of the above and dependent upon the final construction strategy, development within the Site would be likely to result in the disturbance or truncation of buried archaeological remains, if present, within the footprint of development. Given that anticipated buried archaeological remains are likely to retain negligible evidential value, their removal/loss would not be considered a significant archaeological impact. It is considered that appropriate mitigation measures can be agreed through consultation with the Local Planning Authority's archaeological advisor.

5. CONCLUSIONS

- 5.1. This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential heritage assets of archaeological interest located within the Site and its environs, which may be affected by the proposals. The significance of the identified known and potential heritage assets of archaeological interest has been determined, as far as possible, on the basis of available evidence. The potential effects of the proposals on the significance of identified heritage assets of archaeological interest have been assessed. Any physical effects of the proposals upon the significance of the archaeological resource will be a material consideration in the determination of the planning application for the proposal.
- 5.2. The Site lies close to the historic settlements of Willesden, Neasden, and Church End and likely comprised part of these settlements' rural/agricultural land from at least the medieval period. The Site was certainly in use as agricultural land until the early 20th century, at which time it became a coal yard, probably closely associated with the nearby railways. Commercial development within the Site took place following the closure of the coal yard and continued into the 21st century. The Site remains in use as a commercial centre to the present day.
- 5.3. There is no evidence to suggest that the Site contains deposits or associated buried archaeological remains dated to the prehistoric, Roman, early medieval or medieval periods. There is some evidence to suggest that agricultural remains, such as infilled former field boundaries dated to the 19th century would have been present within the Site. Such remains, however, are likely to have been disturbed or truncated by 20th century development and in any case would be of negligible archaeological interest. The principal evidence for former activity within the Site dates to the 20th century. These remains will likely comprise buried structural elements of the former coal yard, scrap metal yard and car breakers yard and are not considered to be of archaeological interest.
- 5.4. Known and potential buried archaeological remains would not be anticipated to be of sufficient value as to preclude or otherwise constrain the proposed development. Any potential requirement for further archaeological investigation could be agreed with the archaeological advisor to the Local Planning Authority in line with Local Policy (BCH1), Regional Policy (HC1) and the National Planning Policy Framework.

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APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest’ (the NPPF (2021), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2021), Annex 2). The NPPF (2021), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England’s ‘Conservation Principles’ looks at significance as a series of ‘values’ which include ‘evidential’, ‘historical’, ‘aesthetic’ and ‘communal’.

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states *that ‘Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.’* It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made ‘based on sound evidence’,* with this information *‘accessible to the public to provide greater clarity and certainly for developers and decision makers’.*

This defines *non-designated heritage assets* as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a *non-designated heritage asset*, it is assumed that it has not met criteria for the plan-making body to define it as such, and will be referred to as a *heritage asset* for the purpose of this report.

The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

Levels of information to support planning applications

Paragraph 194 of the NPPF (2021) identifies that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

Designated heritage assets

Paragraph 189 of the NPPF (2021) explains that heritage assets ‘are an irreplaceable resource and should be conserved in a manner appropriate to their significance’. Paragraph 199 notes that ‘when considering the impact of a proposed development on the significance

of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Paragraph 200 goes on to note that 'substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites)...should be wholly exceptional'.

Paragraph 202 clarifies that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use'.

Development Plan

Local Plan

Brent Borough Local Plan, adopted February 2022 for the period 2019 to 2041

Section 6.5, Policy BHC1

Proposals for or affecting heritage assets should:

- a) demonstrate a clear understanding of the archaeological, architectural or historic significance and its wider context;
- b) provide a detailed analysis and justification of the potential impact (including incremental and cumulative) of the development on the heritage asset and its context as well as any public benefit;
- c) sustain or enhance the significance of the heritage asset, its curtilage and setting, respecting and reinforcing the street scene, frontages, views, vistas, street patterns, building line, siting, design, height, plot and planform and ensure that extensions are not overly dominating;
- d) contribute to local distinctiveness, built form, character and scale of heritage assets by good quality, contextual, subordinate design, and the use of appropriate materials and expertise, and improving public understanding and appreciation;
- e) seek to avoid harm in the first instance. Substantial harm or loss should be exceptional, especially where the asset is of high significance. Any proposed harm to or loss of a heritage asset (including to its setting) should require clear and convincing justification and can be outweighed by material planning considerations in the form of public benefits but only if these are sufficiently powerful.
- f) where demolition is proposed detailed plans for any replacement building will be required to allow consideration of whether the replacement would contribute positively to the character or will be applied to ensure construction of the approved scheme is implemented together with agreed mitigation measures appearance of the area. In cases where demolition is permitted conditions and/or legal agreements will be applied

to ensure construction of the approved scheme is implemented together with agreed mitigation measures.

Regional Plan

The London Plan, adopted March 2021

The regional plan for London is covered by the London Local Plan, adopted in 2021.

Chapter 7, Policy HC1: Heritage Conservation and Growth

- a) Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.
- b) Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:
 - 1) setting out a clear vision that recognises and embeds the role of heritage in place-making
 - 2) utilising the heritage significance of a site or area in the planning and design process
 - 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
 - 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.
- c) Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- d) Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

-
- e) Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and reuse.

Good Practice Advice 1-2

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment'.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3 below). GPA2 notes that 'a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses 'architectural and historic interest', which comprises the special interest for which they are designated.

The NPPF provides a definition of 'significance' for heritage policy (Annex 2). This states that heritage significance comprises 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'. This also clarifies that for World Heritage Sites 'the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.

Regarding 'levels' of significance the NPPF (2021) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England's 'Conservation Principles' expresses 'heritage significance' as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.

-
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
 - Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
 - Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 206 of the NPPF (2021) notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

Heritage harm to designated heritage assets

The NPPF (2021) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

Effects upon non-designated heritage assets

The NPPF (2021) paragraph 203 guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

APPENDIX 2: GAZETTEER OF SELECTED HERITAGE ASSETS

Ref	Description	Grade/Period	NHLE ref. GLHER ref. <i>Reference list.</i>
A	Church of St Mary	Grade II* Listed	1359036
B	Willesden Jewish Cemetery (United Synagogue Cemetery)	Registered Park and Garden Grade II Listed	1449184
C	Neasden Village Conservation Area	Conservation Area	<i>Brent Council 2022a</i>
APA1	Willesden (Church End)	Archaeological Priority Area	<i>Brent Council 2022b</i>
APA2	Brent Cemeteries	Archaeological Priority Area	<i>Brent Council 2022b</i>
1	A Middle Bronze Age palstave (findspot)	Bronze Age	050227/00/00 MLO1904
2	Dollis Hill rural Roman settlement	Roman	MLO74357
3	The location of the 12th century vicarage manor house.	Medieval	MLO68355
4	Early settlement of Neasden.	Medieval	053080/00/00 053085/00/00 MLO688
5	The location of a former windmill (13th century and derelict by the 14th century) within Gladstone Park.	Medieval	053083/00/00 MLO68877
6	The early settlement of Church End	Medieval	054660/00/00 MLO73251
7	United Synagogue, Willesden Cemetery, founded in 1873.	Modern	MLO103694
8	Willesden new Cemetery, opened in 1891.	Modern	MLO103695
9	Gladstone Park, opened by the Earl of Aberdeen in 1901.	Modern	MLO103056

APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING

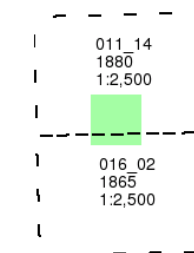
Middlesex

Published 1865 - 1880

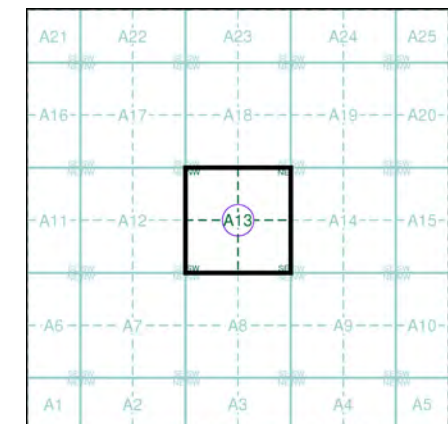
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

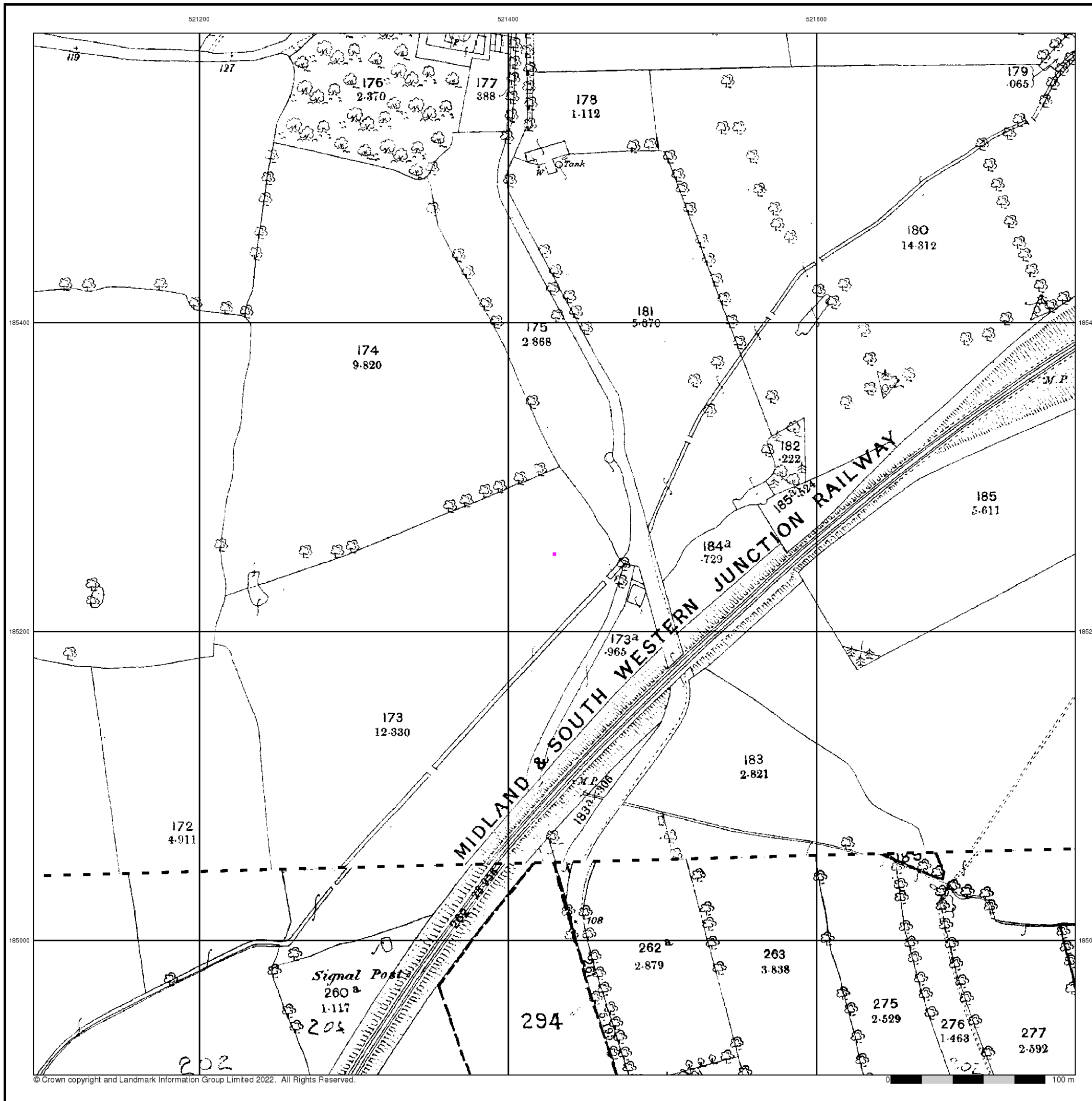


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 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Site at 521430, 185250



London

Published 1896

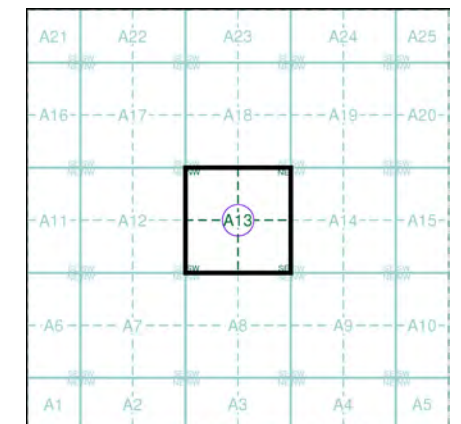
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Map Name(s) and Date(s)

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035_00	1896	1:2,500

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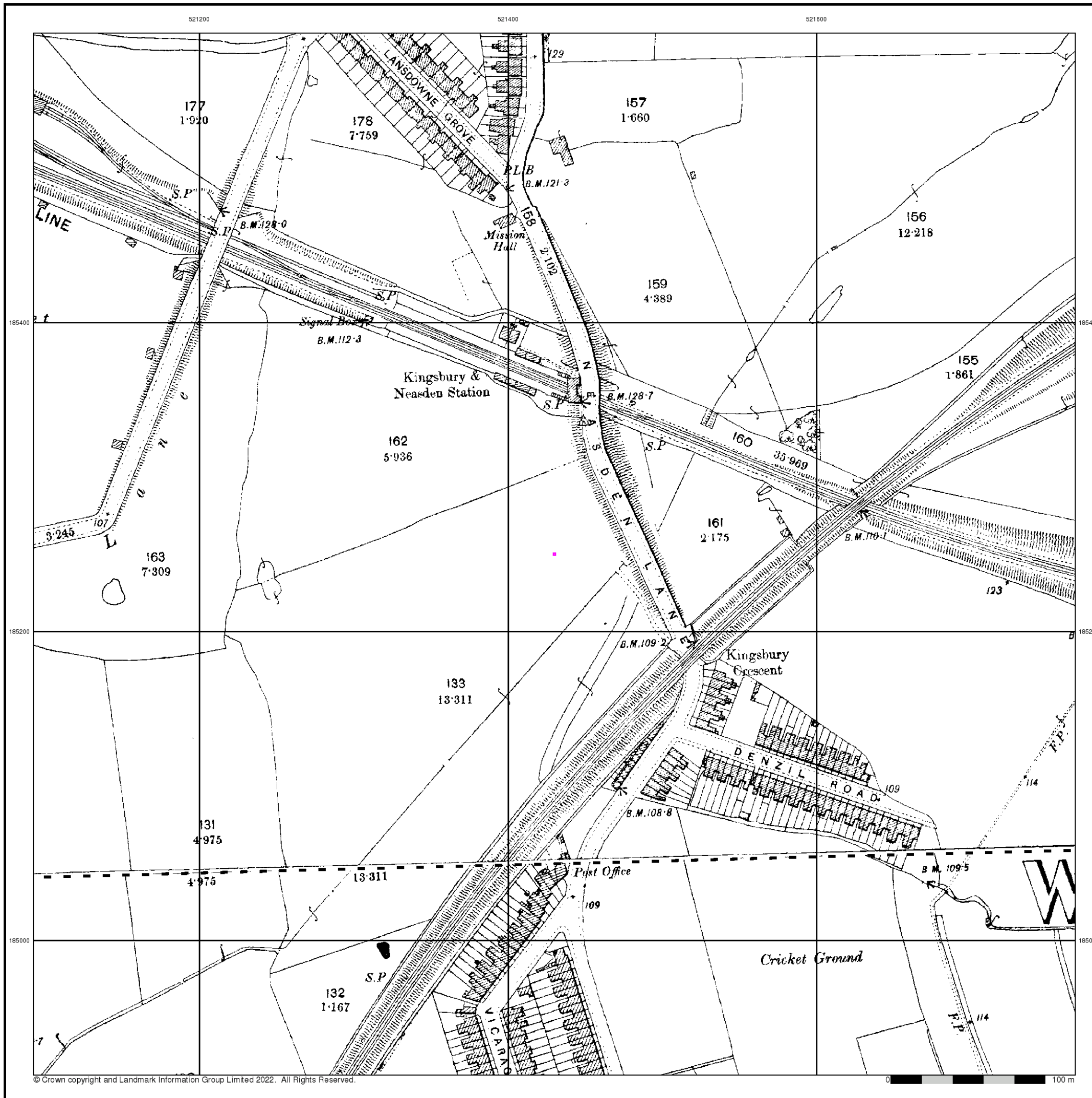


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Middlesex

Published 1914 - 1915

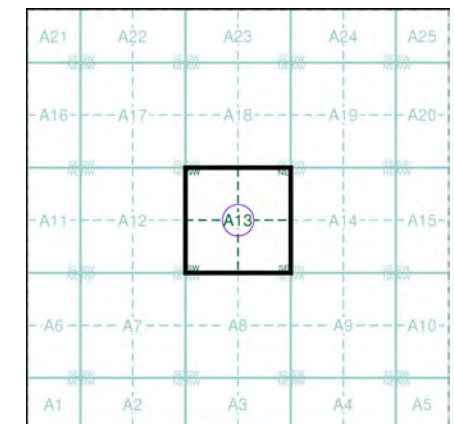
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Map Name(s) and Date(s)

011_14	1914	1:2,500
016_02	1915	1:2,500

Historical Map - Segment A13

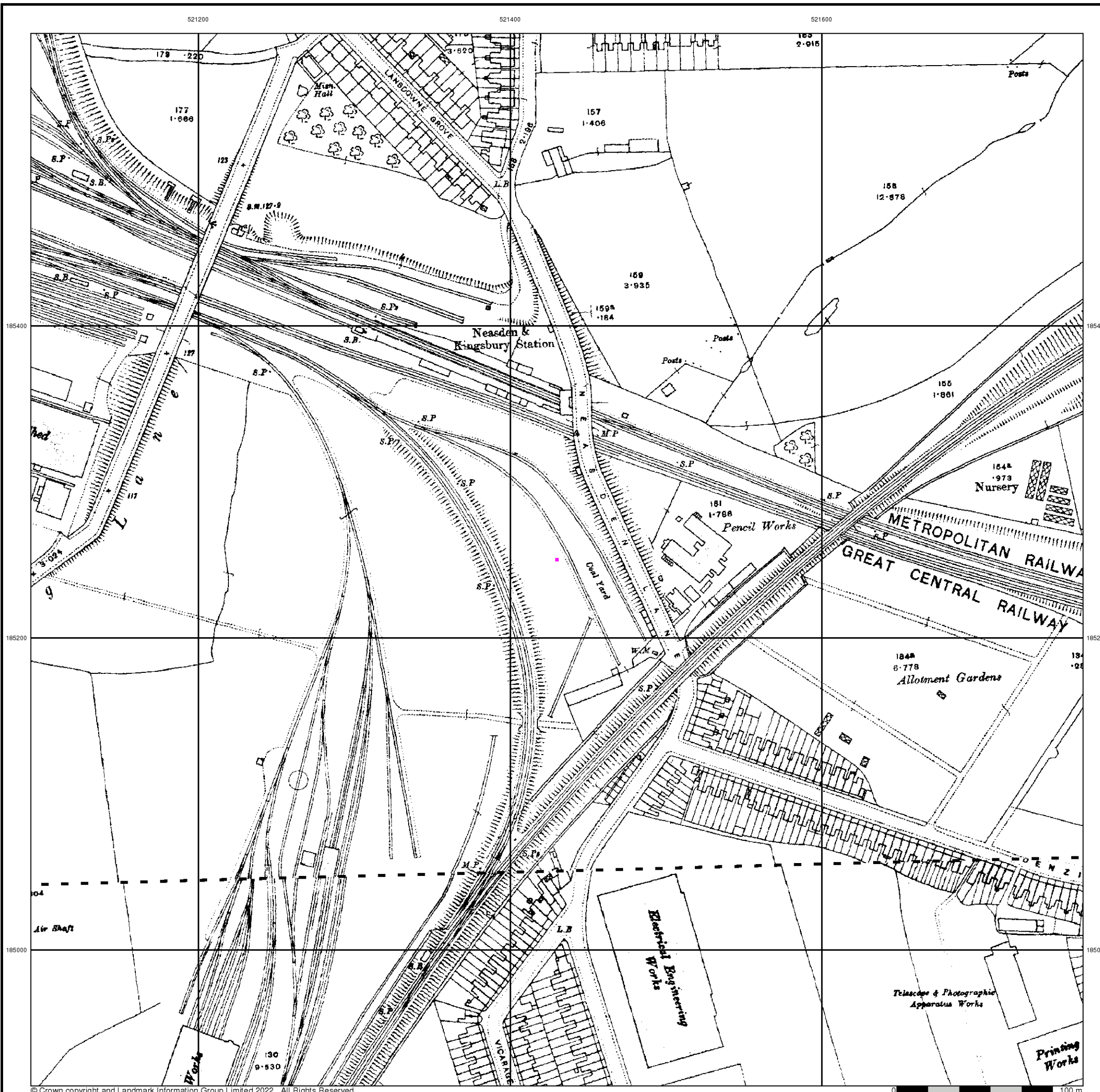


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Middlesex

Published 1935 - 1936

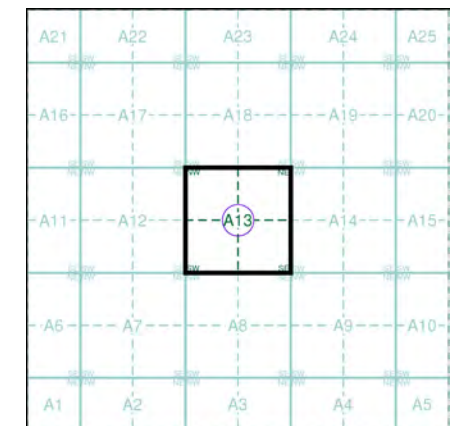
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Map Name(s) and Date(s)

011_14	1936	1:2,500
016_02	1935	1:2,500

Historical Map - Segment A13

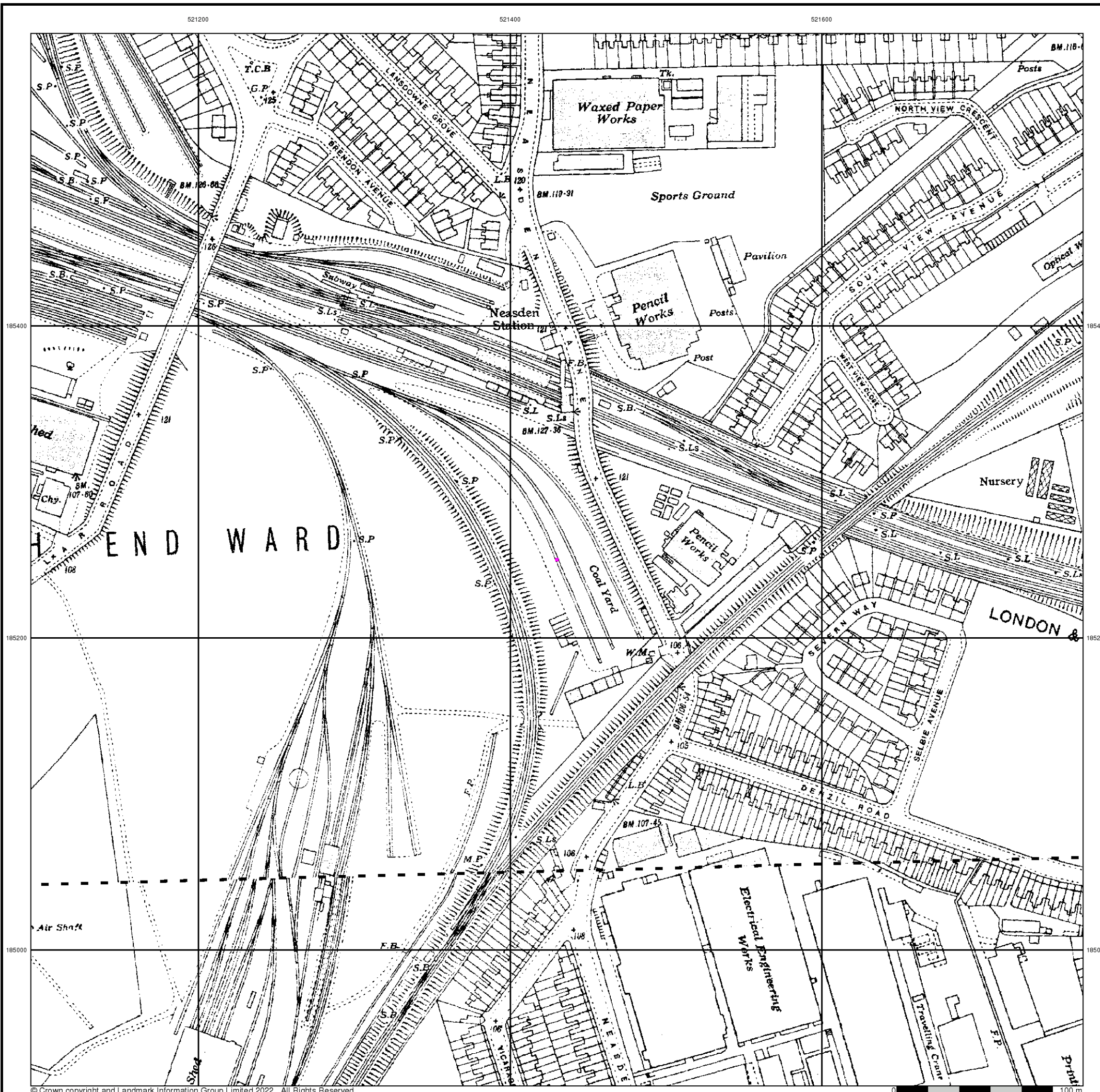


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Ordnance Survey Plan

Published 1955

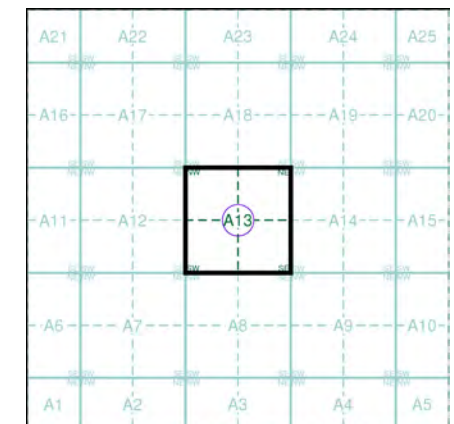
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Map Name(s) and Date(s)

Q2185NW	Q2185NE
955	955
1:1,250	1:1,250
Q2185SW	Q2185SE
955	955
1:1,250	1:1,250
Q2184NW	Q2184NE
955	955
1:1,250	1:1,250

Historical Map - Segment A13

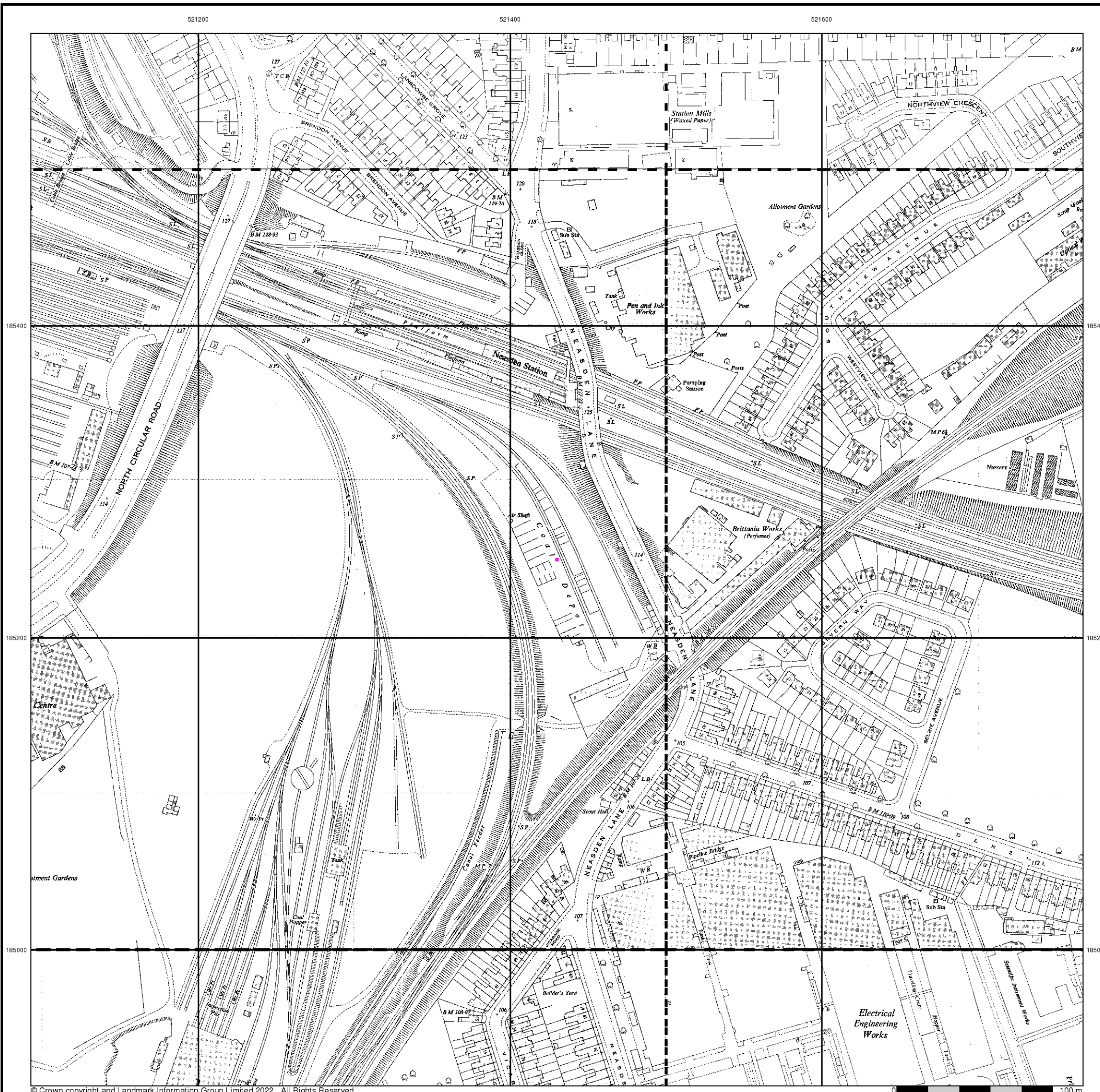


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Ordnance Survey Plan

Published 1955 - 1956

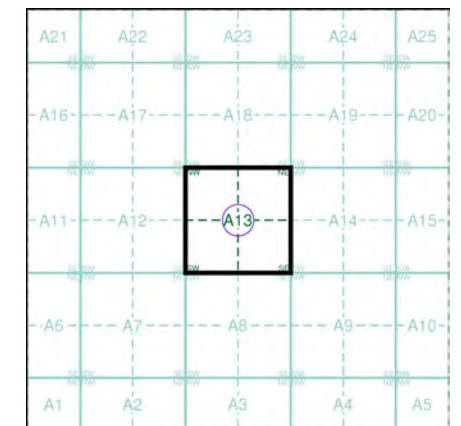
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Map Name(s) and Date(s)

TQ2185	1956	1:2,500
TQ2184	1955	1:2,500

Historical Map - Segment A13

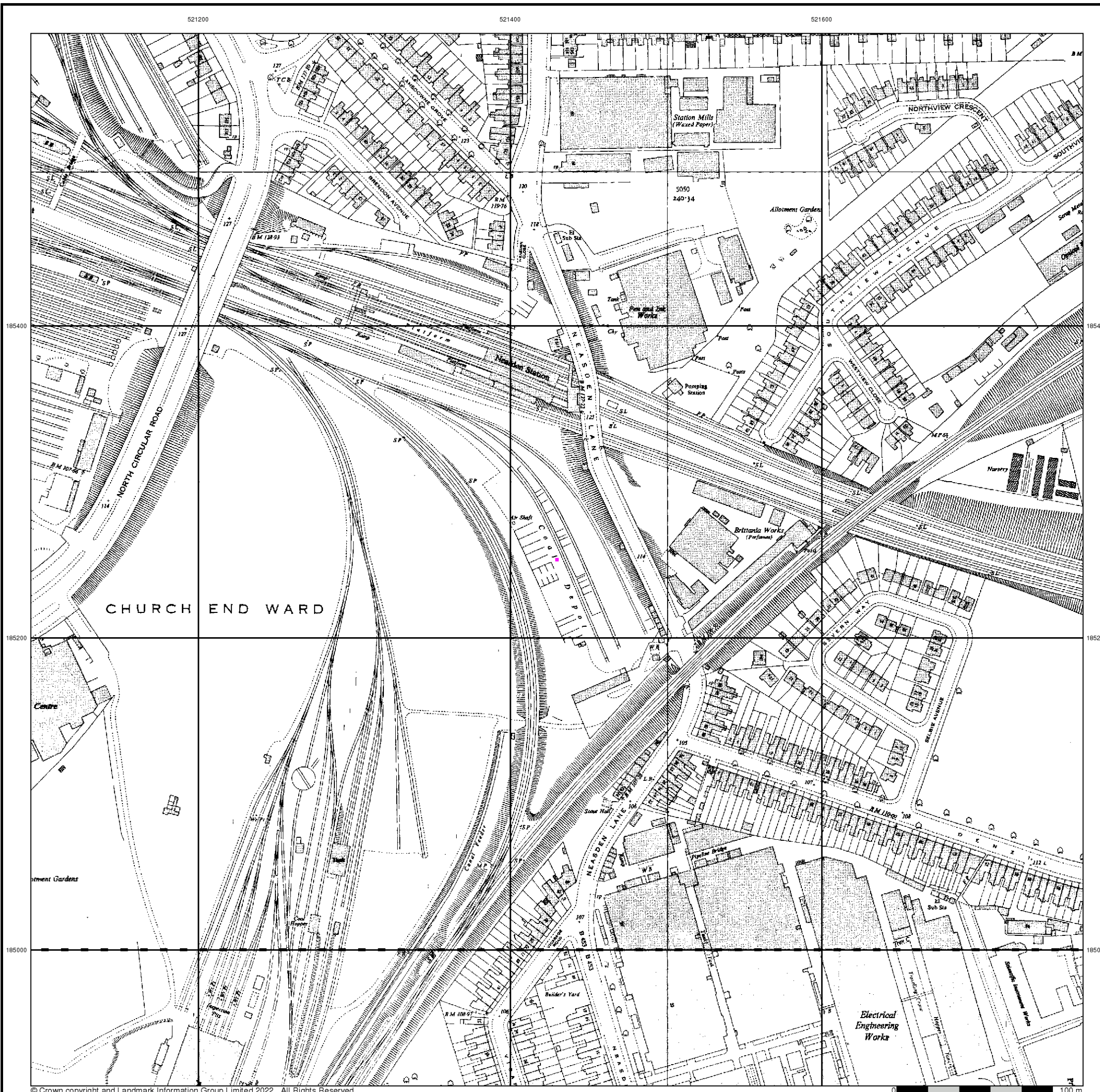


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Additional SIMs

Published 1955 - 1987

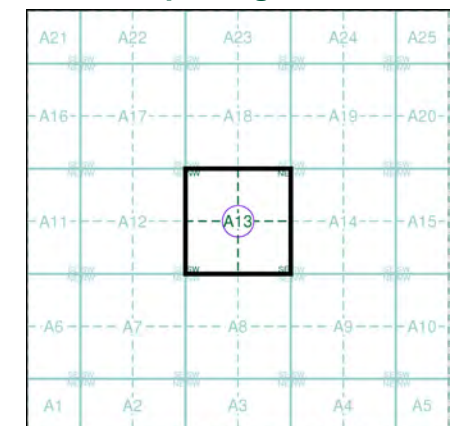
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

Q2185NW	Q2185NE
1986	1955
1:1,250	1:1,250
Q2185SW	Q2185SE
1978	1987
1:1,250	1:1,250
Q2184NW	Q2184NE
1978	1985
1:1,250	1:1,250

Historical Map - Segment A13

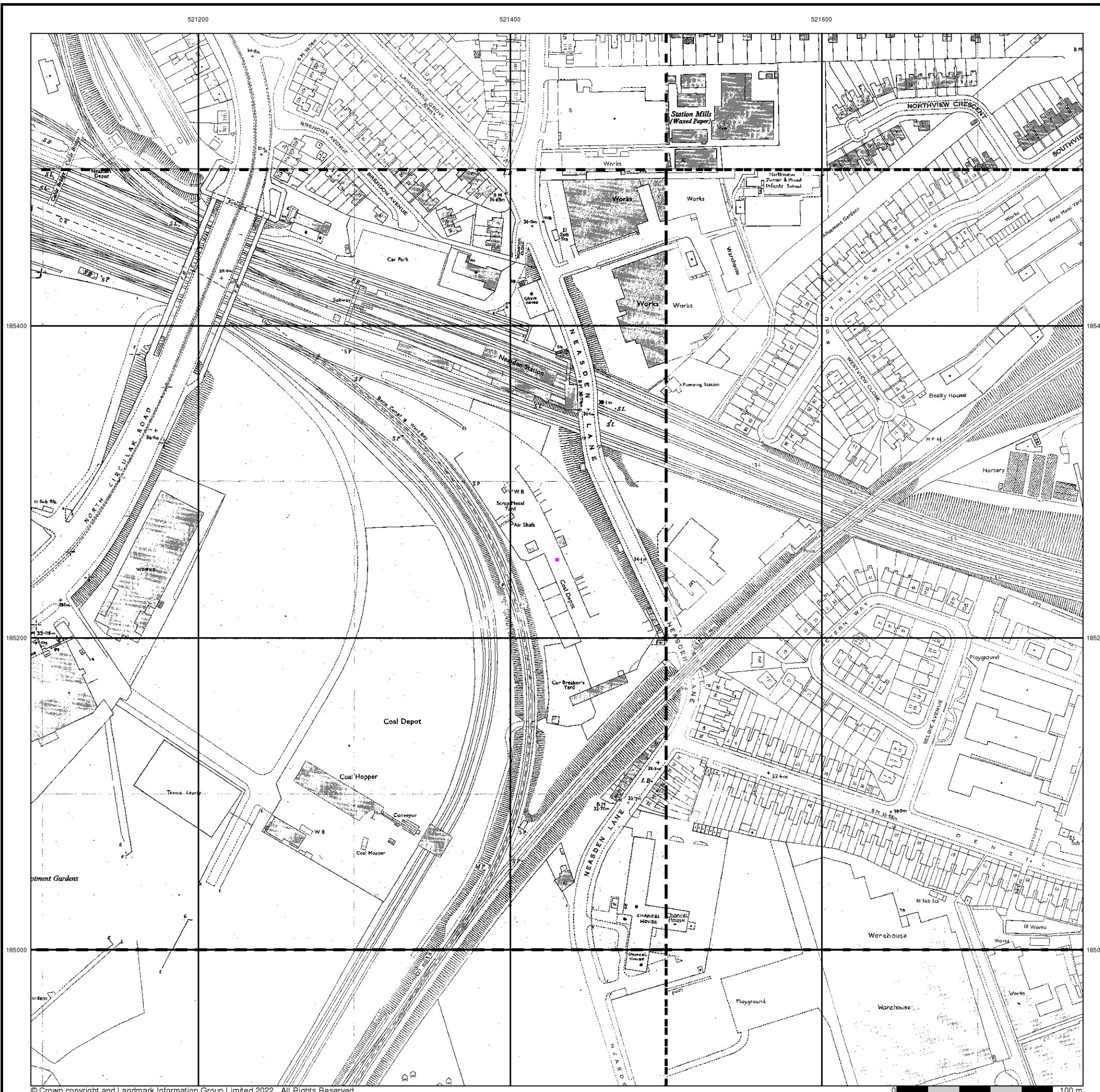


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Ordnance Survey Plan

Published 1970 - 1976

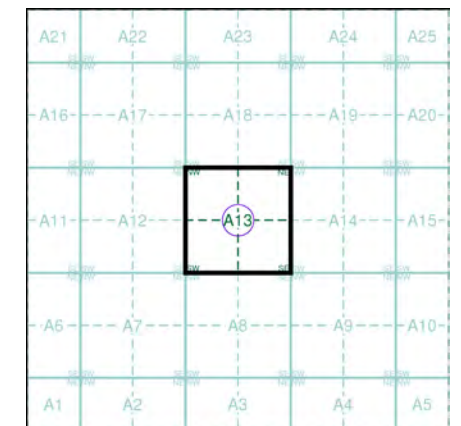
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Map Name(s) and Date(s)

Q2185NW	1976	1:1,250
Q2185SV	1972	1:1,250
Q2185SE	1972	1:1,250
Q2184NW	1972	1:1,250
Q2184NE	1976	1:1,250

Historical Map - Segment A13

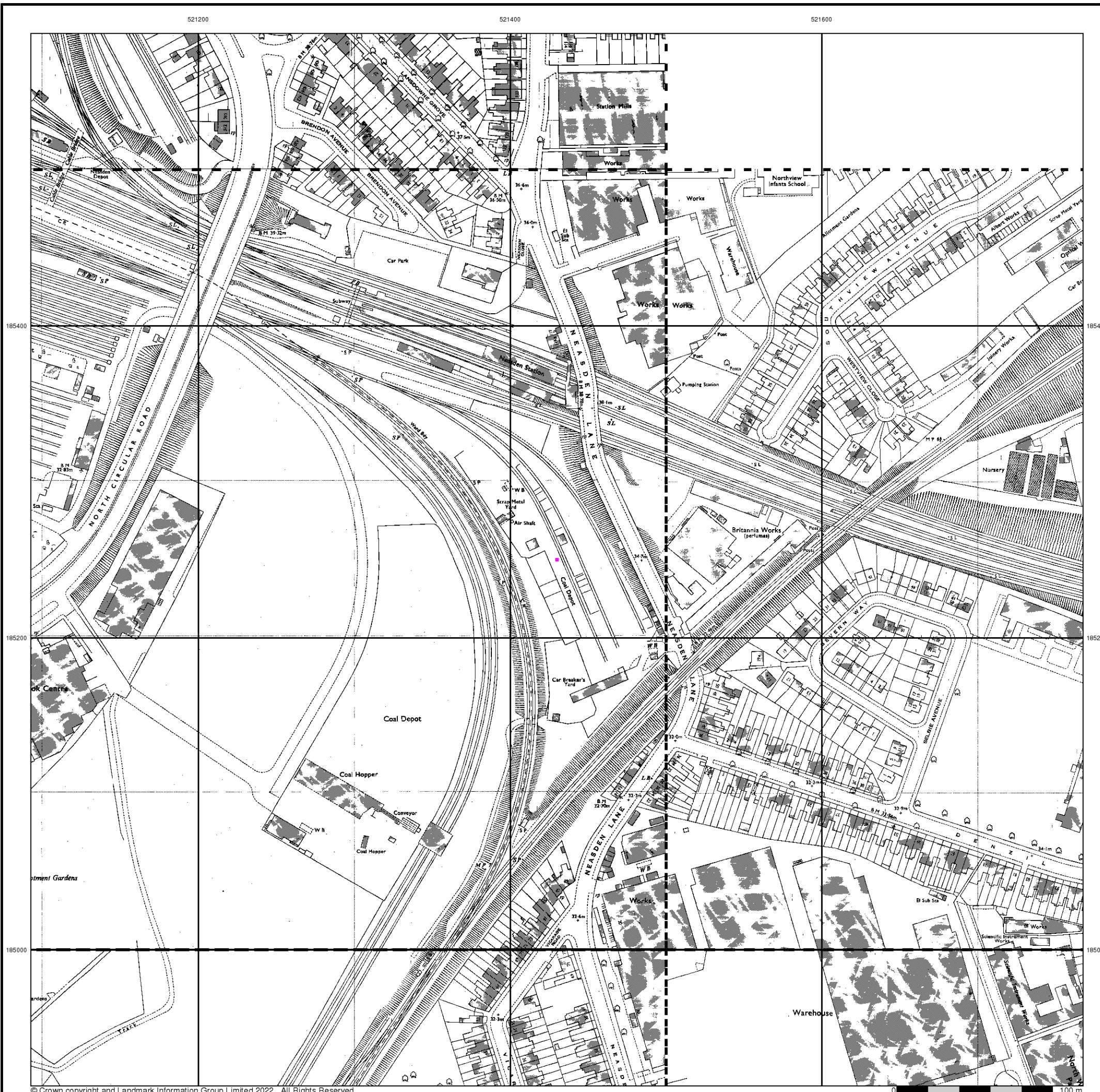


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 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Site at 521430, 185250



521200

521400

521600



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0 100 m

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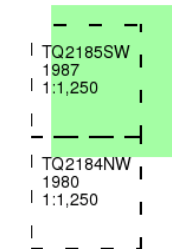
Additional SIMs

Published 1980 - 1987

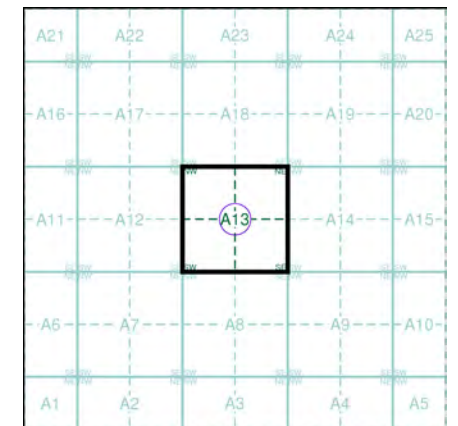
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 298262083_1_1
 Customer Ref: MK0726
 National Grid Reference: 521430, 185250
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Site at 521430, 185250

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Large-Scale National Grid Data

Published 1991

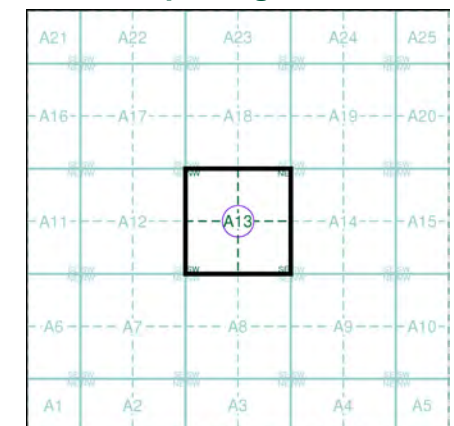
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

Q2185NW	Q2185NE
1991	1991
1:1,250	1:1,250
Q2185SW	Q2185SE
1991	1991
1:1,250	1:1,250
Q2184NW	Q2184NE
1991	1991
1:1,250	1:1,250

Historical Map - Segment A13

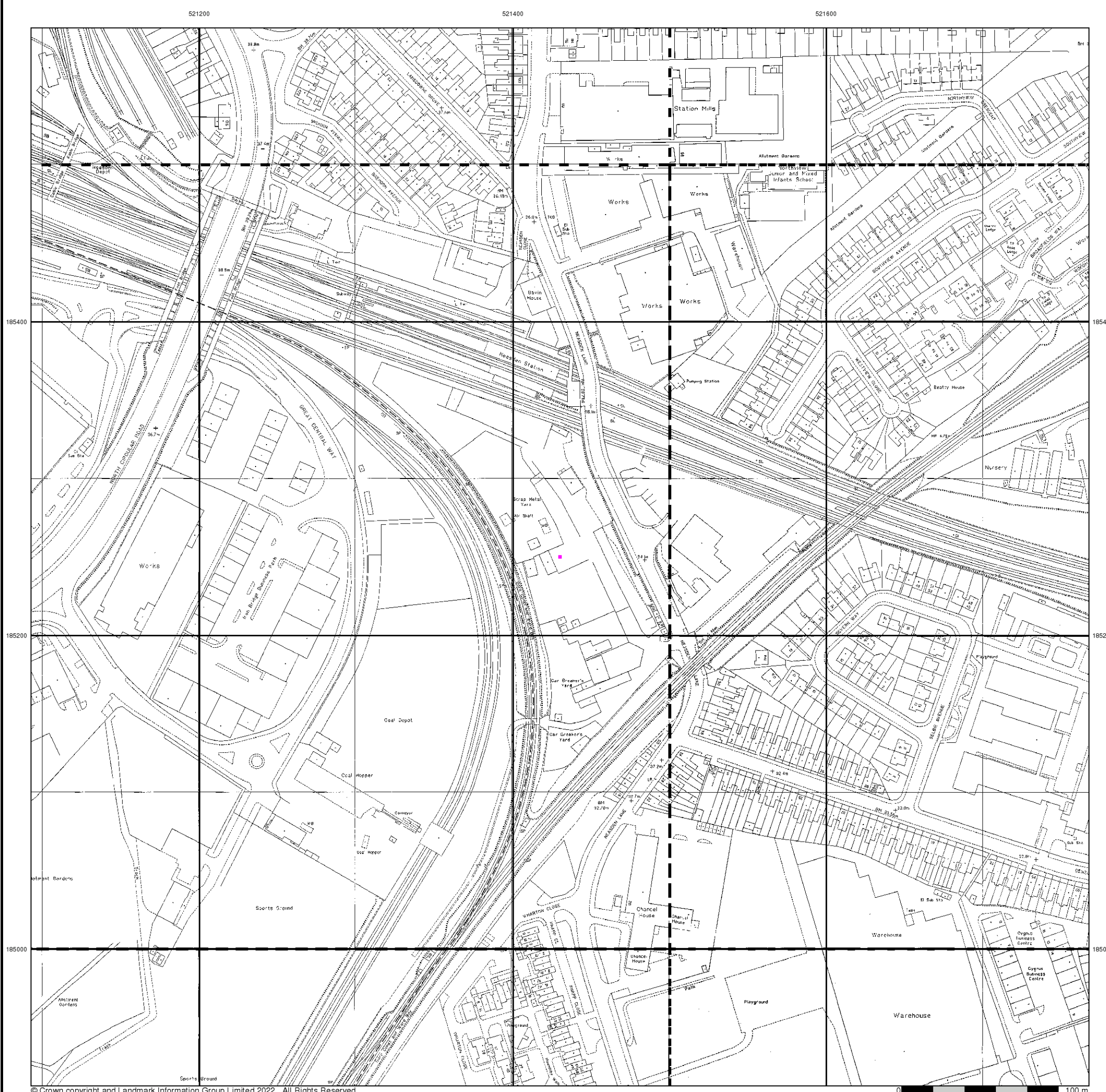


Order Details

Order Number: 298262083_1_1
 Customer Ref: MK0726
 National Grid Reference: 521430, 185250
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Site at 521430, 185250



Large-Scale National Grid Data

Published 1991 - 1993

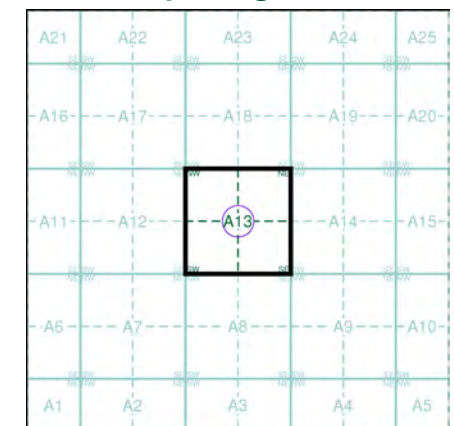
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

TQ2185NW	TQ2185NE
1991	1991
1:1,250	1:1,250
TQ2185SW	TQ2185SE
1991	1993
1:1,250	1:1,250
TQ2184NW	
1993	
1:1,250	

Historical Map - Segment A13

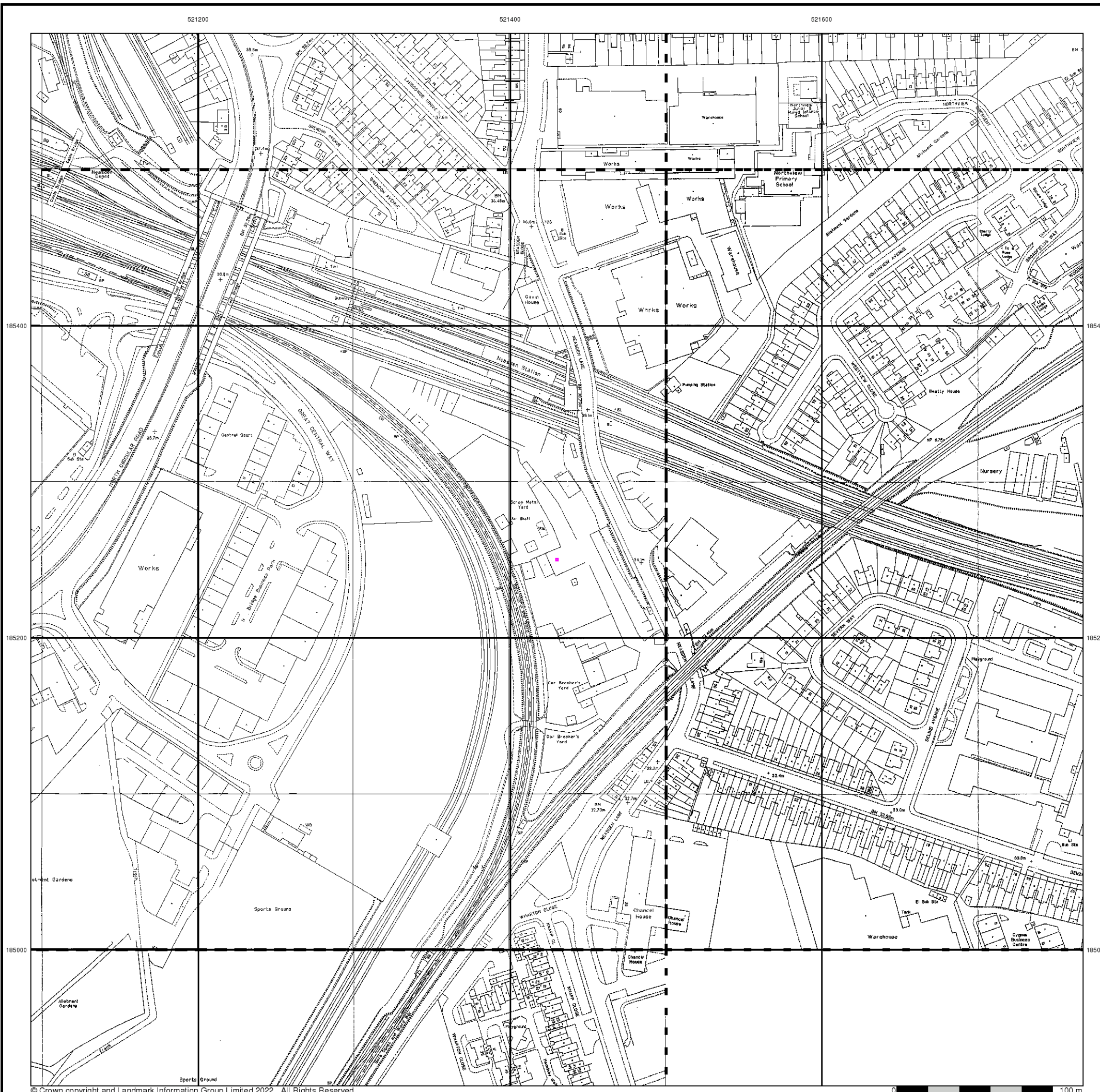


Order Details

Order Number: 298262083_1_1
 Customer Ref: MK0726
 National Grid Reference: 521430, 185250
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

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Appendix VI

Phase 1 Geo-Environmental Desk Study

5568-WAL-ZZ-XX-GR-G-0900

Desk Study

Neasden Goods Depot, Neasden
Lane, London, NW10 2UG

14 June 2022



Phase 1 – Geo-Environmental Desk Study

Neasden Goods Depot, Neasden Lane, London, NW10 2UG

Walsh have prepared this report in accordance with the instruction of our client: Hollybrook Homes.

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Revision	Date	Notes	Prepared by	Checked by	Approved by
001	14.06.22	First issue	DG	RB	RB

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Executive Summary

Table 1: Executive Summary

Detail	Summary
Site Location	Neasden Goods Depot, Neasden Lane, London, NW10 2UG
Local Planning Authority	London Borough of Brent
Neighboring properties and assets	The site, which is irregular in shape, is bounded by railway lines along its northern, western and south-eastern boundaries and by Neasden Lane along its eastern boundary. The Chiltern Line and Jubilee/Metropolitan Underground Line runs along the northern boundary and the railway line along the south-eastern boundary forms part of the proposed West London Orbital. The surrounding area is a mixture of residential, industrial and commercial usage.
Buried Utilities and Tunnels	Thames Water infrastructure passes beneath the site. This includes both a Fresh Water Trunk Main (with an associated no build zone) and sewers. An <i>air shaft</i> is shown on the historic maps. It is first noted on the 1954 1:1,250 OS map and is still present as late as 2003. It is not currently known whether this relates to an underground structure (e.g. historic coal store) or if it is associated with any of the Thames Water infrastructure.
Geology	Ground conditions on site comprise an anticipated variable thickness of Made Ground (based on historic land use) over the London Clay Formation.
Hydrology and Hydrogeology	The River Brent is located approximately 1km west of the site and the Brent Canal Feeder is also located approximately 400m to the west. The site does not lie within an area at risk of flooding from rivers or sea. However, it lies within an area at high risk from surface water flooding. The London Clay is not a designated aquifer and is classified as an Unproductive Stratum. The site does not lie within a groundwater Source Protection Zone, although there is an active groundwater abstraction located approximately 446m to the west.
Historical Development	The site was historically occupied by railways sidings associated with a Coal Depot and later a Car Breaker Yard and Scrap Metal Yard. The site is currently occupied by a scrap metal dealer/waste recycler, car dealer and skip hire company.
Planning History	The most recent planning application for the site relates to the extension of the existing metal-recycling facilities. Permission was granted in April 2006.
Unexploded Ordnance	The site lies in an area with a moderate to high bombing density and near a Luftwaffe Target. Several high-explosive bomb strikes were recorded on and close to the site. It is recommended that a Detailed UXO Threat Assessment Desk Top Study is undertaken for the site
Statutory Data	Historical industrial use of the site and surrounding area has been identified. It lies in the Site of Special Scientific Interest (SSSI) Impact Zone for the Brent Reservoir SSSI. The railway land along the western site boundary is designated Open Mosaic land and the railway land along the south-western and south-eastern boundaries is designated as a 'Site of Importance For Nature Conservation (Borough Importance Grade 1)'.
Archaeology	The site does not lie within a designated 'Archaeological Priority Zone' but the Willesden (Church End) APZ is located approximately 200m to the south.
Preliminary Contamination Risk Assessment Summary	The site lies within an area where less than 1% of properties are above the radon Action Levels. There is the potential for contamination in Made Ground associated with historic and current industrial land uses. Current use – Low Risk; Future use –Moderate/Low Risk

1. Introduction

Walsh Geotechnics have been instructed to prepare a Phase 1 Desk Study for a site at Neasden Lane, London, NW10 2UG (known as Neasden Goods Depot). The purpose of this report is to provide a desk-based assessment of geological and geo-environmental hazards that may be present on the site and to provide a preliminary geo-environmental risk assessment.

This report has been prepared in accordance with the principles of current UK guidance including:

- BS 10175-2011+A2 2017 Investigation of potentially contaminated sites – Code of practice
- BS 5930:2015+A1:2020 Code of practice for ground investigations
- NHBC Standards (2022) – Section 4.1.2
- www.gov.uk Land Contamination Risk Management (LCRM) guidance
- CIRIA report C552 (Contaminated Land Risk Assessment: a Guide to Good Practice (2001))

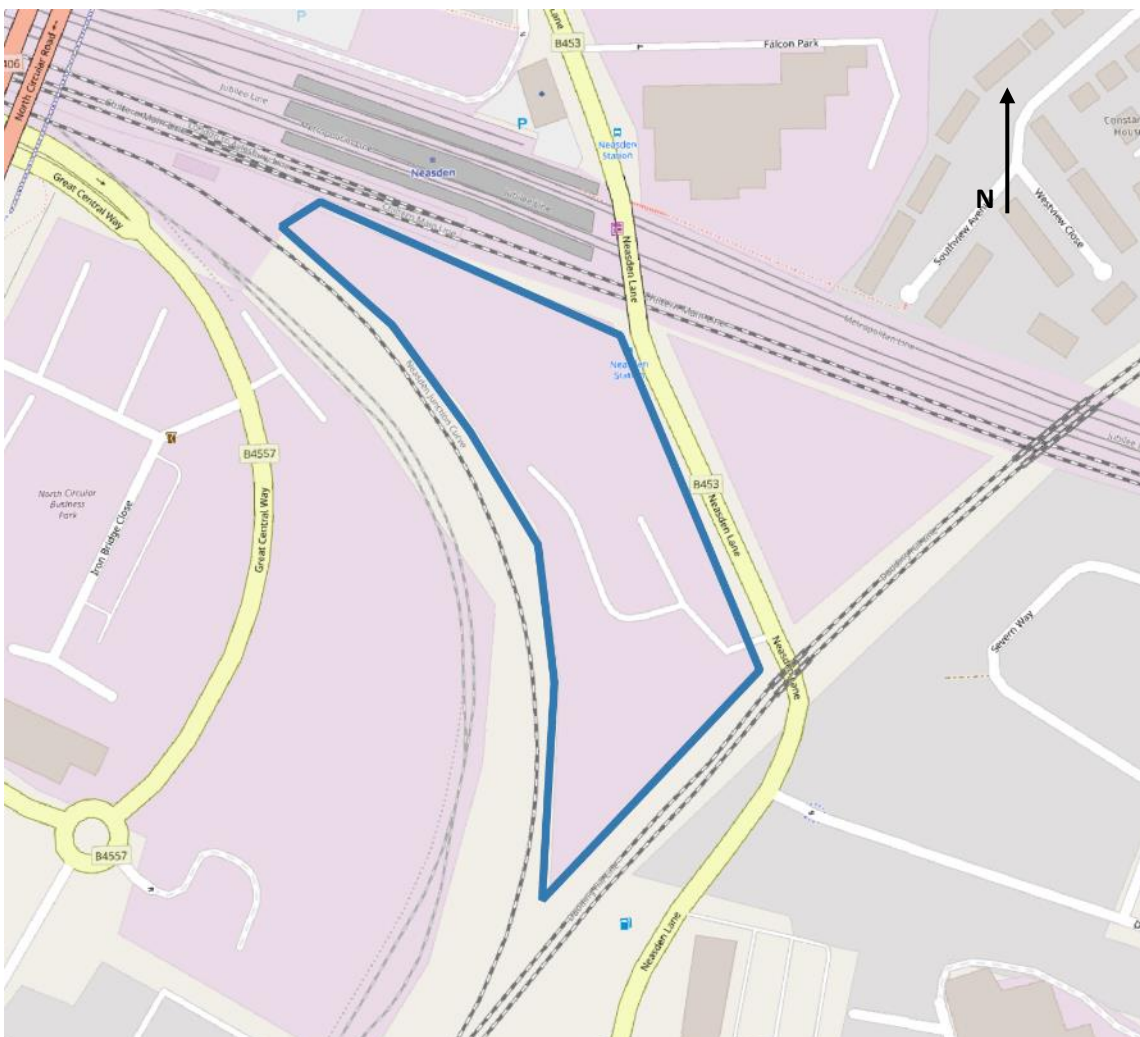
2. Site context

Details of the proposed development site are summarised in the following report sections.

2.1. Site Location

The site is located at Neasden Lane, London, NW10 2UG. The approximate centre of the site is at NGR TQ214852. The site lies within the London Borough of Brent, approximately 1.5km south of Brent Reservoir and about 100m east of the North Circular Road.

Figure 1: Site Location Plan



2.2. Current site conditions and site walkover

The site is an irregularly shaped plot, approximately 1.8ha in size, located in Neasden, London and lies immediately south of Neasden Underground station. It is currently occupied by several licensed waste facilities, including a car breaker/scrap metal recycler. Other occupants include a car dealership and a skip hire company. The site is covered with hardstanding and occupied by several warehouse style buildings.

A recent aerial photograph is provided below in Figure 2.

Figure 2: Aerial Photograph



Due to access constraints, a site walkover has not yet been undertaken. However, once the walkover has been completed, the findings will be issued as an addendum to this report.

2.3. Neighbouring properties and site setting

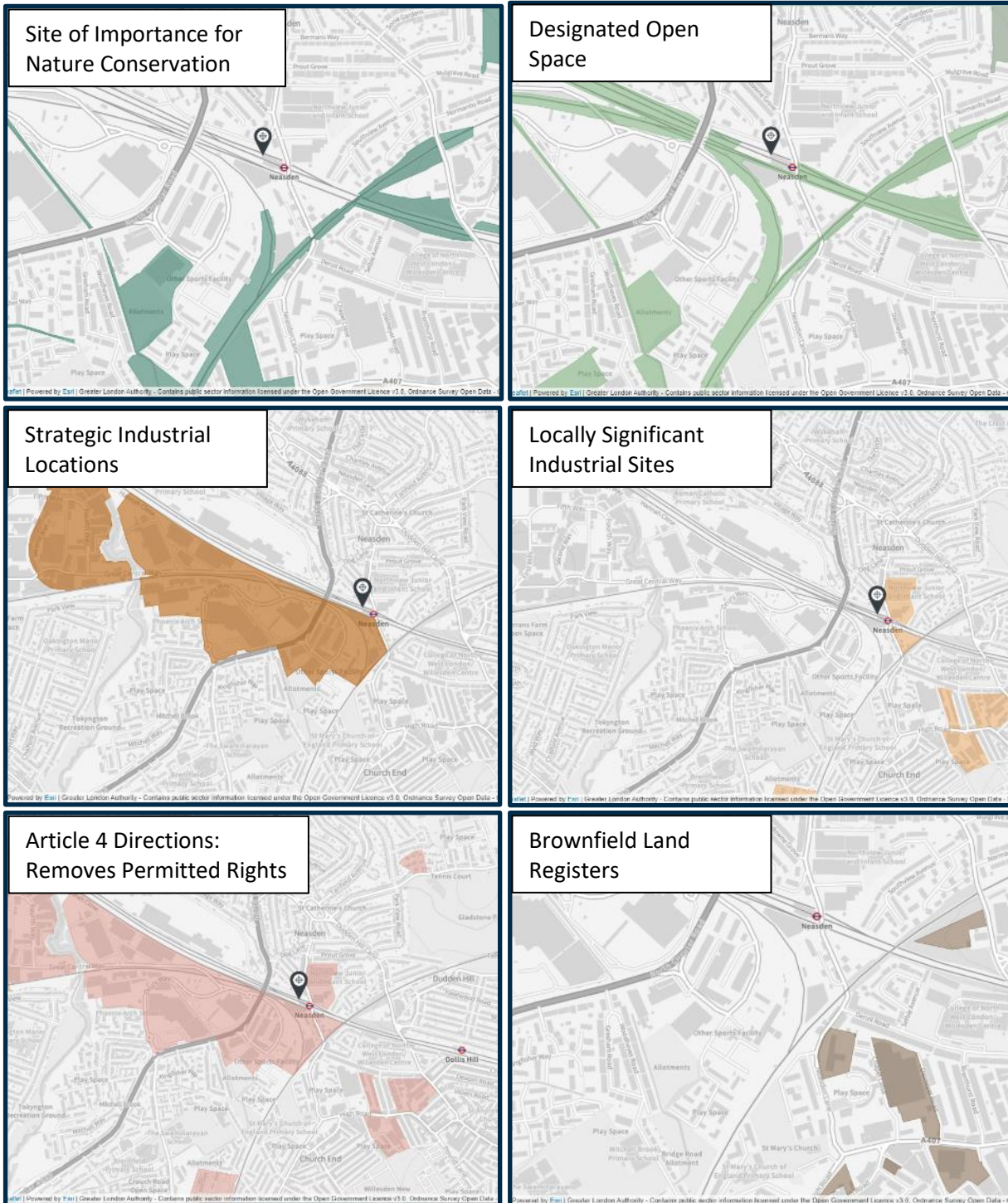
The site is bounded by railway lines to the north (Chiltern Line and Jubilee/Metropolitan Underground Line), west and south-east (line to form part of the proposed West London Orbital). Neasden Lane runs along the eastern boundary. The surrounding area is a mixture of residential, industrial and commercial usage. Industrial usage in the surrounding area includes an asphalt and aggregates works to the west and a truck dealership to the east. Residential dwellings are located to the south.

The Planning Data Map for London website¹ has confirmed that the site does not lie within a Conservation Area and that there are no scheduled monuments or listed buildings on site. Other relevant information from the Planning Data Map is listed below, with map extracts included in Figure 3:

- The site itself is not an area of designated Open Space; however, the railway land bordering the site has been designated as ‘Other Open Space’. The railway land along the south-western and south-eastern boundaries is also designated as a ‘Site of Importance For Nature Conservation (Borough Importance Grade 1)’ and forms part of the ‘Dudding Hill Loop between Cricklewood and Harlesden’.
- The site lies within a ‘Strategic Industrial Location’ and is adjacent to a designated ‘Locally Significant Industrial Site’. It lies in an area where Permitted Development rights have been removed.
- The site is not listed on the Council’s Brownfield Register; however, it lies in close proximity to several sites on the register, the nearest of which is located at Chancel House, Neasden Lane.

¹ <https://apps.london.gov.uk/planning/>, accessed May 2022

Figure 3: Selected information from the Planning Data Map for London



2. 4. Tunnels/buried utilities

Figure 4 shows the TFL property asset register map within the vicinity of the site (*Ref. 1*). TFL railway lines run along the northern boundary and the zone of consultation partially extends into the northern part of the site.

The site is not located within proximity of Crossrail 1 or the proposed Crossrail 2 or HS2 lines. Thames Water infrastructure passes beneath the site, including both a Fresh Water pressurised Trunk Main (with an associated no build zone) and sewers. Trunk mains carry a significant amount of water at high pressure and are described in the industry as the ‘motorways’ of the water network. The approximate locations of the Thames Water infrastructure are shown on Figure 5.

As detailed in Section 4, an ‘air shaft’ is shown on the historic maps. It is first noted on the 1954 1:1,250 OS map and is still present as late as 2003. It is not currently known whether this relates to an underground structure (such as a historic coal store) or if it may be associated with any of the Thames Water infrastructure.

The Groundsure report indicates that there are no National Grid records of any High Voltage Underground electricity cables or High Pressure underground gas transmission pipelines within 500m of the site.

Figure 4: Transport for London Property Asset Register site boundary and mark up lines.

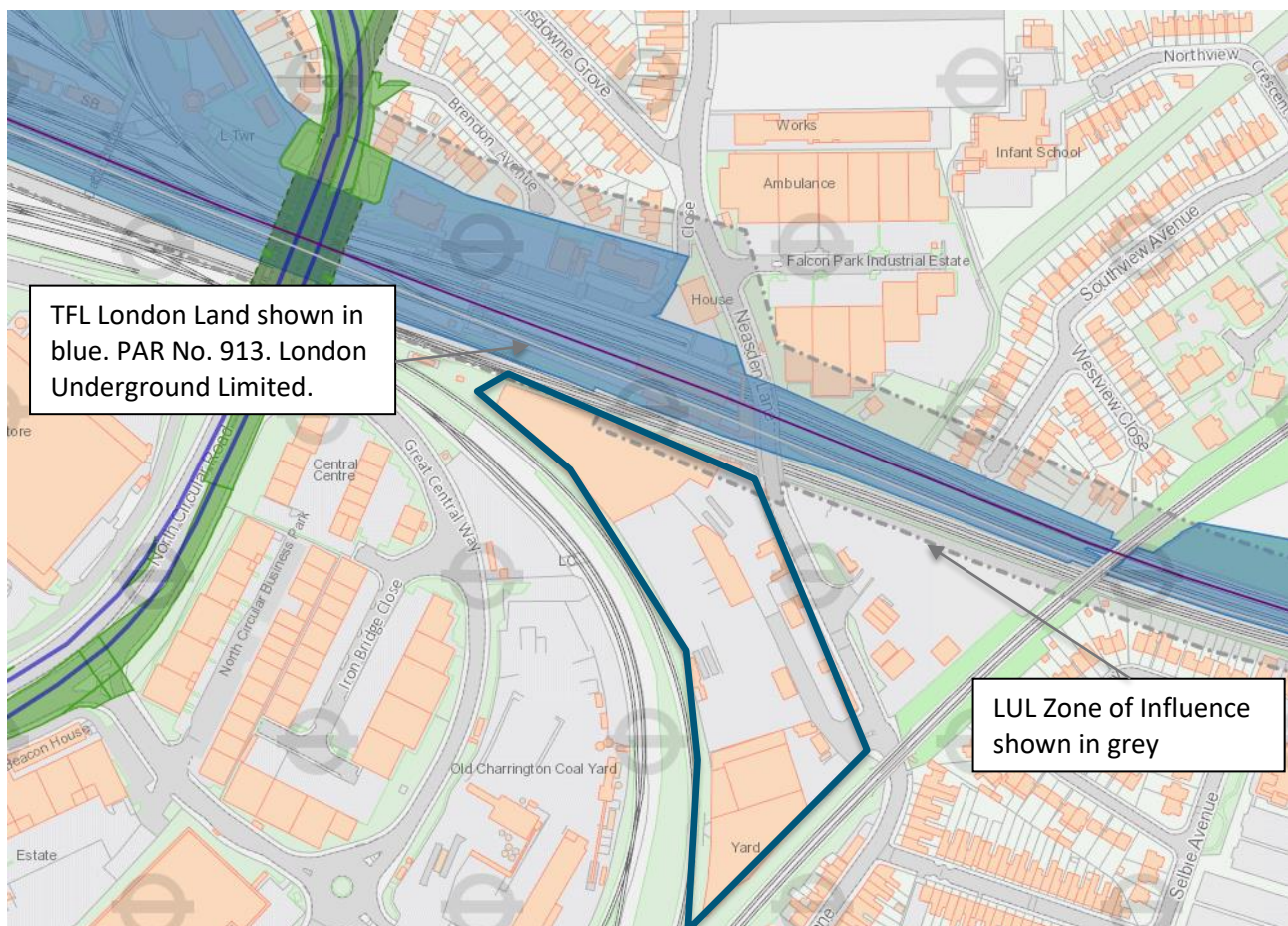


Figure 5: Approximate location of Thames Water Infrastructure



2. 5. Previous reports

No previous reports have been provided for review.

2. 6. Proposed development

Development proposals are not currently available, but at this stage, it is envisaged that development will comprise a multi-storey mixed used development. Such a development would typically be predominantly hardstanding, with generally limited areas of soft landscaping.

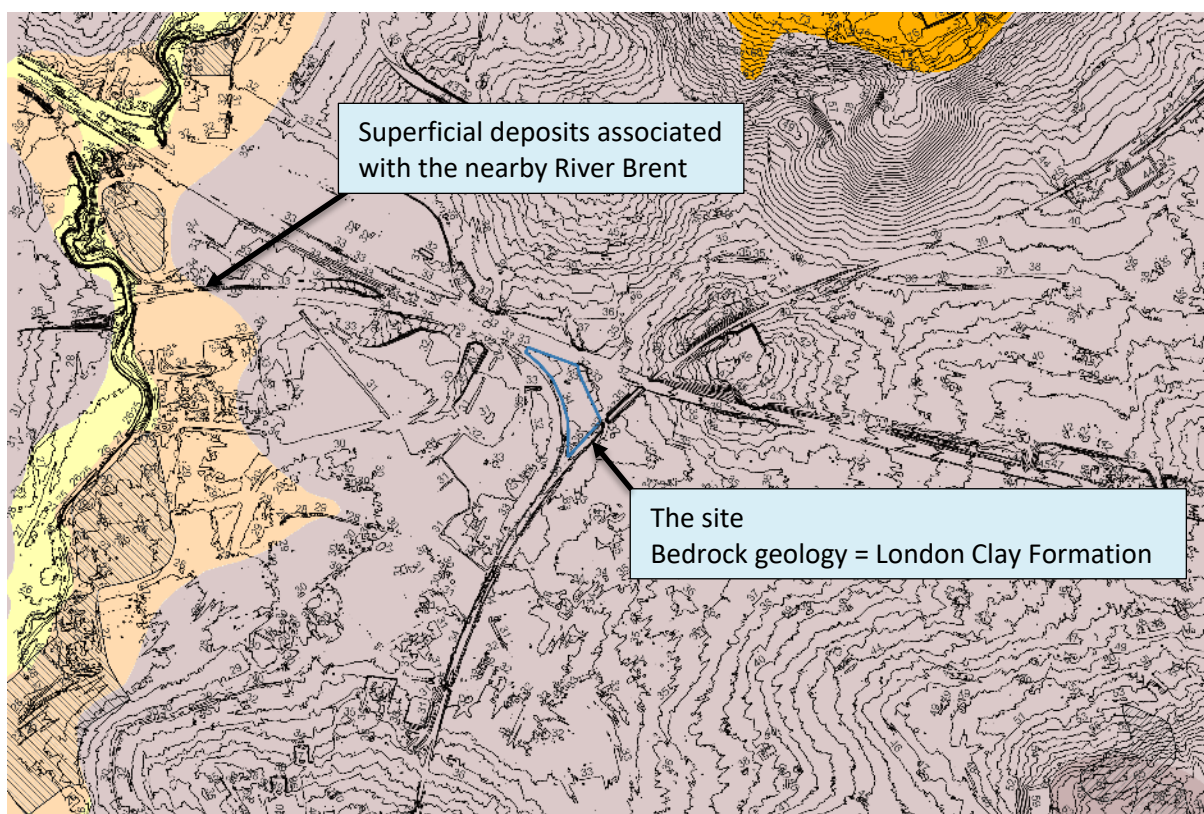
3. Geology and hydrogeology

Details of the geological and hydrogeological conditions on site are summarised in the following report sections.

3.1. Published Geology

Mapping data from the British Geological Survey (BGS) has been reviewed and indicates that the site is underlain by the London Clay Formation. No superficial deposits are indicated on the BGS maps; however, based on the past site history, a variable thickness of Made Ground is anticipated to be present above the London Clay Formation.

Figure 6: Published Geology (including LIDAR data)



3.2. Unpublished Geology

3. 2. 1. BGS boreholes

No historical published boreholes are present within the site boundary. However, geological information has been obtained from published boreholes within 500m of the site (*Ref. 2*) as summarised in the following report sections. Copies of the BGS logs are contained in Appendix A.

Table 2: Summary of BGS borehole data

BGS Borehole Reference	Distance from site (m)	Summary Ground Conditions
TQ28NW4 – GREAT CENTRAL RAILWAY (Water Well drilled 1906)	Approximately 200m west of site (521110, 185290)	Made Ground to 0.61mbgl London Clay to 40.23mbgl Woolwich and Reading Beds (now Lambeth Group) to 54.86mbgl Upper Chalk proved to 114.30mbgl Borehole at +33.53mOD. Water level at +12.19mOD. Comment on log that layer of Drift may be present below Made Ground as gravel noted. Log also noted that much shallower depth to Chalk at nearby well at Metropolitan Railway Works, suggesting that there may be a fault between the two sites.
TQ28NW208 – Wembley (Cable percussion borehole drilled 1996)	Approximately 400m west of site (520950,185460)	Made Ground to 7.30mbgl London Clay proved to at least 18mbgl [Note: Last page of log missing from records] Borehole at +37.40mOD. Water strike reported at base of Made Ground.

3. 2. 2. Historical investigations

An interrogation of Brent’s Online Planning Portal² did not reveal any investigation reports for any planning applications on or in the immediate vicinity of the site.

3. 3. Ground movement

The site is underlain by London Clay, which has a high shrink-heave potential as it is highly susceptible to changes in volume caused by variations in water content.

3. 4. Radon

According to current UK mapping (*Ref. 3*), the site lies within an area where less than 1% of properties are above the radon Action Levels. It is therefore considered unlikely that radon protection measures will be required as part of the proposed development.

² <https://www.brent.gov.uk/planning-and-building-control/planning/viewing-or-commenting-on-planning-applications#viewplanningapplications>, accessed May 2022

3.5. Land stability

The site is bordered by railway assets, some of which are on embankments, and these will need to be considered as part of the design.

3. 6. Hydrology and hydrogeology

3. 6. 1. Source Protection Zones

The site is not located within a currently designated groundwater Source Protection Zone (*Ref. 4*). However, there is an active registered abstraction approximately 446m to the west (520878, 185473).

Table 3: Summary of groundwater abstraction data within 500m

Map Reference	Location	Use
1	446m west	Name: Capital Concrete License No: TH/039/0038/027 Direct Source: Thames Groundwater Annual Volume: 36,650m ³ Original Start Date: 14/07/2020 Details: Process Water Point: Drury Way, Wembley Borehole

A Foundation Works Risk Assessment is unlikely to be required for piling on site.

3. 6. 2. Aquifer designation

The London Clay beneath the site is designated as a non-aquifer (Unproductive Stratum) Unproductive strata are layers with low permeability that have negligible significance for water supply or river base flow (*Ref. 5*).

3. 6. 3. Groundwater vulnerability

The Groundsure report confirms that the bedrock beneath the site is Unproductive, and that there is no Superficial Aquifer. It notes that there may be a productive aquifer at depth, and this is consistent with the known geology, as the Lambeth Group and the Upper Chalk both form aquifers at depth.

3. 6. 4. Local water courses and hydrology

The site lies within the catchment of the River Brent, which is located approximately 1km west of the site. The Brent Canal Feeder is also located approximately 400m to the west, running in a roughly north-south alignment.

The closest water quality sampling point to the site is located at Brent at Neasden Lane, Wembley (520607, 186451). An extract of the most recent water quality dataset, dated 22 July 2021 to 26 April 2022, is provided below.

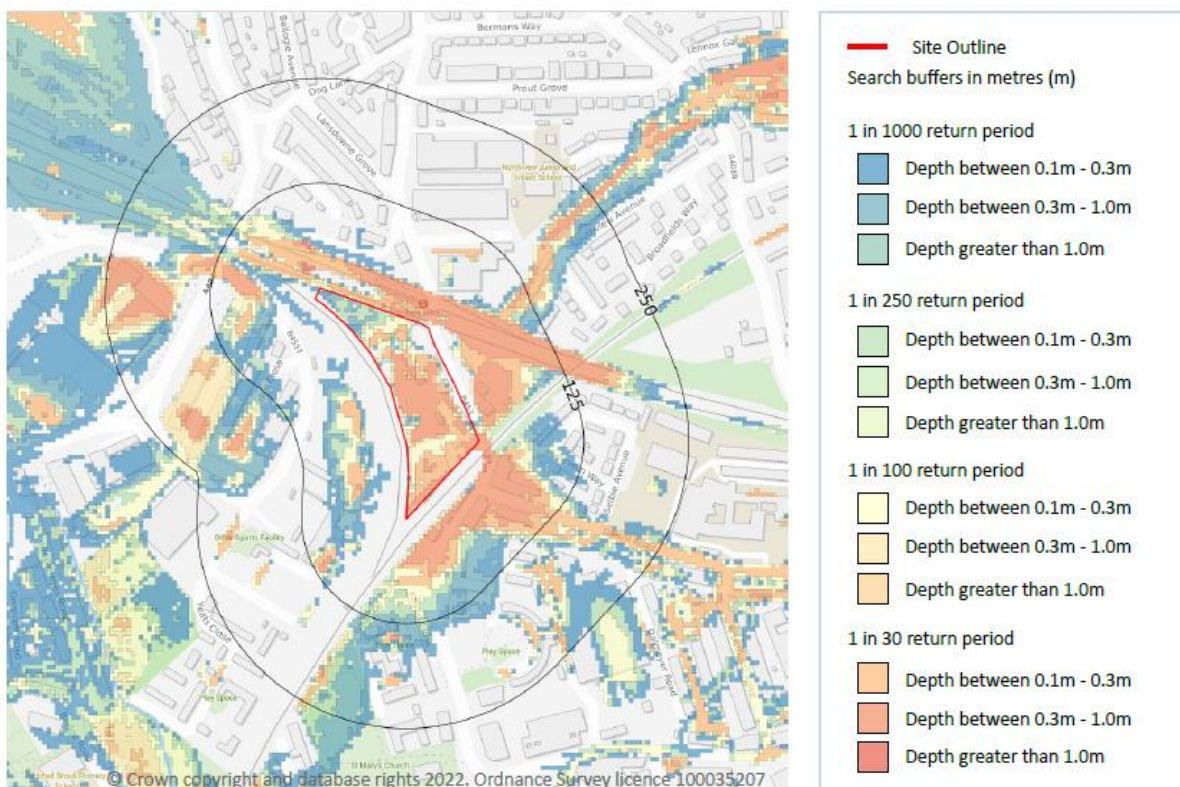
Figure 7: River Brent sampling data

Samples from 22 Jul 2021 to 26 Apr 2022

Notation	Determinand	Units	22 Jul 2021 12:37	14 Sep 2021 11:03	1 Oct 2021 13:39	24 Nov 2021 13:18	30 Nov 2021 11:33	10 Dec 2021 09:52	20 Jan 2022 12:12	10 Feb 2022 13:24	8 Mar 2022 12:30	26 Apr 2022 11:27
0061	pH		7.63	7.89	7.89	8.1	8.02	8.17	7.84	8.04	8.04	8.32
0076	Temperature of Water	°C	21.3	18.7	15.6	7.7	5.6	4.7	4.8	7.3	6.9	13.6
0077	Conductivity at 25 C	µs/cm	675	609	534	759	693	759	778	896	707	867
0111	Ammoniacal Nitrogen as N	mg/l	0.73	0.89	0.84	0.75	0.62	0.67	0.46	0.31	0.26	0.28
0116	Nitrogen, Total Oxidised as N	mg/l	1.2	0.65	0.96	2	1.9	1.9	2.6	2.9	2.3	1.8
0117	Nitrate as N	mg/l	1.01	0.573	0.85	1.91	1.84	1.84	2.54	2.84	2.25	1.73
0118	Nitrite as N	mg/l	0.19	0.077	0.11	0.089	0.058	0.062	0.06	0.056	0.046	0.071
0119	Ammonia un-ionised as N	mg/l	0.0132	0.0239	0.018	0.0116	0.00819	0.00828	0.00398	0.00464	0.00378	0.00664
0162	Alkalinity to pH 4.5 as CaCO3	mg/l	180	170	150	210	190	180	190	200	160	200
0180	Orthophosphate, reactive as P	mg/l	0.77	0.39	0.32	0.29	0.24	0.21	0.23	0.2	0.16	0.2
9901	Oxygen, Dissolved, % Saturation	%	85.2	91	85.3	71.9	85.2	86.4	81.2	99.1	89.3	89.3
9924	Oxygen, Dissolved as O2	mg/l	7.53	8.47	8.47	8.57	10.7	11.1	10.4	11.9	10.9	9.26

The Groundsure report indicates that the site is in a low risk area for groundwater flooding and is not located in an area at risk from flooding from rivers and seas. However, the site is in a high risk area for surface water flooding, with the highest risk category recorded on site designated ‘1 in 10 year, 0.3m – 1.0m’, and the highest risk category within 50m of the site designated ‘1 in 30 year, Greater than 1.0m’.

Figure 8: Surface water flood map



4. Historical development

Information regarding the historical development of the site has been reviewed to identify the nature of potential hazards that may exist as a result. The detailed maps are included in Appendix B and a summary of key points is provided below.

4.1. Historical mapping

Historical mapping has been obtained for the site, pertinent developments are summarised in Table 4.

Table 4: Review of historical mapping

Map Date	On site developments	Off site developments
1865 1:2,500	Site occupied by open fields with a road crossing the south-eastern end of the site.	Agricultural land. <i>Well</i> and <i>tank</i> identified approximately 150m north of the site.
1873-1874 1:10,560	Railway now shown along south-eastern site boundary.	Neasden to the north and Willesden to the south.
1896 1:1,056 & 1896 1:2,500	Another railway line now shown along the northern boundary. <i>Kingsbury & Neasden Station</i> now present immediately north of site boundary and <i>Neasden Lane</i> present along eastern boundary. Railway along south-eastern boundary and Neasden Lane on embankments.	Terraced houses have been constructed to the south-east of the site and to the north of the station. Signs of increased development across the previously agricultural area.
1914 1:2,500	Site identified as a <i>Coal Yard</i> and railway line now runs along western boundary as well, and railway sidings now enter the site. More railway lines to the west. Note: Site may have supplied Neasden Power Station which was a coal-fired power station built by the Metropolitan Railway for its electrification project. It opened in 1904 within the site of the current LUL Neasden Depot. It ceased generating in 1968	Pencil Works now located immediately east. More industrial and residential development of surrounding area.
1935 – 1938 1:2,500	Still a <i>Coal Yard</i> but some additional structures shown	Increased industrial development of surrounding area – Another Pencil Works and a Waxed Paper Works present to the north and an Electrical Engineering Works located to the south. More houses to the north and east.
1954 - 1956 1:1,250	Now identified as a <i>Coal Depot</i> , and <i>Air Shaft</i> now labelled on site in western-central part of site.	Pencil Works to the north is now a Pen and Ink Works. Pencil Works to the east is now a Perfume Works (Britannia Works)

Map Date	On site developments	Off site developments
1970 – 1973 1:1,250	<i>Coal Depot</i> and <i>Air Shaft</i> still identified on site, <i>but Scrap Metal Yard</i> and <i>Weighbridge</i> (in northern part) and <i>Car Breakers Yard</i> (in southern part) also now present.	Mixture of industrial and residential land use. Site immediately west also labelled as <i>Coal Depot</i> .
1976 – 1978 1:1,250	Some of the sidings have been removed.	-
1983 - 1987	Site still in use as <i>Car Breakers Yard</i> but no longer labelled as a <i>Coal Depot</i> .	<i>Coal Depot</i> still present to the west.
2003 1:1,250	<i>Car Breakers Yard</i> still in southern part of site. <i>Scrap Metal Yard</i> still in northern part of site and <i>Air Shaft</i> still labelled. Reconfiguration of buildings and structures has occurred during intervening period. ^[1]	Site to west no longer labelled as a <i>Coal Depot</i> , although structures associated with a <i>Conveyor</i> still shown.
2022 1:10,000	Large buildings shown in northern and southern parts of site, with smaller structures indicated in central part. ^[1]	Shows site to lie within an area of mixed industrial, commercial, educational and residential use.

Notes:

^[1] Building layouts and changes can also be seen on the aerial photographs in the Groundsure™ report spanning the period 1999 – 2021.

The Groundsure report indicates several historical industrial land uses on and immediately surrounding the site including: Car Breakers Yard, Railway Sidings & Buildings, Unspecified Commercial/Industrial, Pencil Works, Coal Depot, Cuttings, Electrical Engineering Works, Locomotive Works, Repairing Works, Unspecified Tank and a Cemetery/Graveyard. This is consistent with the historical map data.

The Groundsure report also lists the following current/recent industrial land uses on site:

Table 5: Summary of Groundsure industrial land use data for the site

Map Reference	Location	Use
B	On site	Simpson Eco Skip Hire – Construction and Tool Hire Services
C	On site	Metal & Waste Recycling – Recycling Services

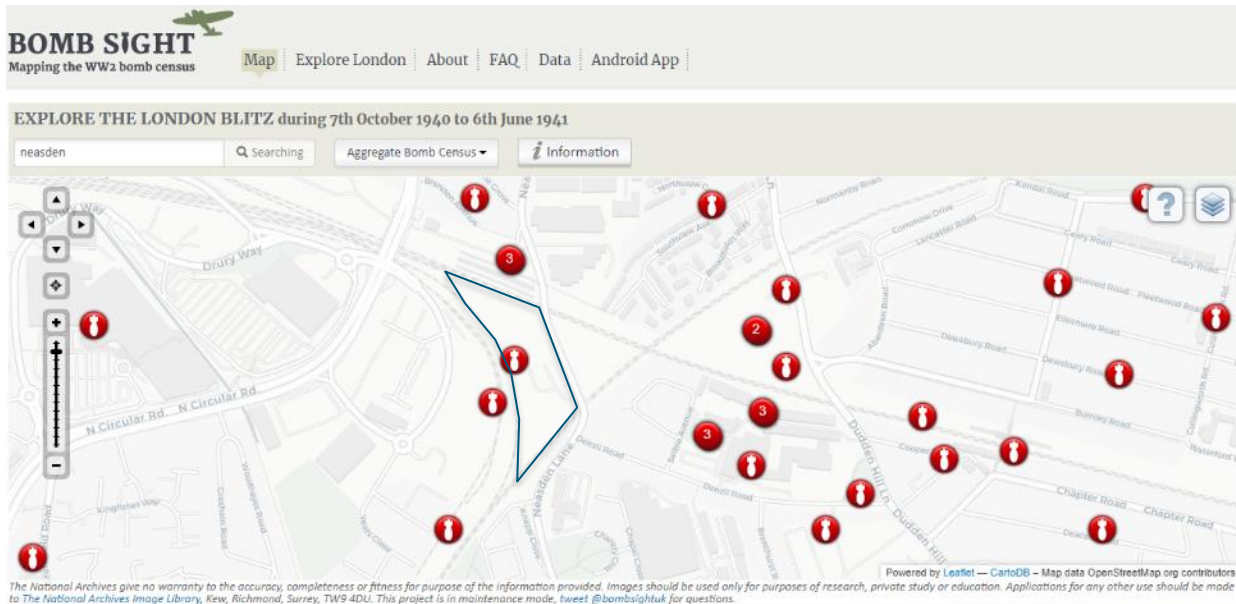
Several other current industrial uses, including a car dealers, a fuel station, container storage, a water pumping station, equipment suppliers and medical laboratories, are recorded within 100m of the site boundaries. Contemporary street maps indicate the presence of an asphalt works (Aggregate Industries) to the west of the site.

4. 2. Unexploded Ordnance (UXO)

Historical records indicate that the Borough of Brent sustained a moderate to high density of bombing during WWII. The site lies near a Luftwaffe Target and several high-explosive bomb strikes were recorded

on and close to the site on the WW2 London Bomb Census Maps³. Given the industrial nature of the site, it is likely that good contemporary records would have been kept of any ordnance landing on or close to the site, which should reduce the likelihood of unexploded ordnance being present. However, at this stage, and on the basis of the currently available data, the risk on site from UXO is considered to be moderate.

Figure 9: WWII Bomb Census map extract



A Pre-Desk Study Assessment (PDSA) has also been provided by Zetica for the site (copy in Appendix D). The PDSA indicates the following:

- No Pre-WWI, WWI or WWII military activity has been identified on or affecting the site.
- Several WWI and WWII strategic targets were located in the vicinity of the site (including transport infrastructure and industries important to the war effort).
- No WWI bombing has been identified on the site, but several HE bombs fell in close proximity to the site during WWII.

It is advised that a detailed UXO desk study will be required for the site to further assess, and potentially zone, the UXO hazard level on the site. Subject to the findings of detailed UXO threat assessment, it is possible that future intrusive investigation and construction works may require UXO supervision.

4.3. Planning history

The planning history for the site has been reviewed using the records contained within the Groundsure report, as well as an online search of the London Borough of Brent's planning portal. Existing planning records for the site relate to the existing industrial site uses.

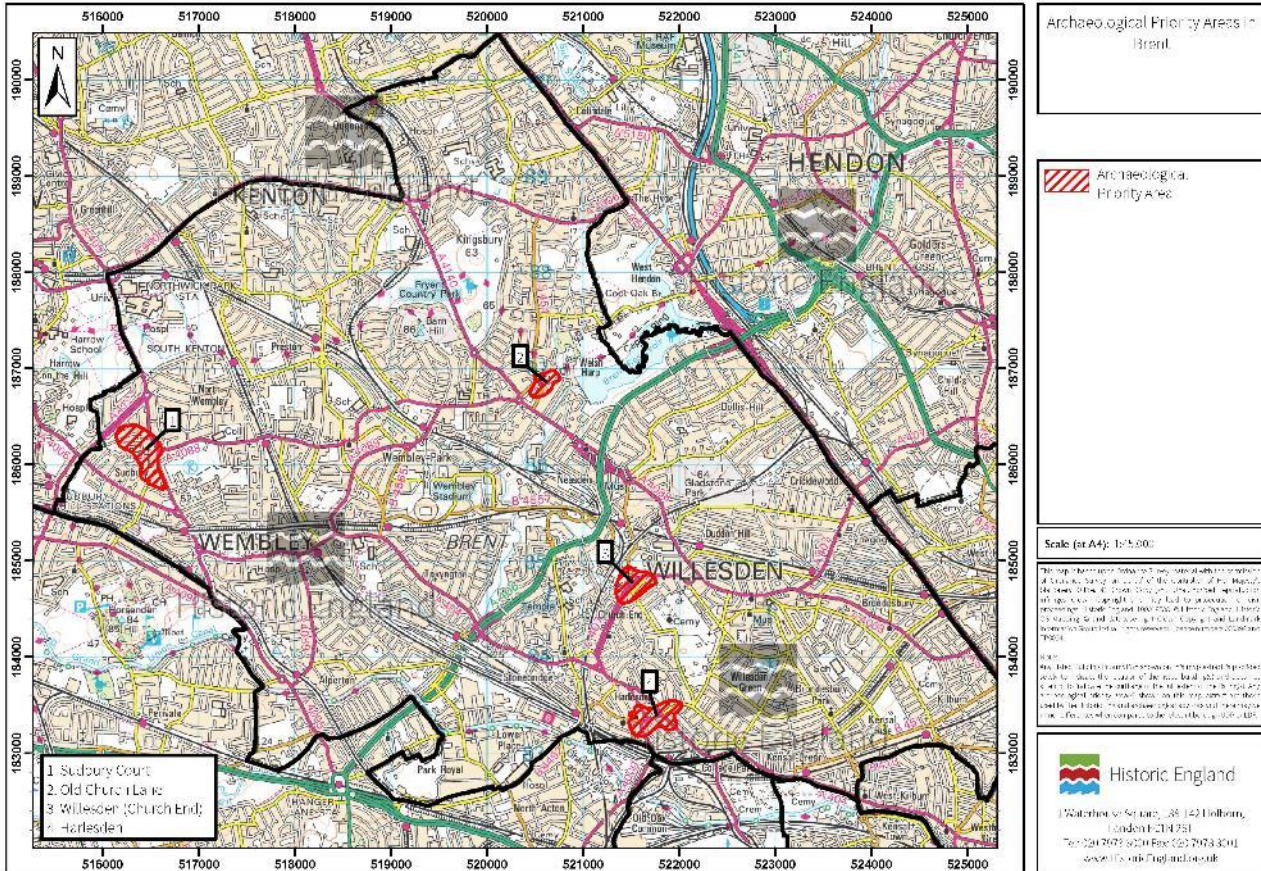
4.4. Archaeological

³ bombsight.org accessed May 2022

As shown on Figure 10, the site does not lie within a currently designated ‘Archaeological Priority Area’⁴, although the ‘Willesden (Church End)’ APA is located approximately 200m to the south.

⁴ <https://historicengland.org.uk/content/docs/planning/apa-brent-pdf/>

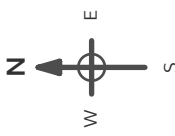
Figure 10: Archaeological Priority Areas



Site Details:
 LONDON SKIPS & CONTAINERS,
 NEASDEN GOODS DEPOT,
 NEASDEN LANE, LONDON,
 NW10 2UG

Client Ref: 5568_-_Neasden
Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: County Series
Map date: 1865
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1865
 Revised 1865
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1865
 Revised 1865
 Edition N/A
 Copyright N/A
 Levelled N/A

5. Statutory environmental data

A statutory environmental data report has been obtained from Groundsure Limited. Pertinent details are summarised below and the full report is included in Appendix C .

5.1. Groundsure findings

5.1.1. A summary of key information is provided below:

Table 6: Information extracted from the Groundsure report

Environmental records	On site	0 to 250m
Historical industrial land uses including tanks, energy features, petrol stations or garages	20 ^[1]	171
Active/recent or historical landfills	0	0
Waste including historical waste sites, licensed waste sites or waste exemptions	31 ^[2]	20
Recent industrial land uses	2 ^[1]	39
Sites determined as contaminated land, COMAH sites, regulated explosive sites, hazardous substance storage/usage or licensed industrial activities (either IPC or Part A(1)).	0	0
Licensed pollutant release (Part A(2)/B) or licensed discharges to controlled water	2 ^[3]	6
Pollution incidents (EA/NRW)	16 ^[4]	16
ons or Source Protection Zones (SPZ)	0	0
d storage areas or flood zones 2 and 3	0	0
	Yes ^[5]	Yes
Ramsar sites, Special Areas of Conservation, Local Nature Reserves, Green Belt, Nitrate Sensitive Areas	0	0
	1 ^[6]	-
ing Natural Beauty, National Parks, Listed Ancient Monuments	0	0
ic Habitat	1 ^[7]	5

Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

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Production date: 19 May 2022

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Notes to accompany Table 6:

[1] The industrial land uses recorded on site are consistent with the historical map data. Several Unspecified Tanks are recorded within 250m of the site (dated between 1865 and 1991) but none are noted within the site boundaries. There are several Electricity Substations within 250m of the site (but none recorded on site) and a closed Texaco petrol station is located 57m south-east.

[2] The on-site licensed waste activities are variably identified as a Car Breaker's Yard/Vehicle Dismantler, Waste Transfer Station and Scrap Metal Yard. There are 3 no. waste exemptions on site for the following activities: storage of waste in a secure place, recovery of scrap metal and preparatory treatments (baling, sorting, shredding etc).

[3] The licensed releases/discharges relate to Sewer Discharges – Sewer Storm Overflow with the receiving water listed as Mitchell Brook. Both permits have since been revoked.

[4] Several pollutant incidents were recorded on site between the period 2001 to 2003. The incidents were all classified as either Category 3 (minor) or Category 4 (no impact) and involved a variety of pollutants including fire fighting run-off, oils and fuel, tyres, vehicles, other non-metal waste, dust and noise.

[5] The site has been identified as having a high risk of surface water flooding (see Section 3.6.4).

[6] The site lies within the SSSI Impact Risk Zone for the Brent Reservoir SSSI (also a LNR), which is located approximately 1300m to the north. These zones have been developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. The types of development proposal that are identified as potentially having adverse impacts and requiring consultation within this particular zone include (amongst others): infrastructure (including rail), any industrial development that could cause air pollution, and large infrastructure such as warehousing/industry where total net additional gross internal floorspace following development is 1,000m² or more.

[7] The railway land along the western site boundary is designated Open Mosaic land. Mosaic habitats are brownfield sites that have been identified as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates. It is identified as 'Vacant land and railway embankment, Church End'.

6. Initial contamination risk assessment and conceptual site model

An initial conceptual site model has been developed for the site to provide an initial source pathway receptor risk assessment for potential historical contamination identified by this desk study review.

6.1. Risk assessment methodology

The identification of *potential contaminant linkages* is a key aspect of the evaluation of contaminated land. An approach based on the Environment Agency's Land Contamination Risk Management (LCRM) framework, along with the the UK CIRIA report C552 (Contaminated Land Risk Assessment: a Guide to Good Practice (2001) has been adopted within this report.

The Tier 1 stage involves a preliminary risk assessment to establish whether there are any potentially unacceptable risks arising from contamination at the site. A source-pathway-receptor (S-P-R) linkage approach has been used to evaluate the potential for unacceptable risks. The terms are defined in Table 7 below:

Table 7: Meaning of S-P-R terms

Term	Definition
Source	A contaminant or pollutant that is in, on or under the land and that has the potential to cause harm or pollution
Pathway	A route by which a receptor is or could be affected by a contaminant.
Receptor	Something that could be adversely affected by a contaminant, for example a person, controlled waters, an organism, an ecosystem, or Part 2A receptors such as buildings, crops or animals.

For each of the potential contaminant linkages identified, an estimate has then been made of the potential severity of the risk, and the likelihood of the risk occurring.

Table 8 explains the classification system used to determine the severity of the risk, whilst Table 9 presents the categories for the likelihood of an event occurring.

Table 8: Severity of risk categories

Severity	Definition
Severe	Acute risks to human health Major pollution of controlled waters (watercourse or groundwater) Catastrophic damage to buildings or property Short-term risk to an ecosystem or an organism forming part of that ecosystem
Medium	Chronic (long-term) risk to human health Pollution of sensitive controlled waters (surface water or aquifers) Significant change in an ecosystem or in an organism forming part of that ecosystem
Mild	Pollution of non-sensitive water resources Significant damage to buildings, crops, structures, or services
Minor	Harm, not necessarily significant, but potential to cause financial loss to rectify Damage to non-sensitive ecosystems or species Human health risks short-term and mitigated through personal protective equipment

Table 9: Likelihood of risk occurring categories

Likelihood	Definition
High Likelihood	Contaminant linkage may be present, and risk is almost certain to occur in the long term, or there is evidence of harm to the receptor.
Likely	Contaminant linkage may be present, and it is probable that the risk will occur over the long term.
Low Likelihood	Contaminant linkage may be present, and it is possible that the risk may occur over the long-term although it is not certain to do so.
Unlikely	Contaminant linkage may be present, but it is unlikely that risk will develop over the long term.

The event severity and likelihood of the event are then combined to produce a risk-rating as shown in Table 10 below.

Table 10: Risk rating

	Severity of Event			
Likelihood of Event ↓	Severe	Medium	Mild	Minor
High Likelihood	Very High Risk	High Risk	Moderate Risk	Moderate/Low Risk
Likely	High Risk	Moderate Risk	Moderate/Low Risk	Low Risk
Low Likelihood	Moderate Risk	Moderate/Low Risk	Low Risk	Very Low Risk
Unlikely	Moderate/Low Risk	Low Risk	Very Low Risk	Very Low Risk

Typical consequences and potential actions based on the risk rating are then determined, as summarised in Table 11.

Table 11: Qualitative risk assessment

Classification	Definition
Very High Risk	Severe harm to a receptor may already be occurring, or a high likelihood of severe harm will arise to a receptor unless immediate remedial works are carried out or mitigation measures are put in place.
High Risk	Harm is likely to arise to a receptor, and is likely to be severe, unless appropriate remedial or mitigation measures are put in place. Remedial measures are likely to be required in the long term.
Moderate Risk	Harm could potentially arise to a receptor but low likelihood that such harm would be severe. Some remedial works may be required in the long term.
Moderate/Low Risk	Harm could potentially arise to a receptor but low likelihood that such harm would be severe. Limited further investigation may be required to clarify the risk. Remediation works, if required, are likely to be of limited extent.
Low Risk	Harm could potentially arise to a receptor, such harm likely to be mild at worst.
Very Low Risk	Harm unlikely to arise to a receptor and such harm unlikely to be any worse than mild.

6. 2. Initial Conceptual Site Model

6. 2. 1. Sources

A number of significant on-site sources of contamination have been identified including the historic coal depot and railway sidings and the current waste recycling facilities. The site also lies within a wider area of industrial usage.

A variable thickness of Made Ground is likely to be present in parts of the site, particularly in the areas formerly occupied by railway sidings. There is also the potential for coal dust and associated contamination within the soils beneath the site. The site is currently mostly covered with hardstanding, which should help to limit the spread of any contamination associated with the current waste recycling activities. However, it is possible that some contamination could have spread to the underlying soils, particularly if earlier waste activities took place on exposed soil. There is also the potential for WWII unexploded ordnance to be present on site, as the site lies in an area known to be affected by bombing.

Department of Environment (DoE) Industry Profiles were published in 1995 for both Railway Land⁵ and Metal Recycling Sites⁶. They provide information on the processes, materials and waste typically associated with individual industries with regards to land contamination. However, the actual contamination present on a particular site will depend upon the exact materials handled, the processes undertaken and the control measures used.

According to the DoE profile, potentially contaminating practices that may be associated with historic dismantling of cars could include:

- Break-up of vehicles without first draining fluids, leading to the release of engine oils, hydraulic fluids, petrol and associated additives into the ground.
- Burning of non-metal components such as foam fittings, plastics and tyres, leading to the release of highly concentrated liquids such as phenols and ammoniacal liquors into the ground.
- Removal of brake pads and clutch plates containing asbestos. These may have been removed and deposited on site prior to crushing of vehicles, or they may have been crushed with the vehicles, releasing some of the asbestos from its bonded form.
- Use of solvents for degreasing engines and components.
- Dismantling of lead-acid batteries. The acid, which may have contained leached metals, may have been allowed to drain directly to soil or poured into drains.
- On some sites, plastic cables and battery cases were burned and the ash/residue buried on site.

⁵ DoE. 1995. Department of the Environment: Industry Profile. Waste Recycling, Treatment and Disposal Sites: Metal Recycling Sites.

⁶ DoE. 1995. Department of the Environment: Industry Profile. Railway Land.

- Electrical sub-stations associated with electrified railways historically used oil-filled cables that contained PCBs.

Railway land is commonly associated with the following potentially contaminating practices:

- Use of crushed slag or steam locomotive ash (possibly containing metals, phenols, sulphates and PAHs) to provide track ballast.
- Use of waste material (e.g. clinker, ash etc.) as fill to raise ground levels and form embankments.
- Use of herbicides to prevent growth of weeds on the tracks and along the lineside.
- Use and spillages/leaks of fuel oils, lubricating oils and greases and fluids such as antifreeze.
- Asbestos may have been used in buildings or on pipework.
- Coal dust may have been dispersed from open wagons in transit.

Based on the known site history, the potential contaminants that could be present in the soils could include:

- heavy metals (including ferrous residues);
- organics (including TPHs, PAHs, VOCs, SVOCs, phenols and PCBs associated with coal, vehicle fuels, hydraulic and lubricating oils, paints, antifreeze and solvents);
- pH conditions (e.g. from spilled battery acid);
- biodegradable items (e.g. wood or sawdust used for oil absorption);
- herbicides;
- sulphates and sulphides;
- cyanides;
- asbestos containing materials (ACMs); and
- soil gas associated with any organic-rich Made Ground.

6. 2. 2. Receptors

The current receptors are the workers and users of the industrial units.

Development proposals are not available at this time; but at this stage, the site has been assessed assuming a future mixed-use development, with areas of soft landscaping, and possibly private gardens, at ground level. The receptors would therefore include:

- Construction works;
- Future site users;
- Site vegetation;
- Neighbouring properties; and
- Building structures and underground services.

No controlled water receptors of concern have been identified. Surface water is not considered to be a receptor given the distance to the nearest surface water feature. Groundwater is not considered to be a receptor as the London Clay is a non-aquifer, and the deep aquifers of the Lambeth Group and Upper Chalk are not expected to be encountered during future piling works.

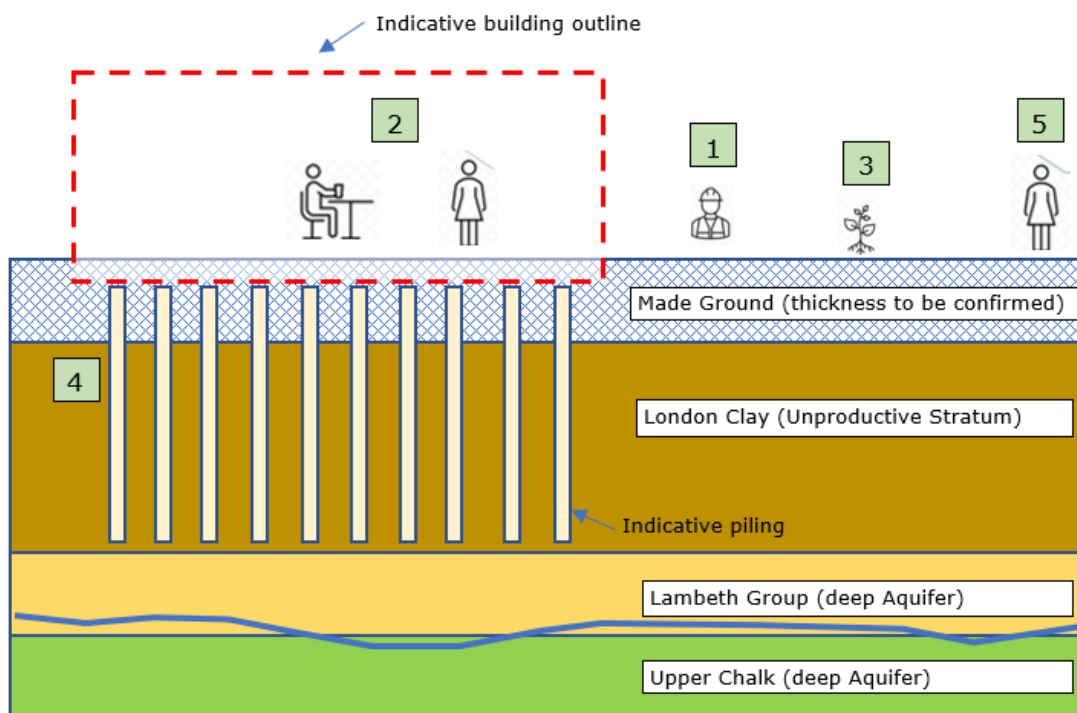
6. 2. 3. Pathways

In its current use, the hardstanding across the site acts as a physical barrier to contamination, protecting the current site users.

The London Clay Formation is a low permeability stratum and this will have limited the migration of any ground contamination. If the site is redeveloped, it is not currently anticipated that foundation piles would breach the base of the London Clay and form pathways to the deep aquifers.

Removal of the hardstanding as part of any future development could result in sensitive receptors coming into contact with contamination within the Made Ground. The potential pathways are set out in the initial Conceptual Site Model (CSM) presented in Figure 11.

Figure 11: Initial Conceptual Site Model



1. Construction workers – risk of direct ingestion of soil and dust, inhalation of particles, vapours and asbestos fibres, and/or dermal contact.
2. Future site users - risk of direct/indirect ingestion of soil and dust, indoor/outdoor inhalation of particles, vapours and asbestos fibres and/or dermal contact. Could also potentially be impacted by permeation of contaminants into drinking water supplies. Ingestion of home-grown produce will only be a pathway if private gardens incorporated in future development proposals.

3. Vegetation – plant uptake which could impact growth.
4. Buildings, structures and underground services – buried sulphate/aggressive ground in direct contact with structures or services, and/or accumulation of soil gases.
5. Neighbours – risk of direct ingestion of soil and dust, and/or inhalation of particles, vapours and asbestos fibres.

6.3. Initial contamination risk assessment

For its current industrial use, with the majority of the site covered by hardstanding, the risk rating for all receptors is considered to be 'low'.

The risk rating for a future mixed-used development is considered to range from 'low' to 'moderate/low' (see Table 12). Development proposals are not currently available; but at this stage, the site has been assessed assuming a future mixed-use development, with areas of soft landscaping, and possibly private gardens, at ground level. If there is no soft landscaping at ground level, then the risk rating to the future users would reduce further. It is anticipated that risks posed by future development of the site could be controlled through standard measures such as the use of engineered cover layers, appropriate concrete mix design, specification of suitable pipe materials for buried services and incorporation of gas protection measures, where needed.

Table 12: Initial risk assessment for potential future development

Source	Pathway	Receptor	Severity	Probability	Risk Rating	Comments
Organic/Inorganic contaminants such as hydrocarbons, PAH, metals, and asbestos within underlying Made Ground.	Direct ingestion of soil and dust, inhalation of particles, vapours and asbestos fibres, and/or dermal contact	Construction workers	Mild	Low Likelihood	Low	Standard use of PPE and safe working procedures will reduce risk
	Direct/indirect ingestion of soil and dust, inhalation of particle vapours and asbestos fibres and dermal contact. Permeation of contaminants into drinking water supplies.	Future Site occupiers	Medium	Low Likelihood	Moderate/Low	It is likely that much of the site will be covered with hardstanding which will reduce risk.
	Direct ingestion of soil and dust, inhalation of particles, vapours and asbestos fibres, and/or dermal contact	Neighbours	Medium	Low Likelihood	Moderate/Low	Safe Working practices will reduce risk.
	Plant uptake	Vegetation and plants	Minor	Low Likelihood	Very Low	Topsoil/subsoil provided to meet growth requirements will reduce risk.

Source	Pathway	Receptor	Severity	Probability	Risk Rating	Comments
	Migration to deep aquifers	Deep Aquifer	Medium	Unlikely	Low	Foundation piles unlikely to penetrate London Clay Formation unless intrusive investigation indicates base of LCF at higher than anticipated level.
Soil Borne Gases and/or vapours	Inhalation/accumulation in building spaces	Future Site occupiers	Medium	Low Likelihood	Moderate/Low	Significant quantities of organic-rich Made Ground unlikely to be encountered (to be confirmed by intrusive investigation).
Buried sulphate/agreessive ground and groundwater	Direct contact with construction materials.	Buildings and Structures	Medium	Low Likelihood	Moderate/Low	Risks can be controlled through use of appropriate construction materials.

7. Conclusions and recommendations

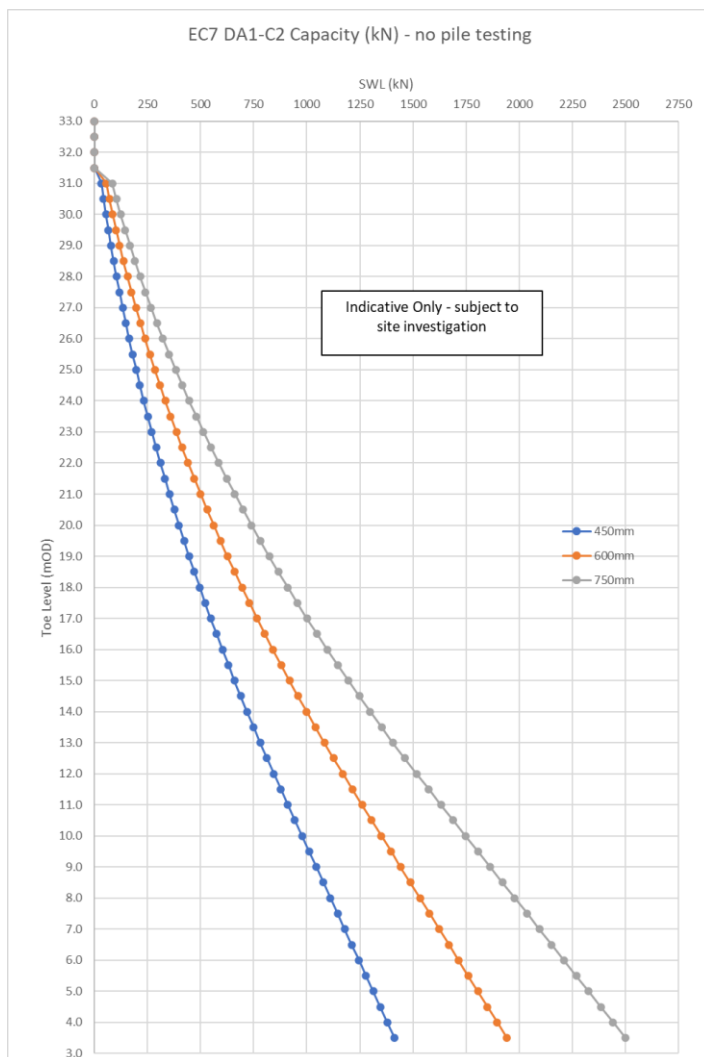
The following report sections provide a summary of recommendations and conclusions for geotechnical and geo-environmental aspects of the proposed development based on the findings of this study.

7.1. Geotechnical

7.1.1. Foundations

Given the anticipated scale of proposed development piled foundations are likely to be required and should be founded within the London Clay Formation. Typical pile capacities for piles in London Clay are illustrated in Figure 12 **Error! Reference source not found.**; these values are indicative only and are based on a ‘typical’ shear strength profile of $c_u = 50 + 7.5z$ within the London Clay and an adhesion value (α) = 0.5. Ground investigation is required to confirm pile capacities. A cut off level of 31mOD is assumed, approximately 2m below existing ground levels; the capacities shown should be compared to appropriately factored structural loads.

Figure 12: Indicative pile capacity



There is potential for ground obstructions associated with historical railway infrastructure. Further investigation is required to establish the purpose and nature of the Air Shaft that is labelled on historic maps and whether it is associated with an underground structure (e.g. ventilation for a coal store) or service run (e.g. access chamber or ventilation duct).

Shallow perched groundwater may be encountered at the base of the Made Ground or perched above low permeability layers or obstructions with the Made Ground. However, significant quantities are not anticipated and any groundwater encountered in shallow excavations can likely be controlled through sump pumping.

7. 1. 2. **Geotechnical constraints**

The site is bounded by railway lines on three sides and by Neasden Lane. The site is also traversed by several Thames Water sewers and by a high-pressure trunk water main.

The impact of the proposed development on these structures will need to be assessed during design, and subject to detailed design monitoring during the construction phase.

The site is prone to surface water flooding and this will also need to be considered during detailed design.

7. 2. **Geo-environmental**

7. 2. 1. **Human Health**

Construction workers will be exposed to potential contaminants within the ground. Neighbouring properties could also be exposed to vehicle-tracked soil, wind-blown dust and vapours. However these are short-term exposure risks and can be mitigated through the use of safe working practices, appropriate Personal Protective Equipment (PPE) and site management.

Where Made Ground remains on site in the long term beneath open or landscaped areas, there is a potential pathway between future users and residual contamination and therefore engineered capping layers may be required in open landscaped areas, if these are located directly above residual Made Ground.

Depending on the residual contaminant concentrations within the site soils, permeation of contaminants into drinking water supplies could be a concern and specification of appropriate pipe materials may be required.

Subject to the composition of the Made Ground, there is the potential for soil borne gases to accumulate within enclosed spaces within the development. This risk will be assessed through future intrusive investigation to determine the depth and nature of the Made Ground and through gas monitoring, as required. The need for gas protection measures will need to be assessed during design.

7. 2. 2. **Water**

Shallow perched groundwater may be encountered, although significant quantities are not anticipated. The London Clay Formation has low permeability and acts as a protective layer above the deep aquifers, restricting downward contaminant migration. BGS logs for nearby boreholes suggest that the London Clay is approximately 40m thick in the vicinity of the site. At this stage, it is not expected that foundation piles will penetrate the London Clay, therefore a Foundation Works Risk Assessment is unlikely to be required. However, this will need to be confirmed by intrusive investigation.

7.3. Recommendations for further works/ground investigation

A ground investigation should be carried out to assess ground and groundwater conditions on site. The investigation should be sufficient to delineate potential ground contamination, to establish soil gas generation potential and to provide soil parameters to inform geotechnical design.

If done whilst the site is still occupied, then the investigation will need to be designed to minimise disruption to the current site users. Exclusion zones may apply around the large service runs, and for locations within close proximity of the railway lines.

8. References

Ref. 1 Tfl Asset Register (<https://www.arcgis.com/apps/webappviewer/index.html?id=5129c766255941d3be16a6828faa8f18>)

Ref. 2 British Geological Survey (<https://mapapps2.bgs.ac.uk/geoindex/home.html>)

Ref. 3 UK Radon Mapping (<https://www.ukradon.org/information/ukmaps>)

Ref. 4 Groundwater Source Protection Zones

(<https://magic.defra.gov.uk/MagicMap.aspx?chosenLayers=aqbedrock,aqdrift,backdropDIndex,backdropIndex,europaIndex,vmlBWIndex,25kBWIndex,50kBWIndex,250kBWIndex,miniscaleBWIndex,baseIndex&box=-596566:-83527:1410471:1316473&useDefaultbackgroundMapping=false>)

Ref. 5 Aquifer Designation:

(<https://magic.defra.gov.uk/MagicMap.aspx?chosenLayers=aqbedrock,aqdrift,backdropDIndex,backdropIndex,europaIndex,vmlBWIndex,25kBWIndex,50kBWIndex,250kBWIndex,miniscaleBWIndex,baseIndex&box=-596566:-83527:1410471:1316473&useDefaultbackgroundMapping=false>)

Ref. 6 Groundwater Vulnerability:

(<https://magic.defra.gov.uk/MagicMap.aspx?chosenLayers=aqbedrock,aqdrift,backdropDIndex,backdropIndex,europaIndex,vmlBWIndex,25kBWIndex,50kBWIndex,250kBWIndex,miniscaleBWIndex,baseIndex&box=-596566:-83527:1410471:1316473&useDefaultbackgroundMapping=false>)



Appendix A **BGS Borehole Logs**

GEOLOGICAL SURVEY OF GREAT BRITAIN

RECORD OF SHAFT OR BORE FOR MINERALS

(For Survey use only)
6-inch Map Registered No.

TQ28NW/4

Name of Shaft or Bore given by Geological Survey:

Name and Number given by owner:

Great Central Railway

Nat. Grid Reference

2111 8529

For whom made

Town or Village

Neasden

County

London

Exact site

Attach a tracing from a map, or a sketch-map, if possible.

Purpose for which made

Water

Ground Level at shaft bore relative to O.D.

If not ground level give O.D. of beginning of shaft bore

Made by

Date of sinking

May 1913

Information from

Date received

Examined by

SPECIMEN NUMBERS AND ADDITIONAL NOTES

(For Survey use only) GEOLOGICAL CLASSIFICATION	DESCRIPTION OF STRATA	THICKNESS		DEPTH	
		FT.	IN.	FT.	IN.
	London wells 1913. p. 161 (in full)			375 (114.30 m)	
	<p>NEASDEN.</p> <p>GREAT CENTRAL RAILWAY. Generating Station.</p> <p>(33.53) 110 feet above Ordnance Datum.</p> <p>Made and communicated by MESSRS. ISLER & Co.</p> <p>Lined with 180 feet of 6-inch tubes, 2 feet below surface.</p> <p>Water-level 40 feet above O.D. Supply 3,000 gallons an hour.</p> <p>London Map 2, S.W. (f. 6).</p>				
		Thickness. Depth.			
		Feet. Feet.			
	Made ground ...	20.61	2	0.61	
	[London Clay.] { Blue and yellow clay ...	103.05	12	3.66	
	{ Brown clay and gravel	123.66	24	7.32	
	{ Brown clay and stones	10832.92	132	40.23	
	{ Mottled clay ...	309.4	162	49.38	
	[Woolwich and Reading Beds.] { Congealed pebbles ...	92.4	171	52.12	
	{ Dead green sand ...	72.13	178	54.25	
	{ Flints ...	20.61	180	58.86	
	{ Chalk ...	19559.44	375	114.30	
	<p>It reads as if the first two items below the made ground may be Drift and not London Clay. Gravel-bands have been met with some way up in the London Clay, but are very rare near London, at this horizon.</p> <p>In the Summary of Progress of the Geological Survey for 1906, p. 171, an account is given of the well at the Metropolitan Railway Works, which are close to those of the Great Central Railway. The depth to chalk is there given as 95½ feet; there may be a fault between the two sites, for the rise is rather sudden.</p>				

TQ 28 NW 1314

TQ 28/16

WELL BORING at *Neasden*

County *Middlesex*

Geol. map 1 in. map New Series 756

6 1/2 in. map

Made by *C. Isler & Co*

Date

Sunk

feet

Bored

feet

Communicated by *Chas. Co.*

Height above Ordnance Datum +110 (K.L.W.) Rest level of water

Yield 3000 gallons per hour

Quality (with copy of analysis on separate sheet)

55

GEOLOGICAL FORMATION.	NATURE OF STRATA.	THICKNESS.		DEPTH.	
		Feet.	Inches.	Feet.	Inches.
<i>Made</i>	<i>made ground.</i>	2	—	2	()
	<i>Blue & yellow clay</i>	10	—	12	—
	<i>Green clay & gravel</i>	12	—	24	—
	— and some stones	108	—	132	—
	<i>Mott. & clay.</i>	30	—	162	—
	<i>Congealed pebbles</i>	9	—	171	—
	<i>Dead green sand.</i>	7	—	178	—
	<i>Shints</i>	3	—	180	—
	<i>Chalk</i>	120	—	300	—
	<i>Tubes</i>				
	<i>30ft of 1 1/2" tubes, 5ft below surface</i>				
	<i>50ft of 7/8" . 3ft below surface</i>				
	<i>180ft of 6" . 2ft below surface.</i>				
	<i>G.C. Ry Engine Sheds</i>				
	<i>Neasden</i>				
	<i>L.N.E.R.</i>				
	<i>Locomotive Running Dept. * 50 K.L.W. p. 161.</i>				
	<i>Neasden</i>				
	<i>Test box</i>				
	<i>Well top at ground level</i>				
	<i>sited on Middlesex 11 SW/E.</i>				
				<i>S.H.C.M.</i>	<i>28.4.47.</i>
	<i>Published in Reports of</i>				
	<i>London Club,</i>				
	<i>p. 161.</i>				

WELL BORING at

Neasden

TQ28NW4 Middlesex

Geol. map

1 in. map New Series

256

Made by C. Isler & Co

Sunk

feet.

Bored

Date

1/9/04

256 feet.

55

Communicated by C. Isler & Co.

Height above Ordnance Datum

Rest level of water

Yield

3000 gallons per hour *

Quality (with copy of analysis on separate sheet) NAR TQ.2127 8507

GEOLOGICAL FORMATION.	NATURE OF STRATA.	THICKNESS.		DEPTH.	
		Feet.	Inches.	Feet.	Inches.
Made	Made ground	2	—	2	—
L.C. 130	Blue & yellow clay	10	—	12	—
	Brown clay & gravel	17	—	29	—
	and some stones	108	—	137	—
	Mottled clay.	30	—	167	—
	Congealed pebbles	9	—	176	—
	Dead green sand.	7	—	183	—
	Shints	2	—	185	—
	Chalk	120	—	205	—
		195	*	275	*
	<u>Tubes</u>				
	30ft of 8 1/2" tubes, 5ft below surface				
	50ft of 7 1/4" . 3ft below surface				
	180ft 6" . 2ft below surface				
	G.C. Ry Engine Sheds				
	Neasden				
	L.N.E.R.				
	Locomotive Running Dept * See R.L.W. p. 161.				
	Neasden				
	Test bore				
	Well top at ground level				
	sited on Middlesex 11 SW/E.				
	S.M.C.H			28.4.47	
	Published in Records of London Wells, p. 161.				

W.P.A.
39. R.B.
W.R.B.
418'
5.5.9
ck
100.195*
183.
14.19.25.

P. H. ...
by R. ...
Davis.



256/91
TQ28/16

British Geological Survey

256/91

Made ground
London Clay
Woolwich + Reading Beds (Reading Type)
Upper Chalk

British Geological Survey

British Geological Survey

ft	m
2	0
130	0
48	0
195	0

Swinsteaden 1976

British Geological Survey

British Geological Survey

British Geological Survey

British Geological Survey

British Geological Survey

British Geological Survey

British Geological Survey

British Geological Survey

British Geological Survey



STRUCTURAL SOILS

TQ28NW 208

BOREHOLE LOG

Contract Wembley		Client Scott Wilson Kirkpatrick		Borehole No BH2
Job No 61081	Start 21/11/96	Ground Level (m AOD) 37.40	Co-Ordinates E 10.956 N 5.452	Sheet 1 of 3
		2095 8546		

Samples and In-situ Tests				Water	Instru- mentation	Description of Strata	Depth (Thick- ness)	Legend
Depth	No	Type	Blows					
0.20-1.00	1	B				MADE GROUND: Gravel, cobbles and boulders in a greyish brown silty sandy clayey matrix. Fragments of brick, concrete, timber and metal		
1.00-1.45 1.01-1.50	2	CPT B	5				(3.20)	
1.90 1.91-2.60	3	CPT B	NP					
3.00-3.45 3.01-3.60	4	CPT B	6				3.20	
4.00-4.45 4.01-4.60	5	CPT B	10			MADE GROUND: Soft to firm brown and dark grey silty slightly sandy clay with much ash and fragments of brick		
5.10-5.55 5.11-5.60	6	CPT B	11				(4.10)	
6.38 6.50-6.95 6.51-7.00	8 7	W CPT B	6			...becoming soft at 6.5m depth		
7.30-7.70	9	B					7.30	
7.70-8.15	10	U	55			Firm to stiff brown mottled dark grey occasionally very thinly laminated silty CLAY with occasional brownish yellow sandy lenses (London Clay)		
8.15-8.20 8.20-8.65	11 12	D SPT	17					

Boring Progress and Water Observations						Chiselling			General Remarks
Date	Time	Borehole Depth	Casing Depth	Casing Diameter	Water Depth	From	To	Hours	
22.11.96	+ 1.5 hrs	7.0	6.0	150mm	7.0	1.95m	2.5m	1.0	Some water added to aid drilling. 1.0hr delay - access to borehole location. 1.5hrs delay to assess water level. NP - No penetration. Water sealed off at 7.2m depth.
22.11.96		7.0	6.0	150mm	6.38				
22.11.96		7.2	7.2	150mm	SEALED				
22.11.96		20.0	7.5	150mm	DRY				

All dimensions in metres Scale 1:50	Method Cable Percussion	Drilled By DG	Logged By AG	Checked By
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STRUCTURAL SOILS

TQ28NW 208

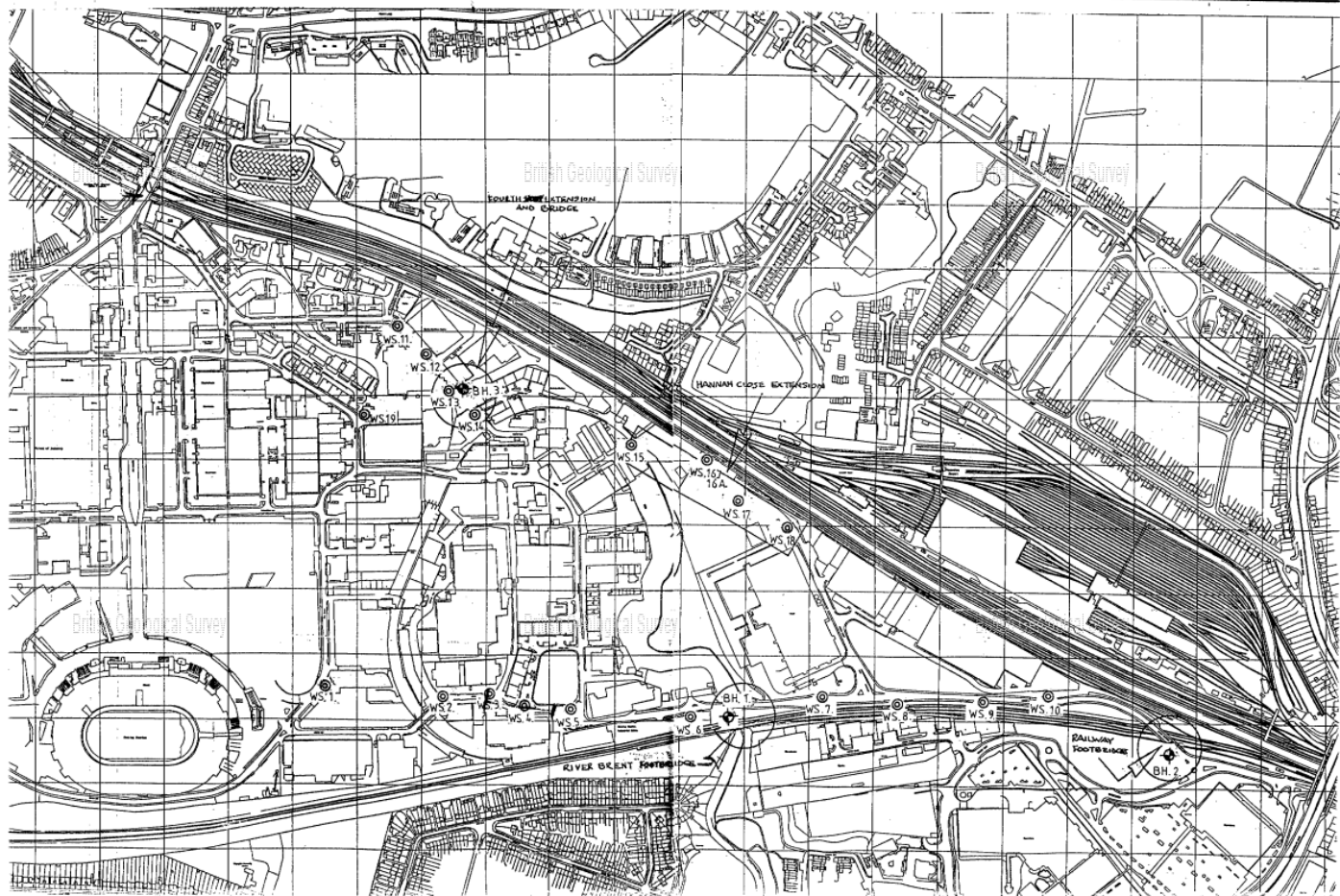
BOREHOLE LOG

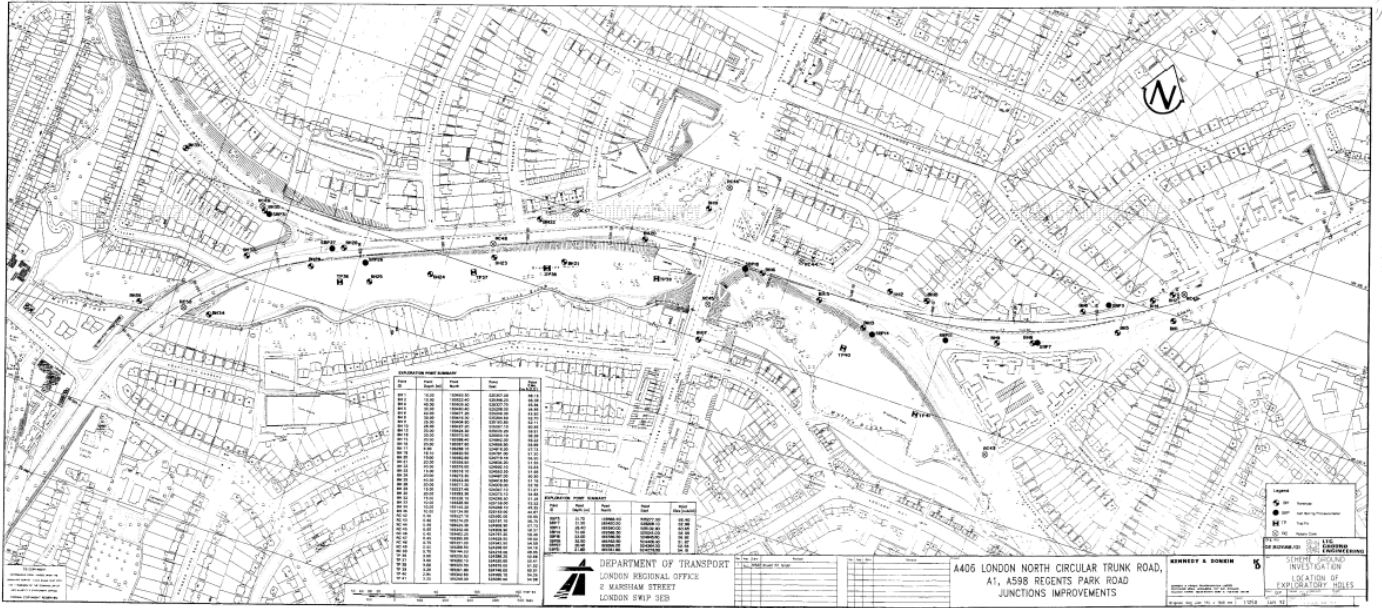
Contract Wembley		Client Scott Wilson Kirkpatrick		Borehole No BH2
Job No 61081	Start 21/11/96	Ground Level (m AOD) 37.40	Co-Ordinates E 10,956 N 5,452	Sheet 2 of 3
End 22/11/96				

Samples and In-situ Tests				Water	Instrumentation	Description of Strata	Depth (Thickness)	Legend
Depth	No	Type	Blows					
9.00-9.65	13-14	D U	48	Water	Instrumentation	Firm to stiff brown mottled dark grey occasionally very thinly laminated silty CLAY with occasional brownish yellow sandy lenses (London Clay)	(4.70)	
9.65-9.70	15	D	18					
9.70-10.15	16	SPT						
10.50	17	D						
10.80-11.25	18	U	61					
11.25-11.30	19	D	19					
11.30-11.75	20	SPT						
12.10	21	D						
12.30-12.75	22	U	76					
12.75-12.80	23	D	20					
12.80-13.25	24	SPT						
13.60	25	D						
13.90-14.35	26	U	66					
14.35-14.40	27	D	19					
14.40-14.85	28	SPT						
15.00	29	D						
15.40-15.85	30	U	65					
15.85-15.90	31	D	21					
15.90-16.35	32	SPT						
16.50	33	D						
16.90-17.35	34	U	74					
17.35-17.40	35	D	22					
17.40-17.85	36	SPT						
						Stiff becoming stiff with depth grey occasionally very thinly laminated and fissured silty CLAY with occasional fragments of claystone at 12.1m and 15.1m (London Clay)	12.00	
							(8.00)	

Boring Progress and Water Observations						Chiselling			General Remarks
Date	Time	Borehole Depth	Casing Depth	Casing Diameter	Water Depth	From	To	Hours	
22.11.96		7.0	6.0	150mm	7.0				Some water added to aid drilling. 1.0hr delay - access to borehole location. 1.5hrs delay to assess water level. NP - No penetration. Water sealed off at 7.2m depth.
22.11.96	+ 1.5 hrs	7.0	6.0	150mm	6.38				
22.11.96		7.2	7.2	150mm	SEALED				
22.11.96		20.0	7.5	150mm	DRY				
All dimensions in metres		Method		Drilled By		Checked By			
Scale 1:50		Cable Percussion		DG		AG			

TQ28NW 207-219







Appendix B **Historical Maps**

Site Details:

LONDON SKIPS & CONTAINERS,
NEASDEN GOODS DEPOT,
NEASDEN LANE, LONDON,
NW10 2UG

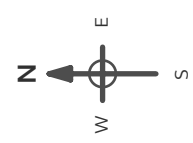
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Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: County Series

Map date: 1865

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1865
Revised 1865
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1865 Revised 1865 Edition N/A Copyright N/A Levelled N/A	Surveyed 1865 Revised 1865 Edition N/A Copyright N/A Levelled N/A
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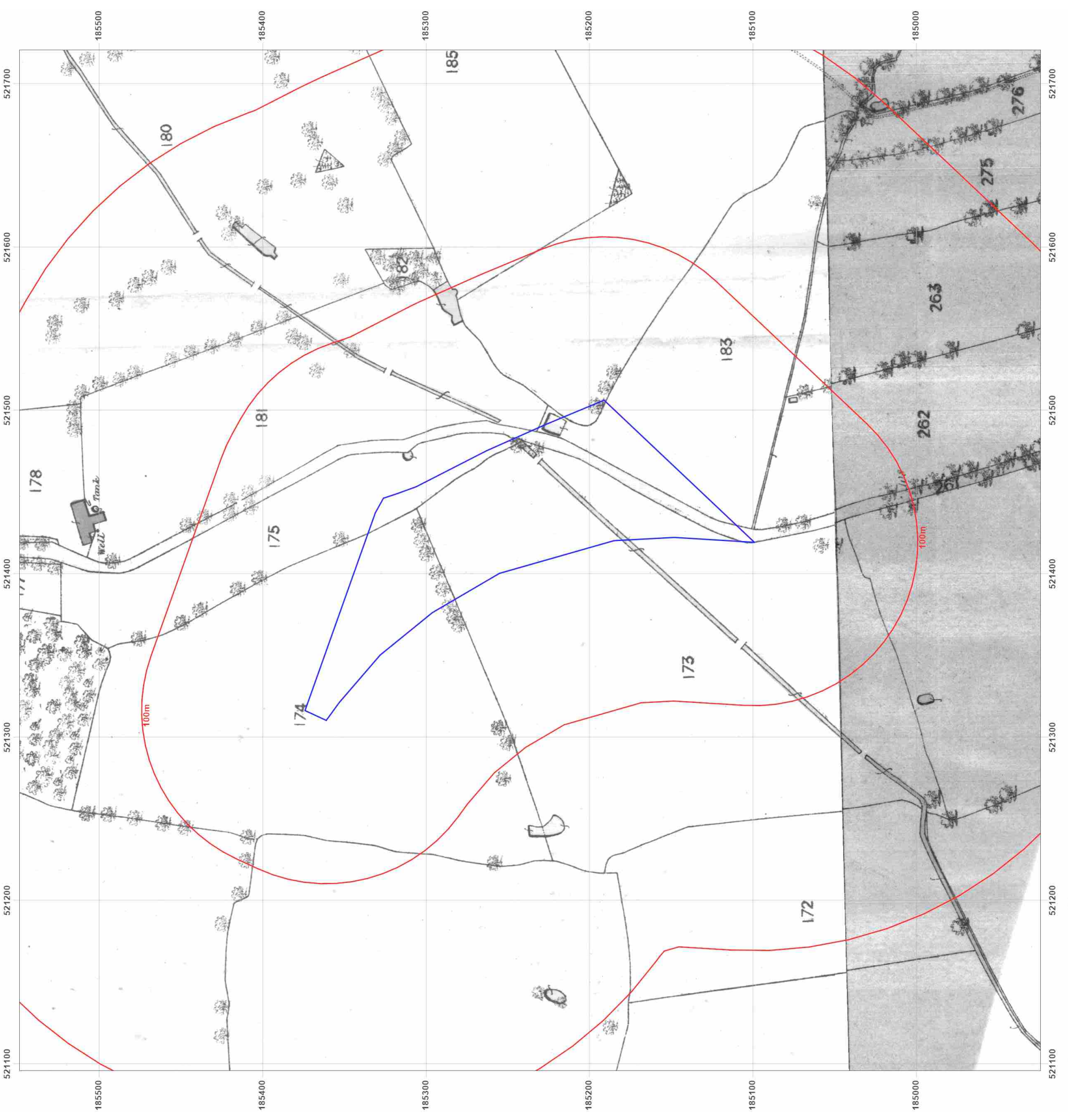


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NW10 2UG

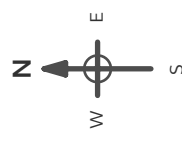
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Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: 1056 Scale Town Plan

Map date: 1896

Scale: 1:1,056

Printed at: 1:1,056



Surveyed 1893
Revised N/A
Edition 1896
Copyright N/A
Levelled N/A

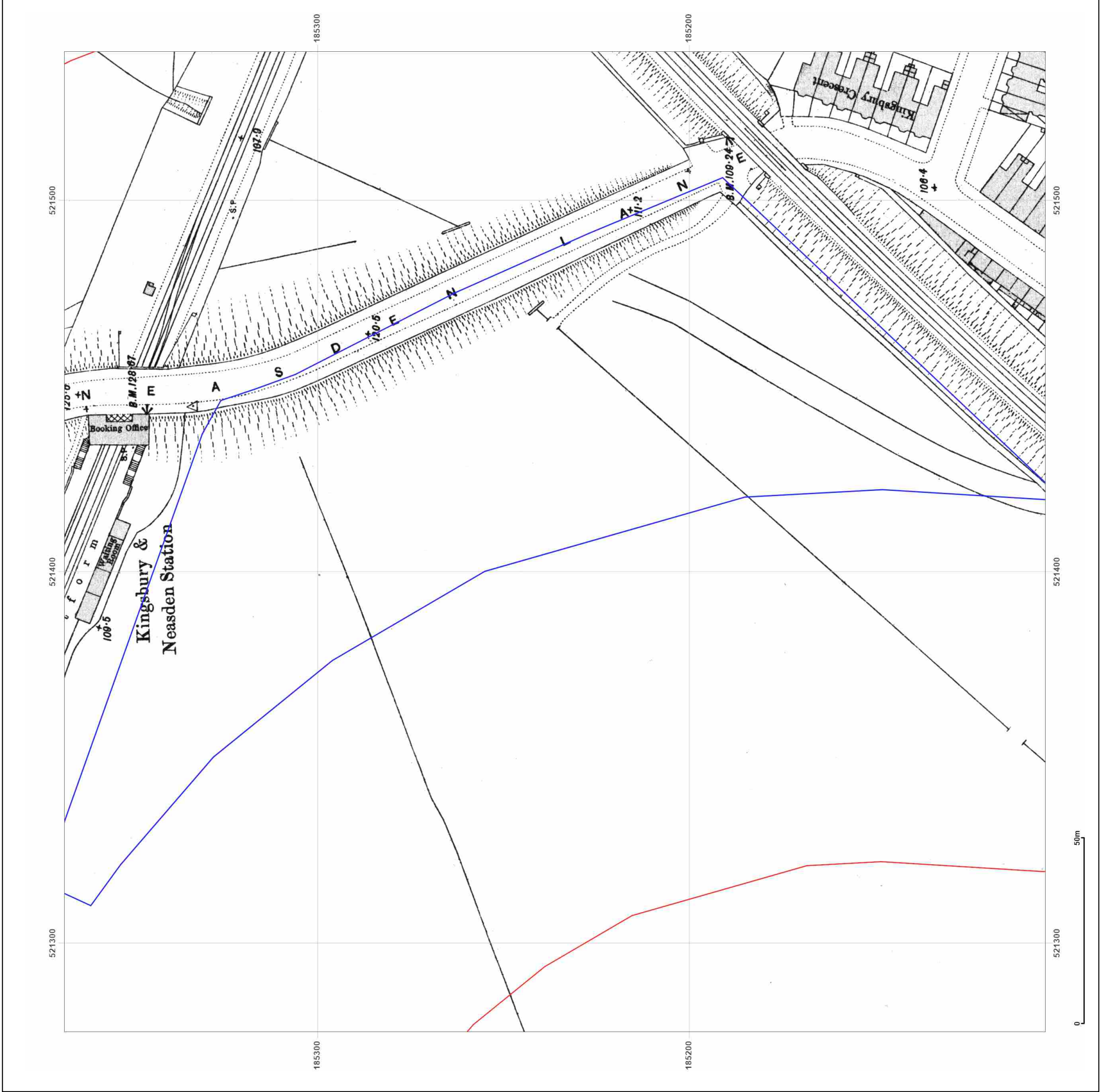


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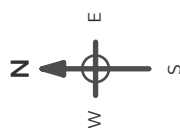
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Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: County Series

Map date: 1896

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1891
Revised 1894
Edition 1896
Copyright N/A
Levelled N/A

Surveyed 1896
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A



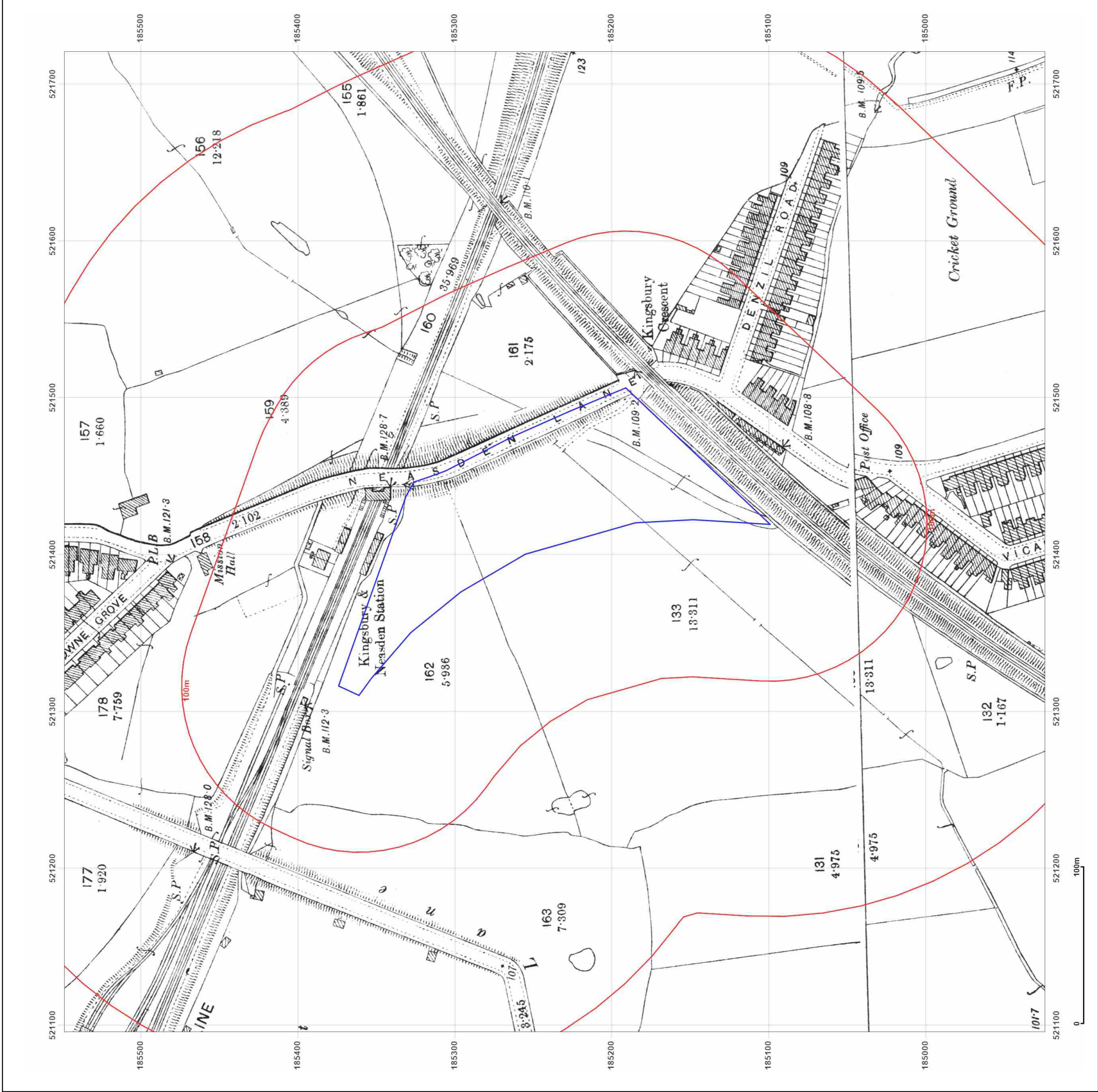
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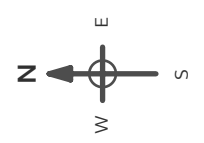
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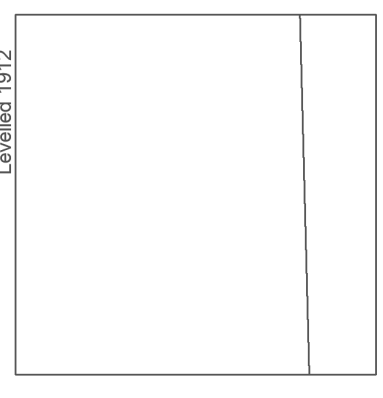
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 NW10 2UG

Client Ref: 5568 - Neasden
Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: County Series
Map date: 1914
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1864
 Revised 1912
 Edition 1914
 Copyright N/A
 Levelled 1912

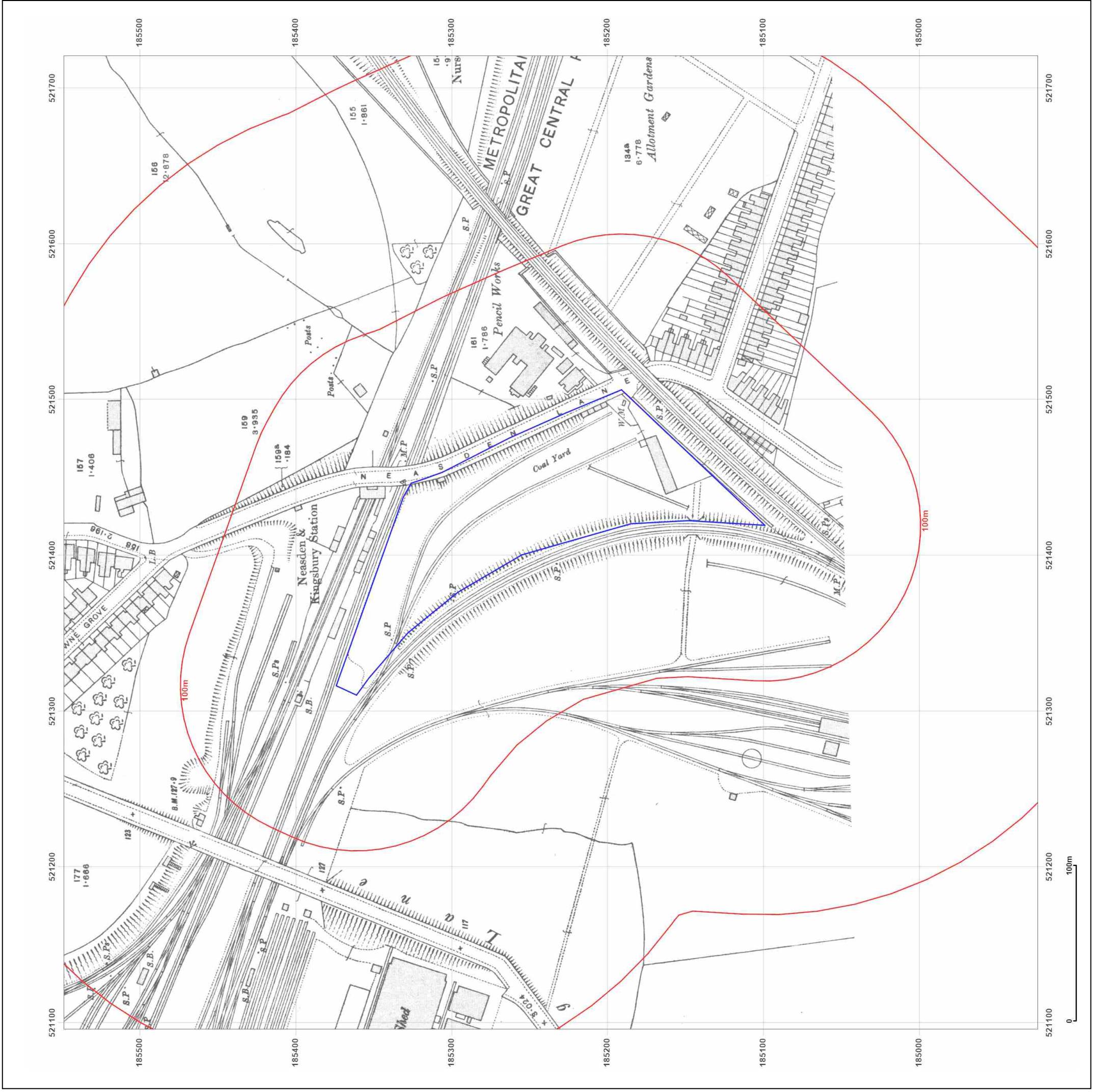


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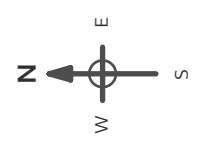
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Client Ref: 5568 - Neasden
Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: County Series
Map date: 1935-1938
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1864
 Revised 1936
 Edition 1938
 Copyright 1938
 Levelled 1932

Surveyed 1935 Revised 1935 Edition N/A Copyright N/A Levelled N/A



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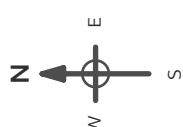
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Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: National Grid

Map date: 1954

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1954 Revised 1954 Edition N/A Copyright N/A Levelled 1953	Surveyed 1954 Revised 1954 Edition N/A Copyright N/A Levelled 1953
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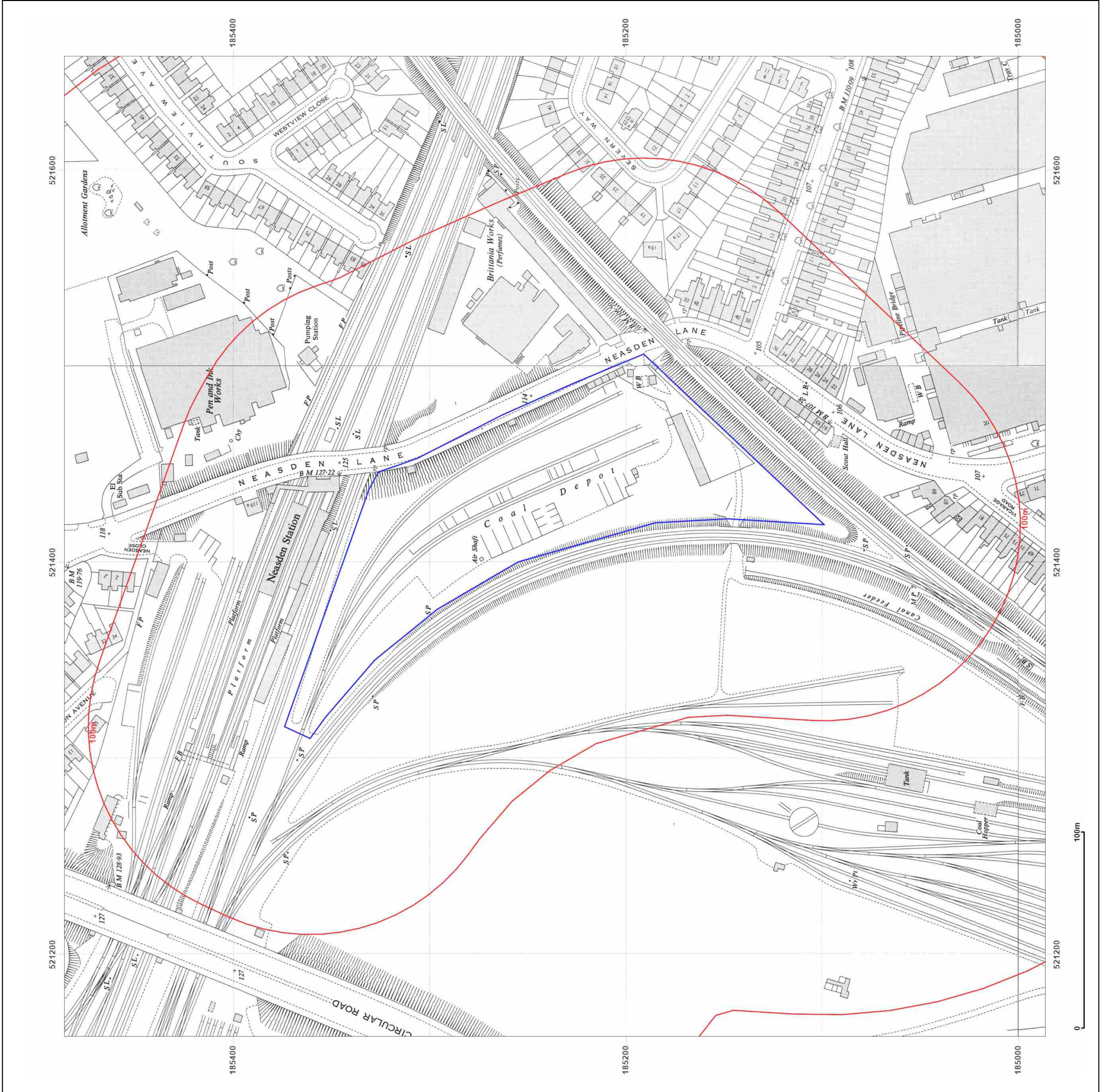
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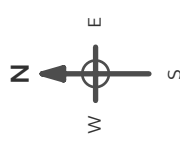
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Map Name: National Grid

Map date: 1955

Scale: 1:1,250

Printed at: 1:2,000



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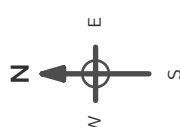
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Map Name: National Grid

Map date: 1955-1956

Scale: 1:2,500

Printed at: 1:2,500



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Edition 1956

Copyright N/A
Levelled 1953

Surveyed 1954
Revised 1954
Edition 1955

Copyright N/A
Levelled 1953



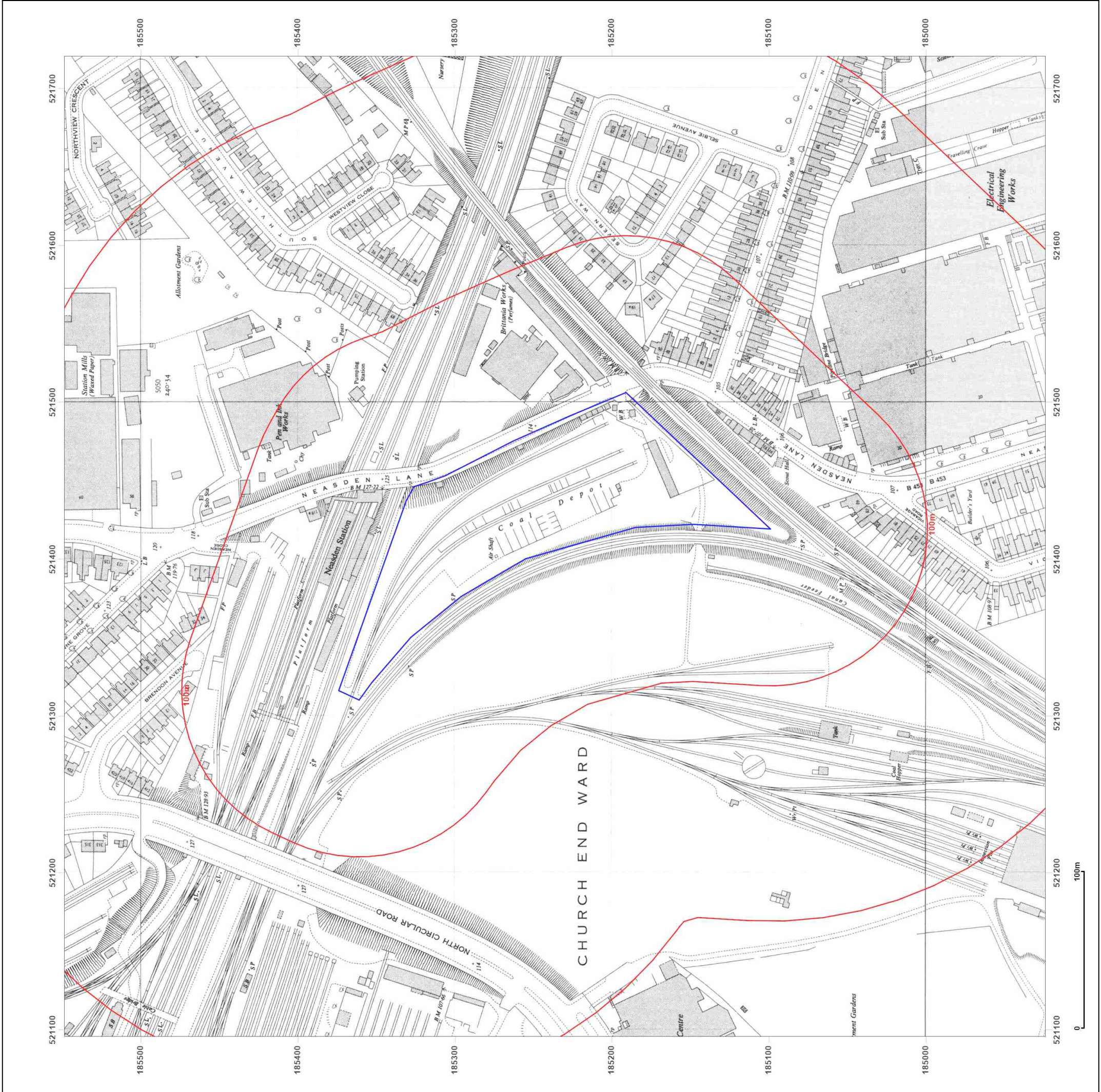
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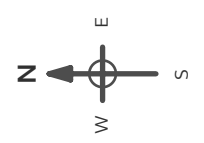
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Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: National Grid
Map date: 1970-1973
Scale: 1:1,250
Printed at: 1:2,000



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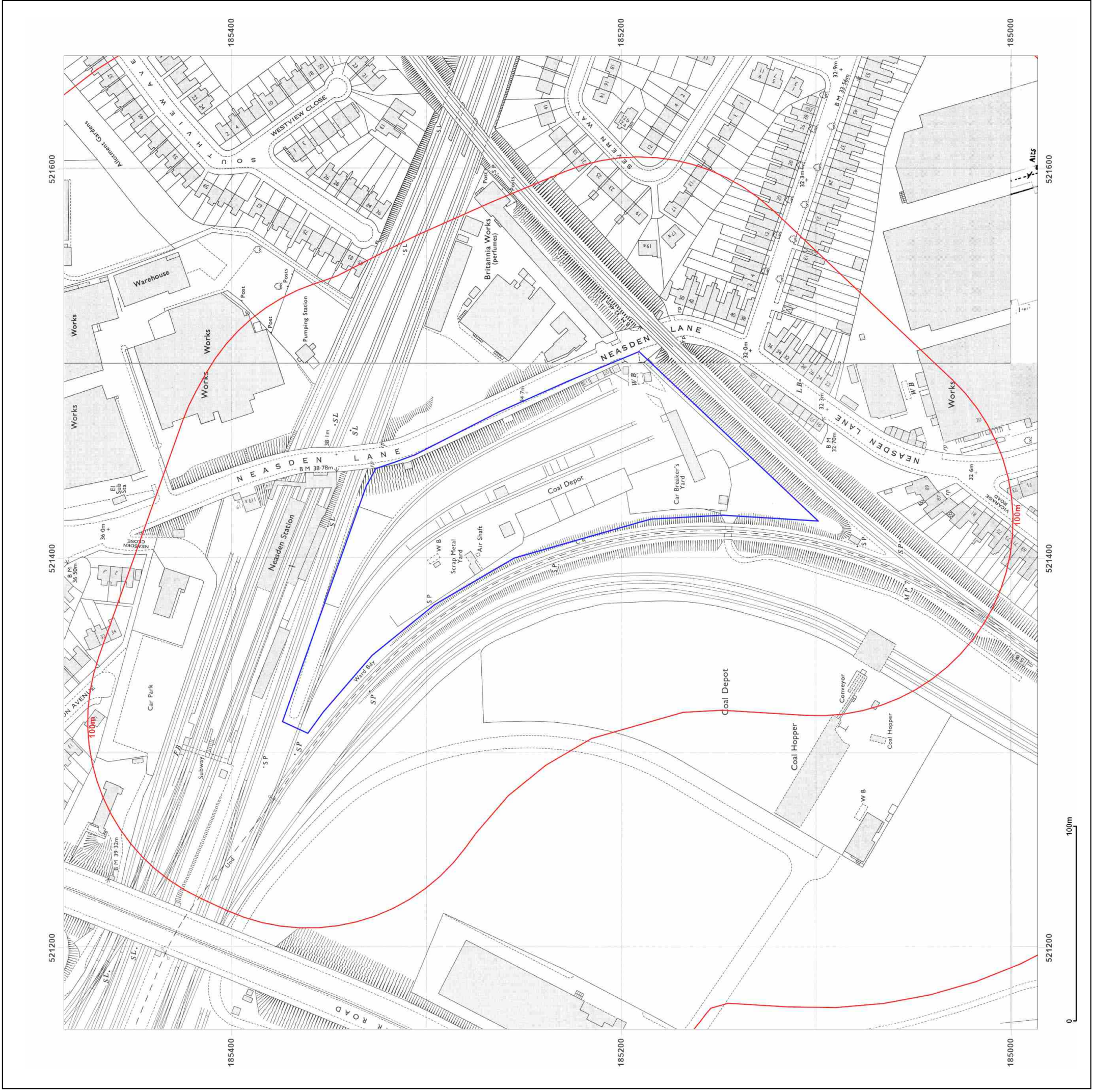
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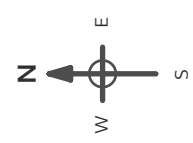
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Map Name: National Grid

Map date: 1973-1976

Scale: 1:1,250

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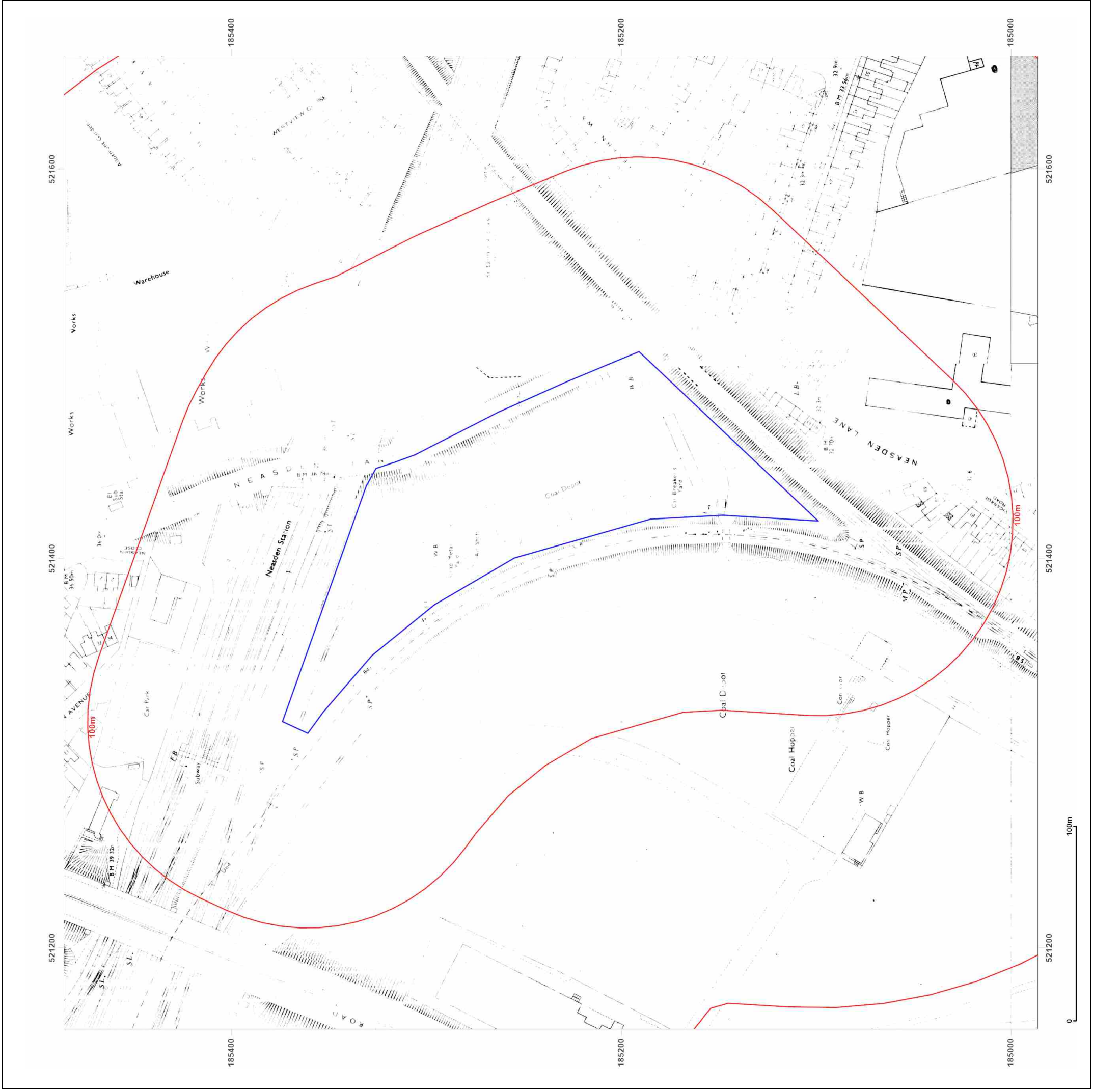


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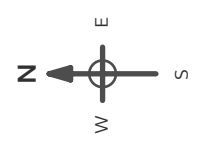
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Grid Ref: 521408, 185236

Map Name: National Grid
Map date: 1976-1978
Scale: 1:1,250
Printed at: 1:2,000



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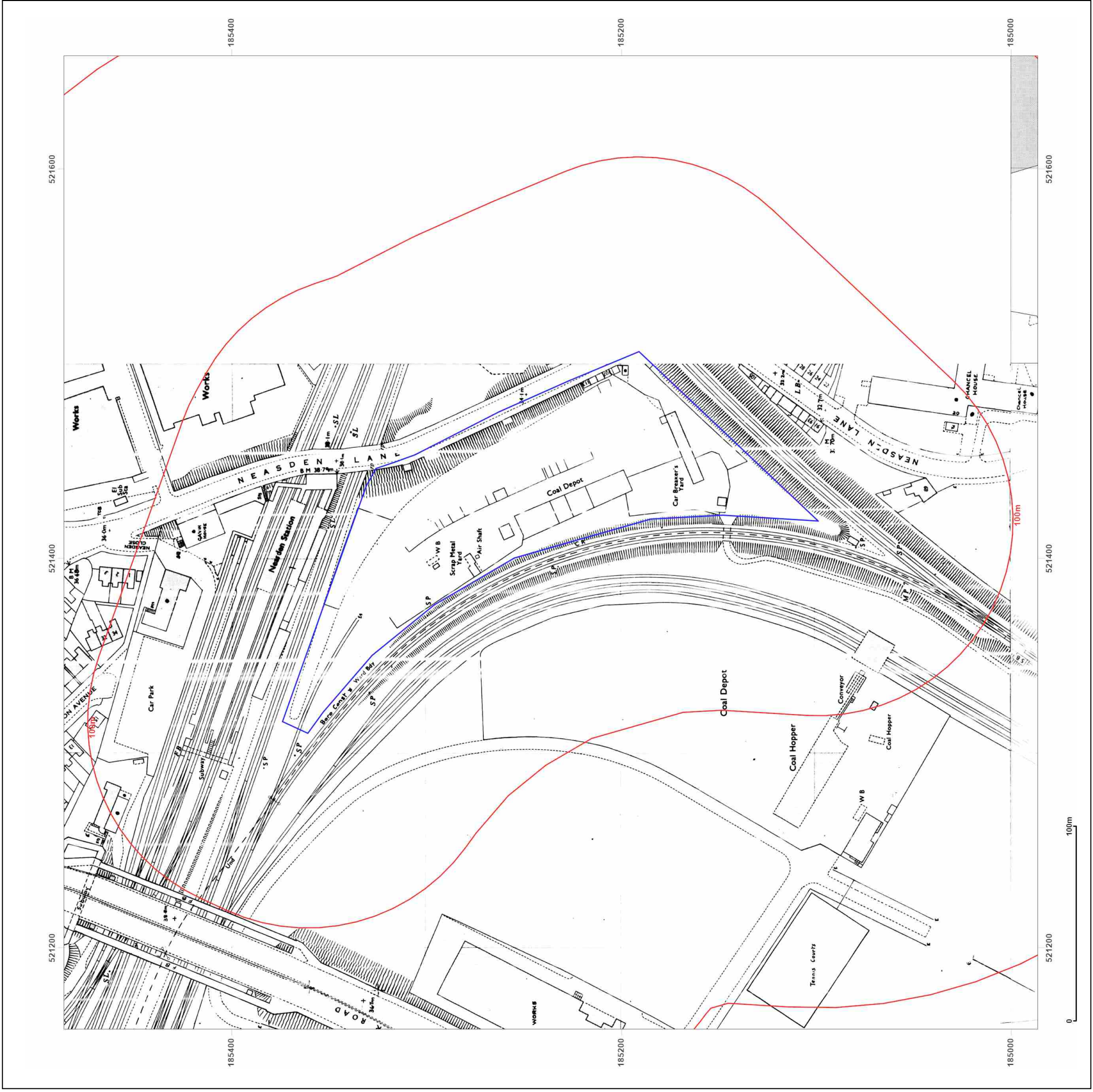
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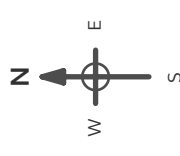
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Map Name: National Grid

Map date: 1983-1987

Scale: 1:1,250

Printed at: 1:2,000



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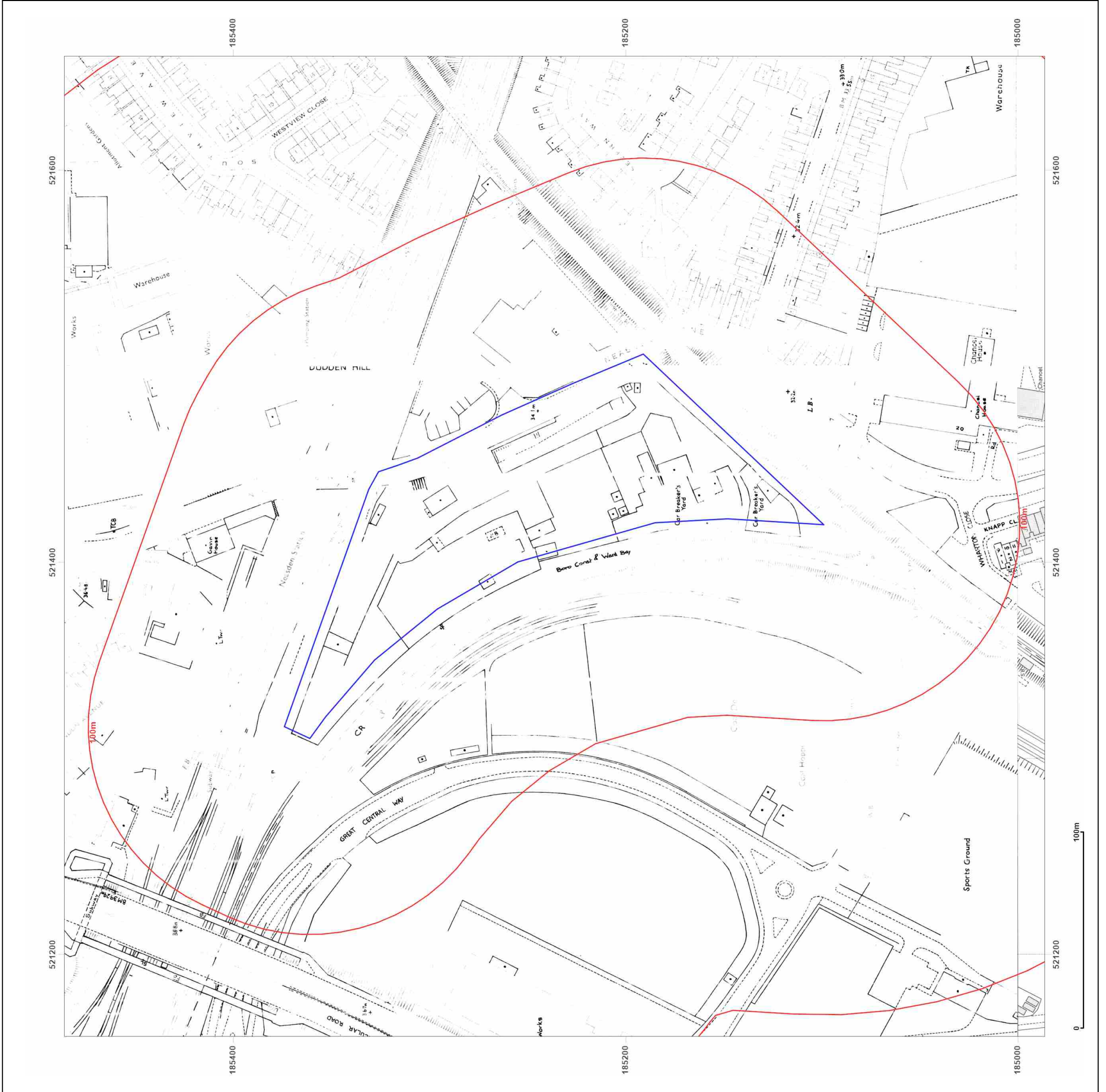


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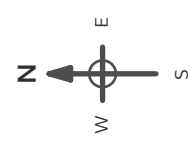
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Report Ref: GS-8761783
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Map Name: National Grid

Map date: 1991

Scale: 1:1,250

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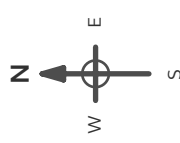
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Map Name: National Grid

Map date: 1991

Scale: 1:1,250

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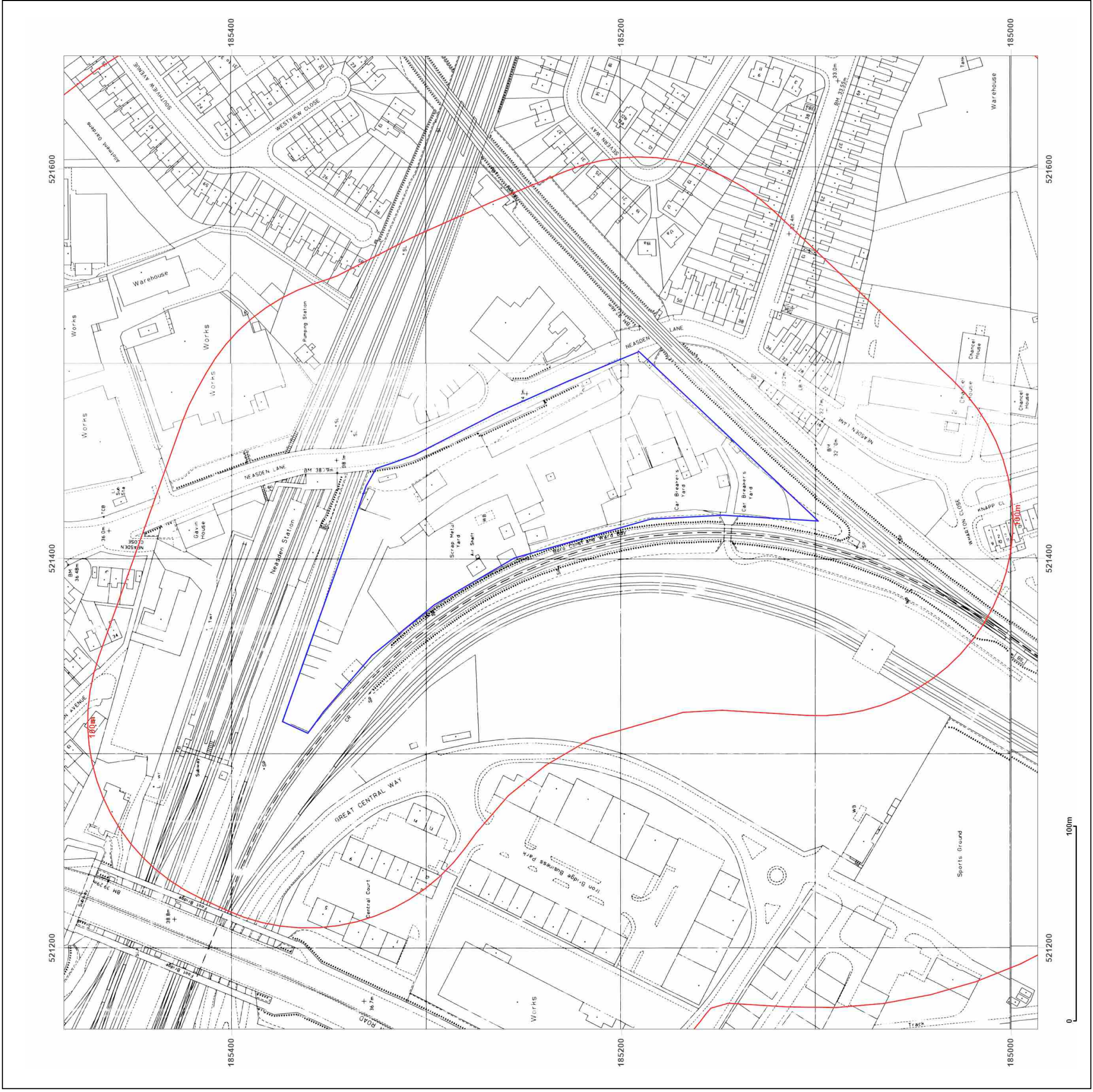


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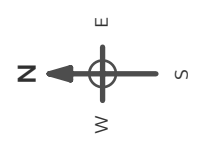
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 NW10 2UG

Client Ref: 5568 - Neasden
Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: National Grid
Map date: 1991-1993
Scale: 1:1,250
Printed at: 1:2,000



Surveyed 1991 Revised 1991 Edition N/A Copyright 1991 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A
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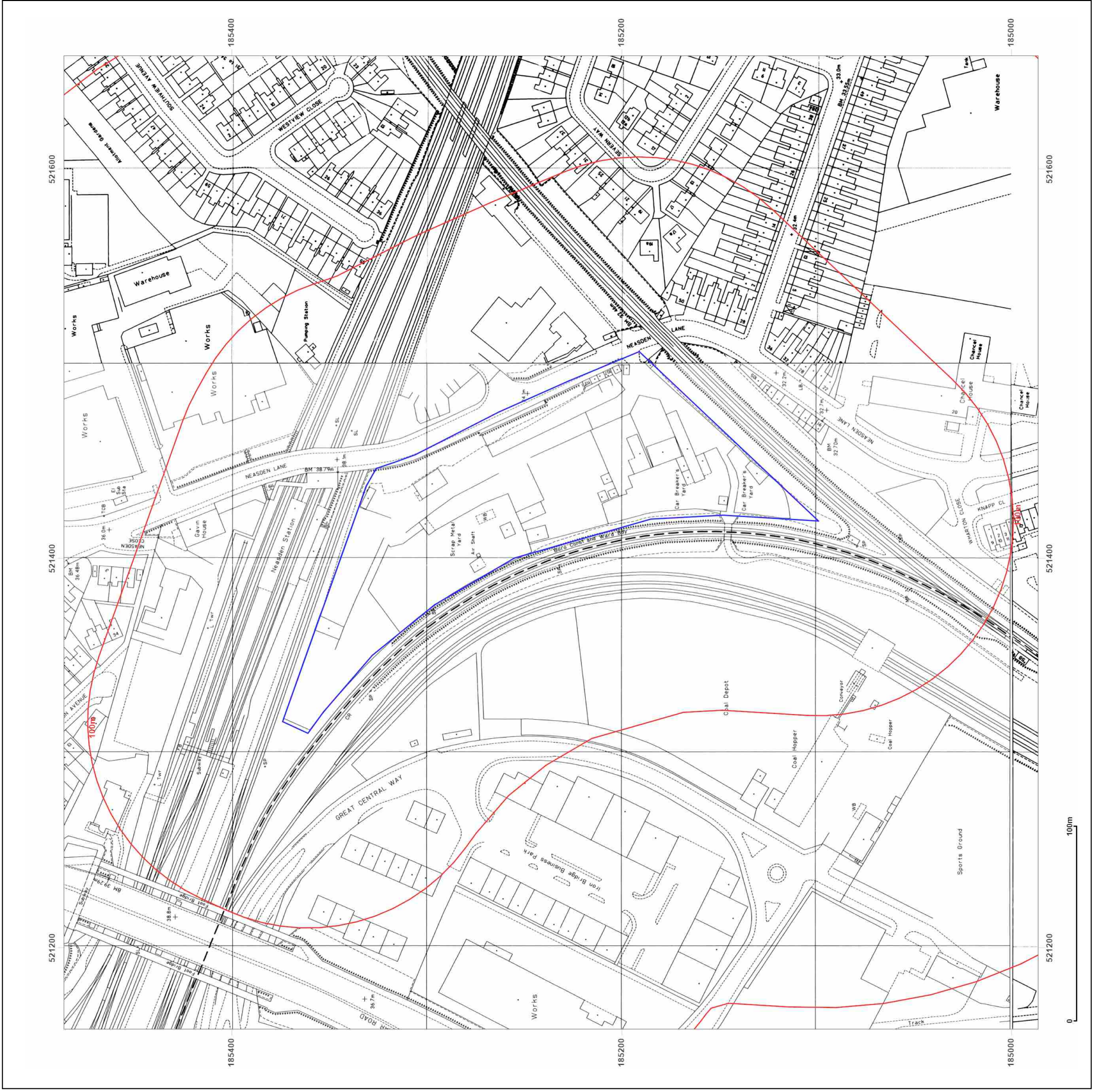
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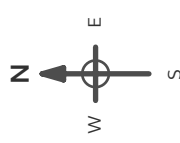
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Grid Ref: 521408, 185236

Map Name: National Grid

Map date: 1991-1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1991 Revised 1991 Edition N/A Copyright 1991 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A
Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A



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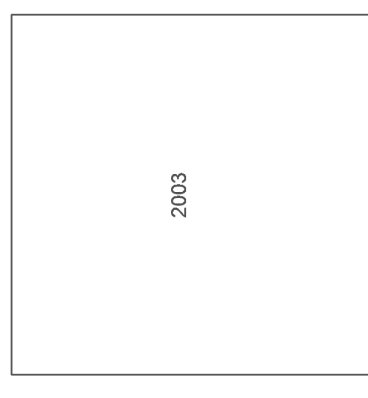
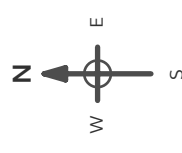
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Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003

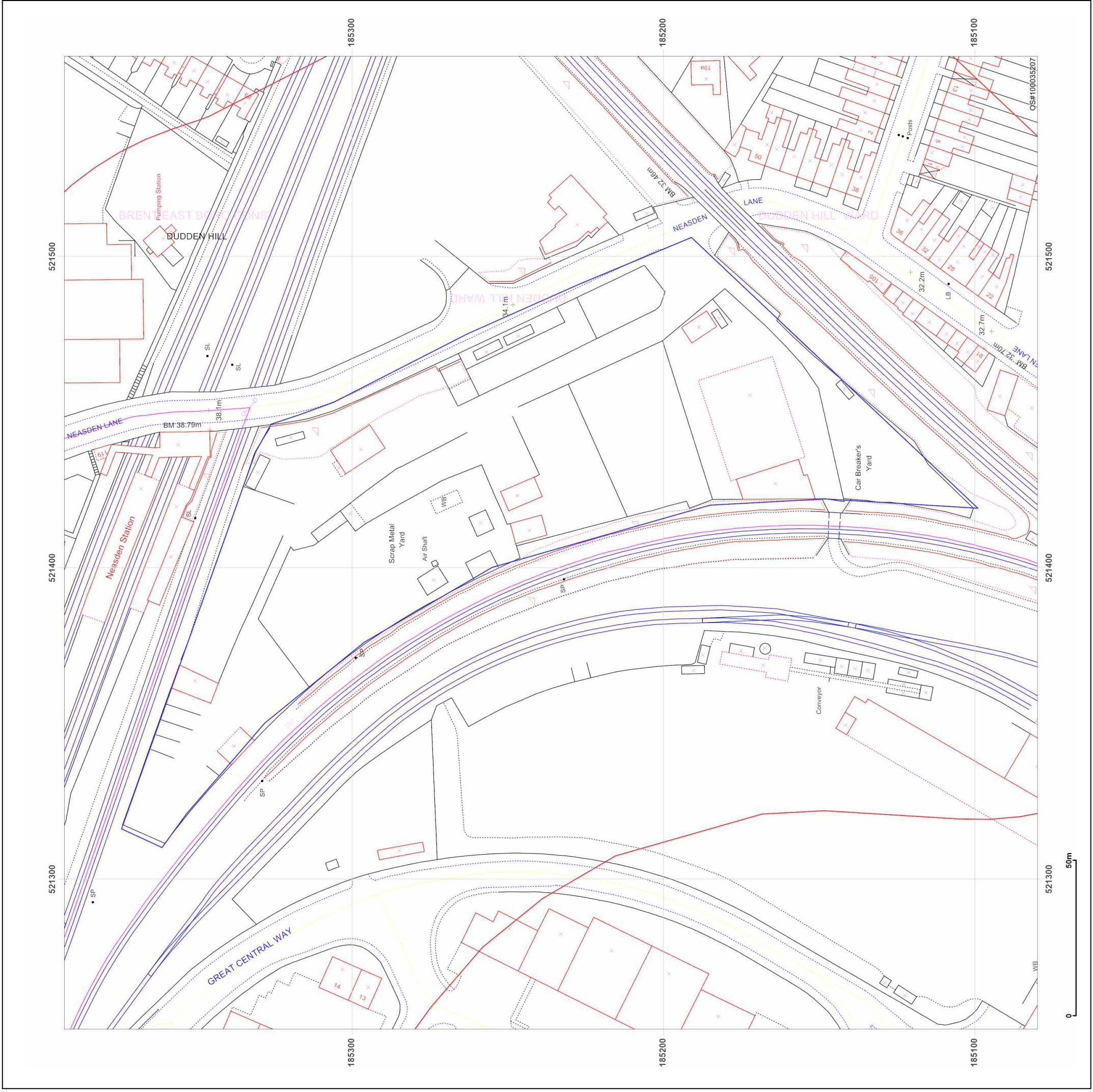


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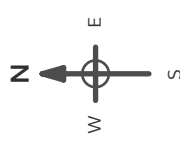
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Grid Ref: 521408, 185236

Map Name: County Series

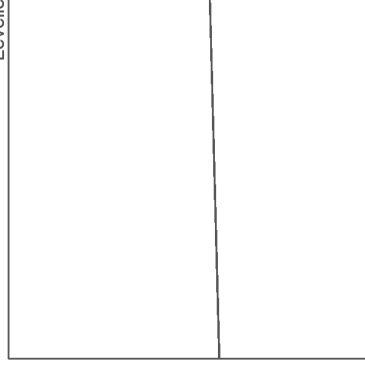
Map date: 1873-1874

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1865
Revised N/A
Edition 1873
Copyright N/A
Levelled N/A



Surveyed 1866
Revised 1874
Edition N/A
Copyright N/A
Levelled N/A



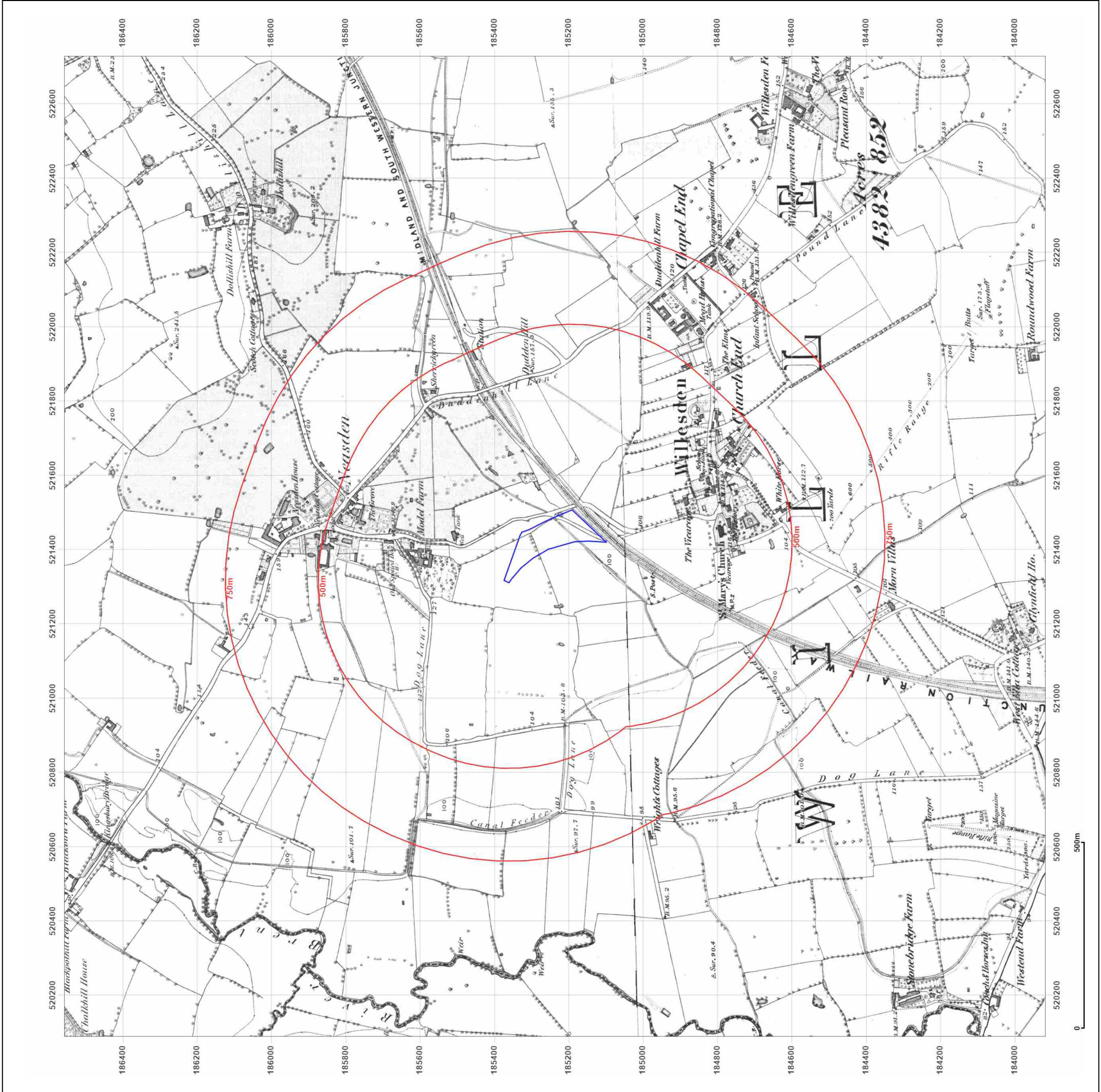
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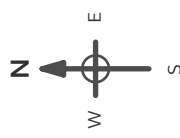
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Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: County Series

Map date: 1895

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1865
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1868
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

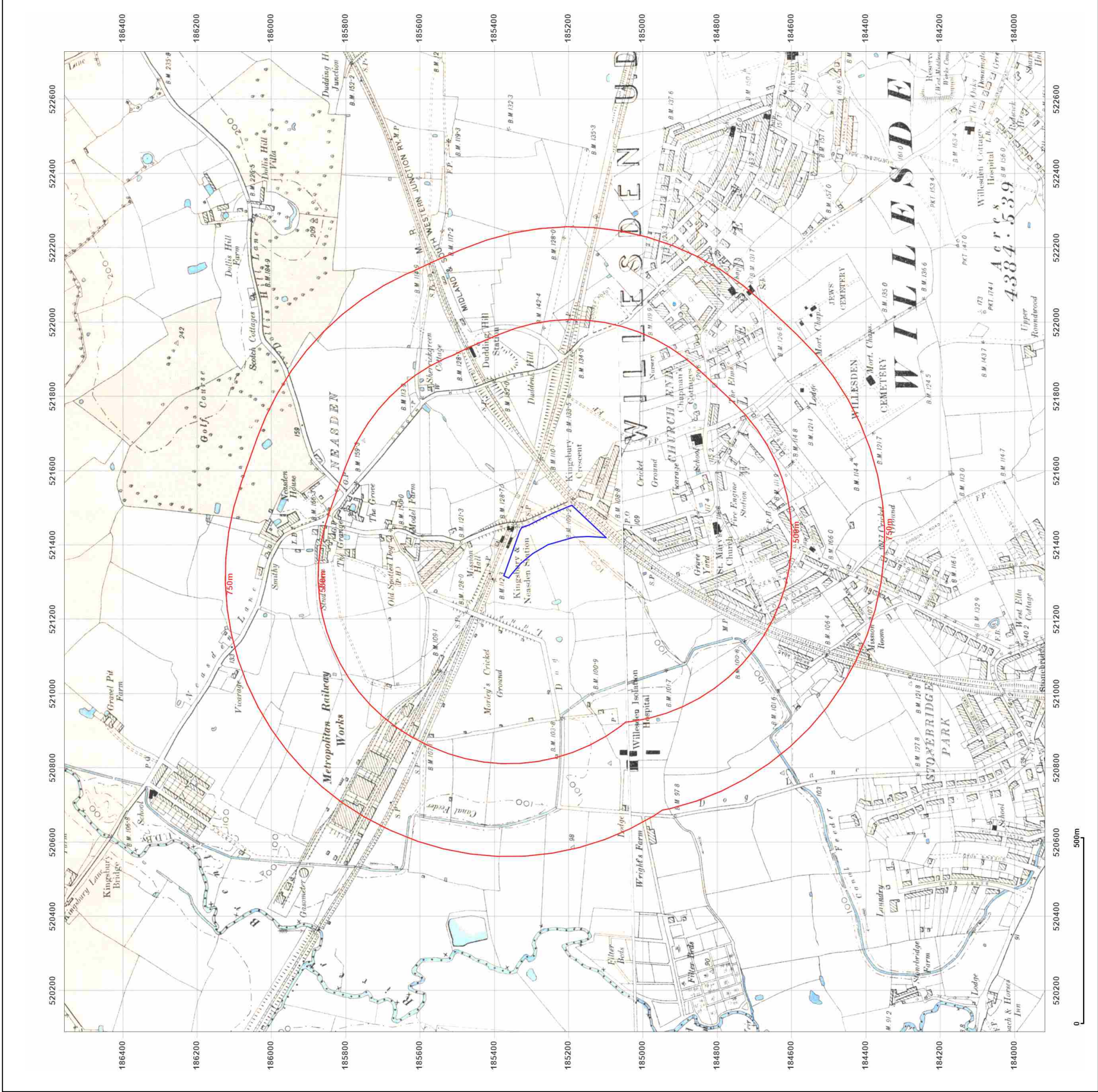


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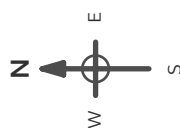
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Grid Ref: 521408, 185236

Map Name: County Series

Map date: 1896

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1864
Revised 1895
Edition 1896
Copyright N/A
Levelled N/A

Surveyed 1864
Revised 1895
Edition 1896
Copyright N/A
Levelled N/A

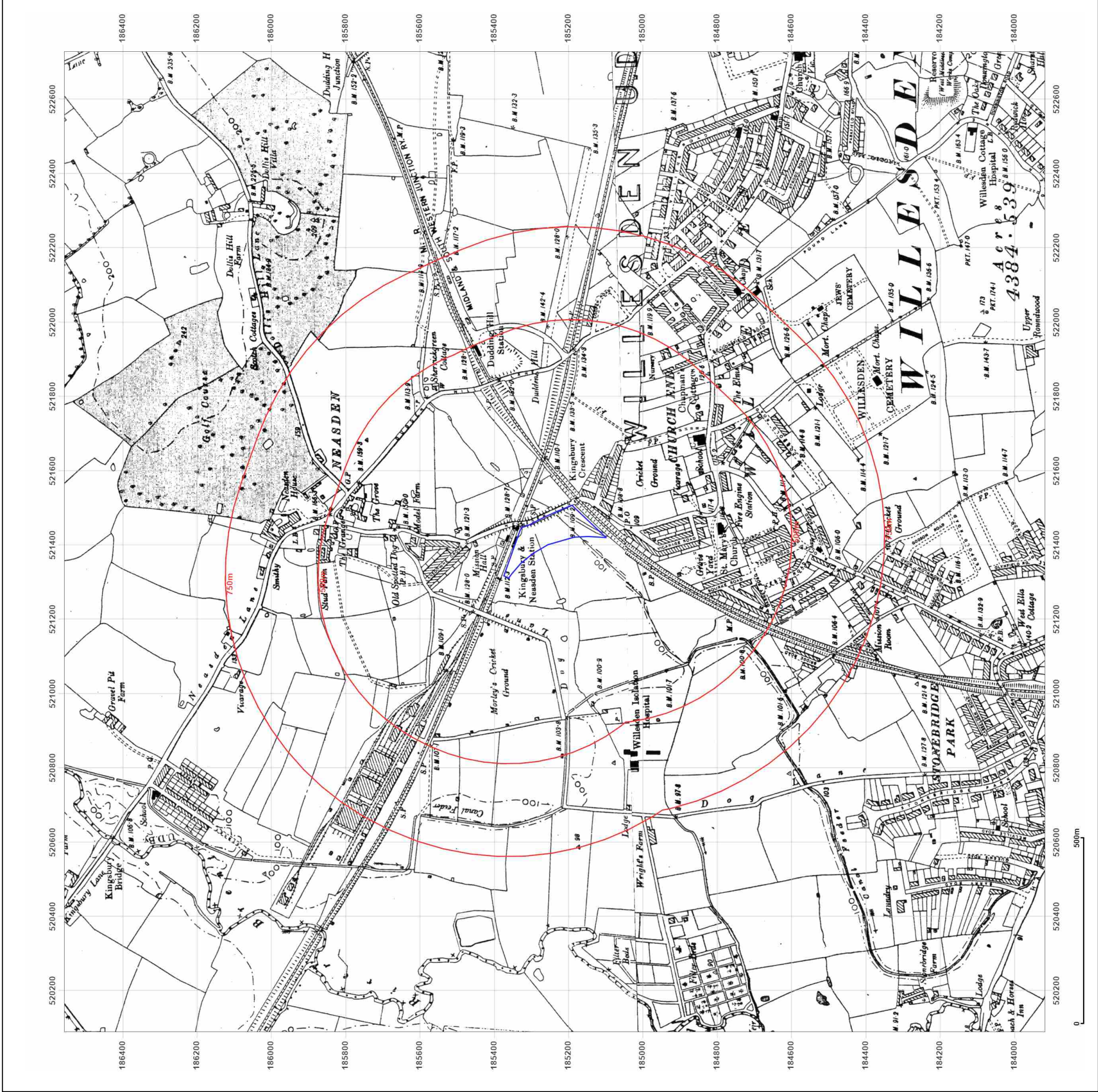


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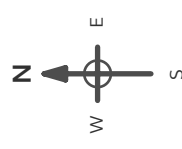
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Map Name: County Series

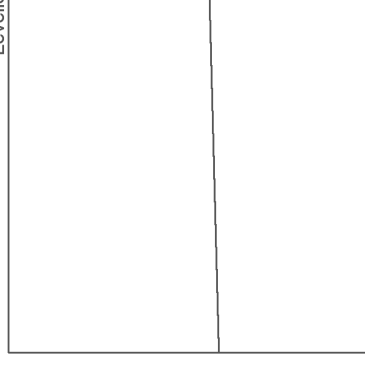
Map date: 1920

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1865
Revised 1920
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1865
Revised 1920
Edition N/A
Copyright N/A
Levelled N/A



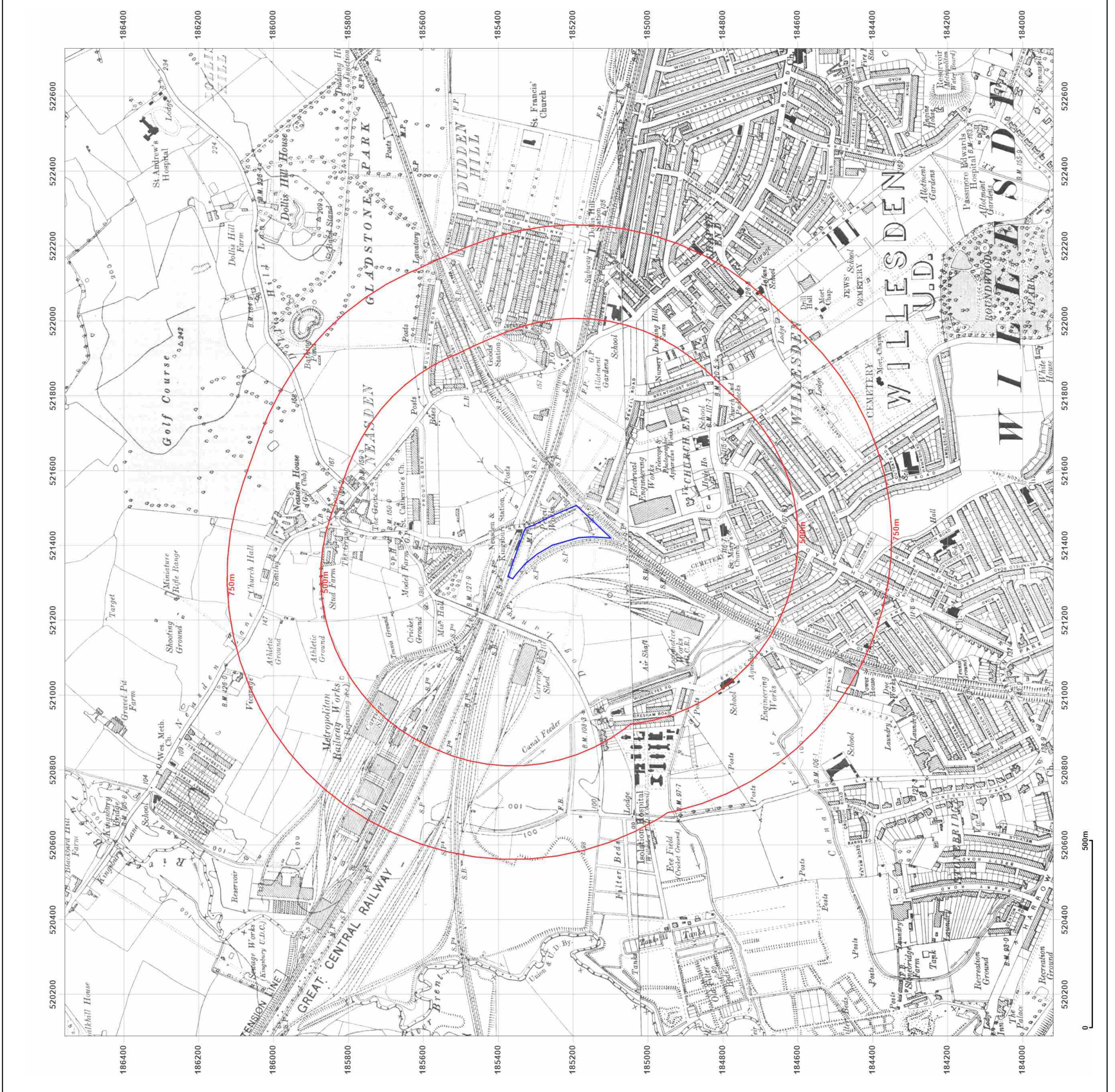
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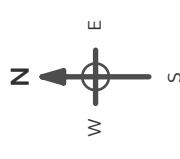
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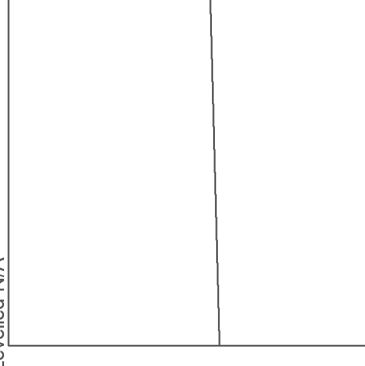
Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised N/A
Edition N/A
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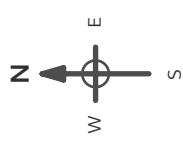
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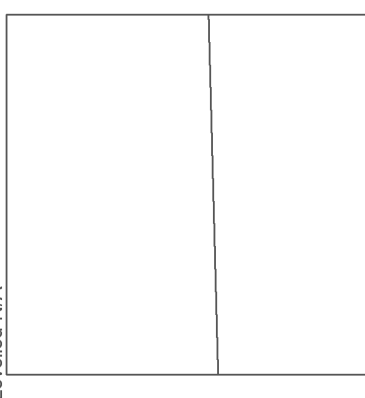
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Printed at: 1:10,560



Surveyed 1864
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



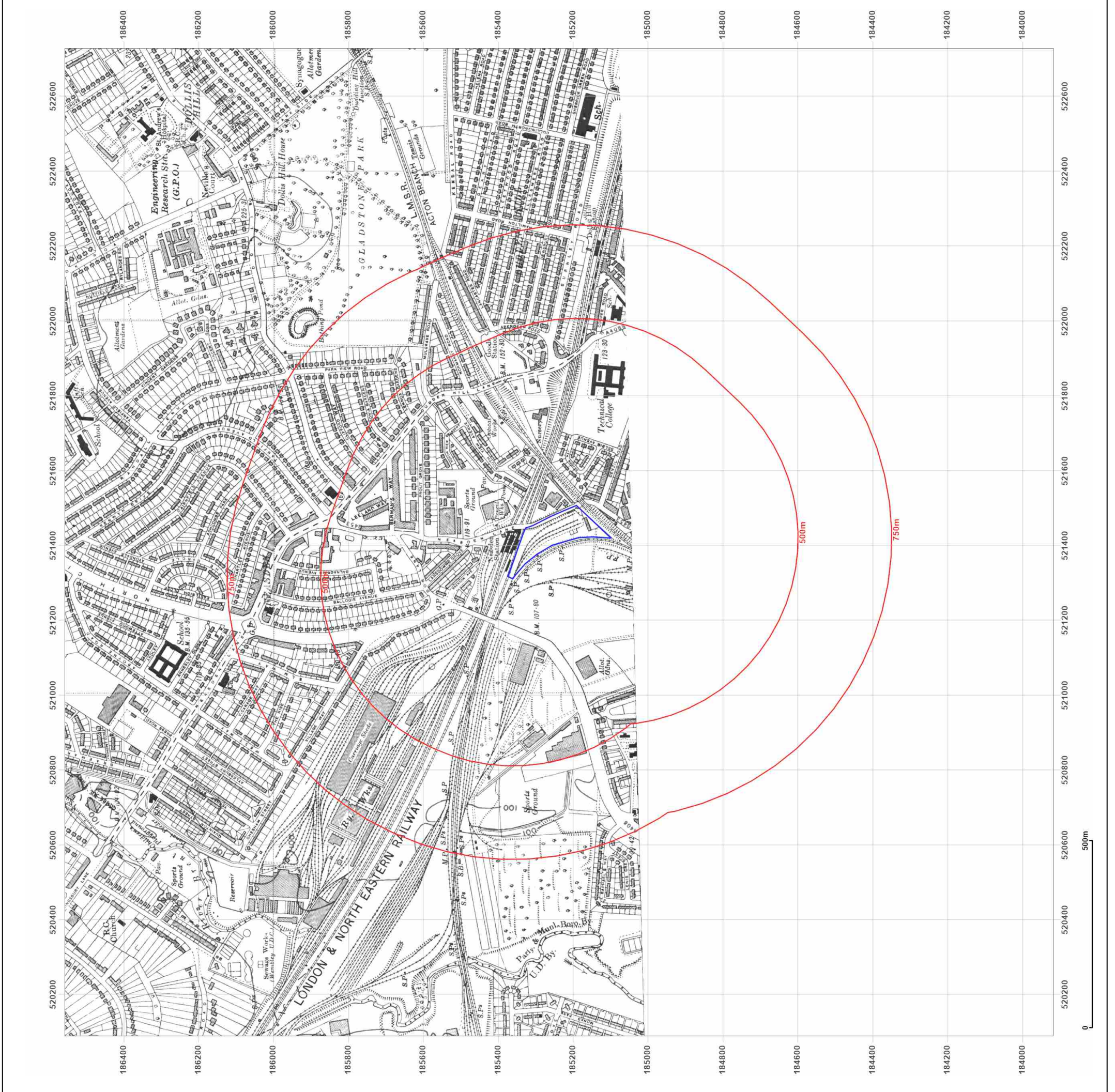
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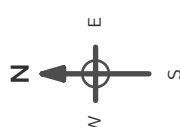
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Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: Provisional

Map date: 1951

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1940
Revised 1949
Edition N/A
Copyright 1951
Levelled 1935

Surveyed N/A
Revised 1948
Edition 1951
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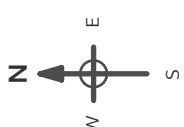
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Grid Ref: 521408, 185236

Map Name: Provisional

Map date: 1957

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1957
Revised 1957
Edition N/A
Copyright 1957
Levelled N/A



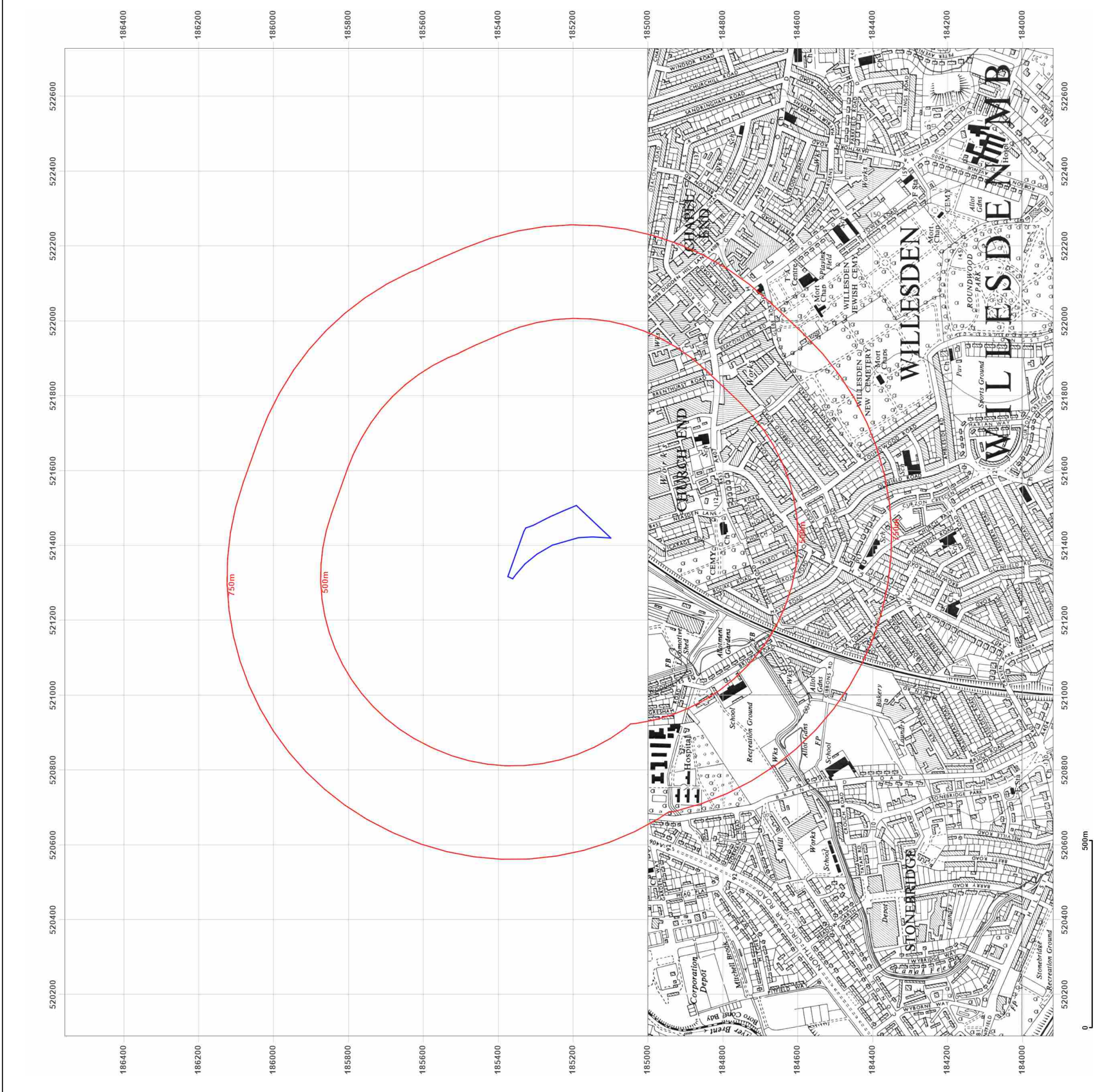
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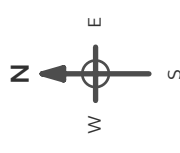
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Grid Ref: 521408, 185236

Map Name: Provisional

Map date: 1966-1967

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1966
Revised 1966
Edition N/A
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Surveyed 1965
Revised 1965
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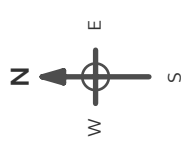
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Map Name: National Grid

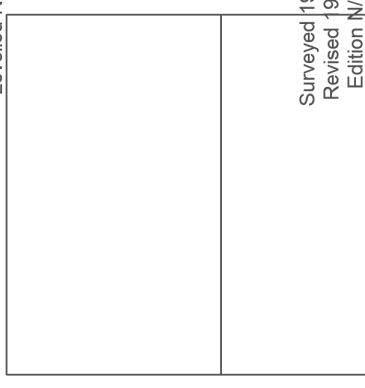
Map date: 1973-1976

Scale: 1:10,000

Printed at: 1:10,000



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Edition N/A
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Surveyed 1973
Revised 1973
Edition N/A
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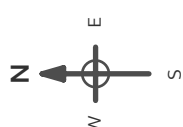
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Grid Ref: 521408, 185236

Map Name: National Grid

Map date: 1982

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1981
Revised 1982
Edition N/A
Copyright N/A
Levelled N/A



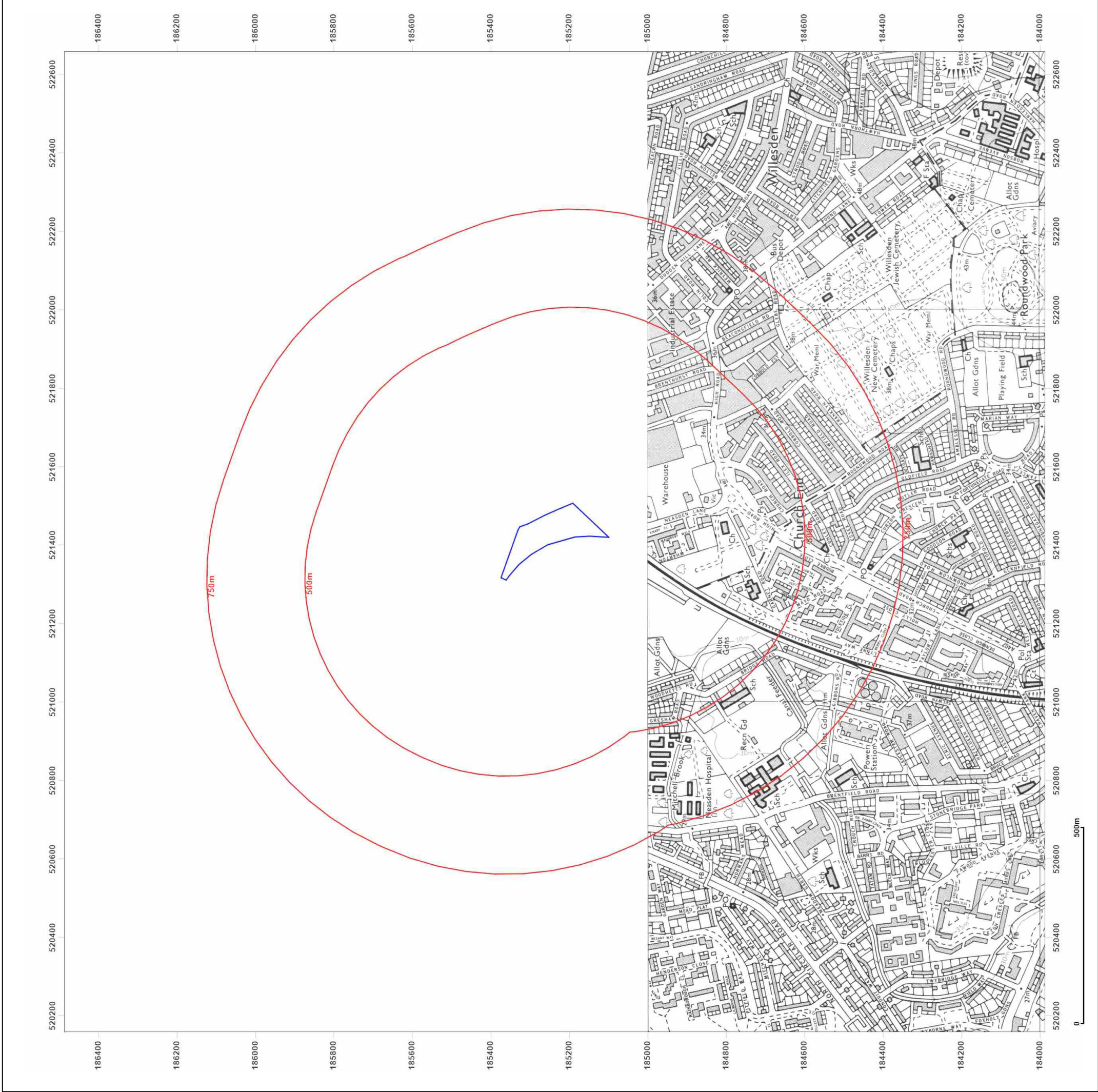
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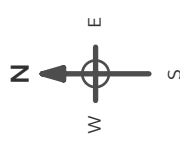
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Grid Ref: 521408, 185236

Map Name: National Grid

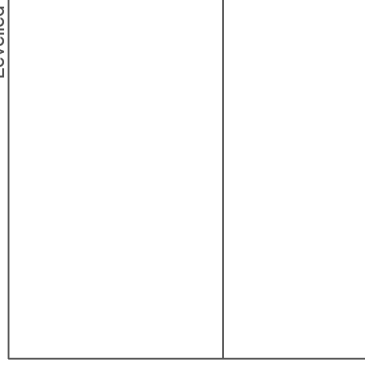
Map date: 1993

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1975
Revised 1993
Edition N/A
Copyright N/A
Levelled N/A

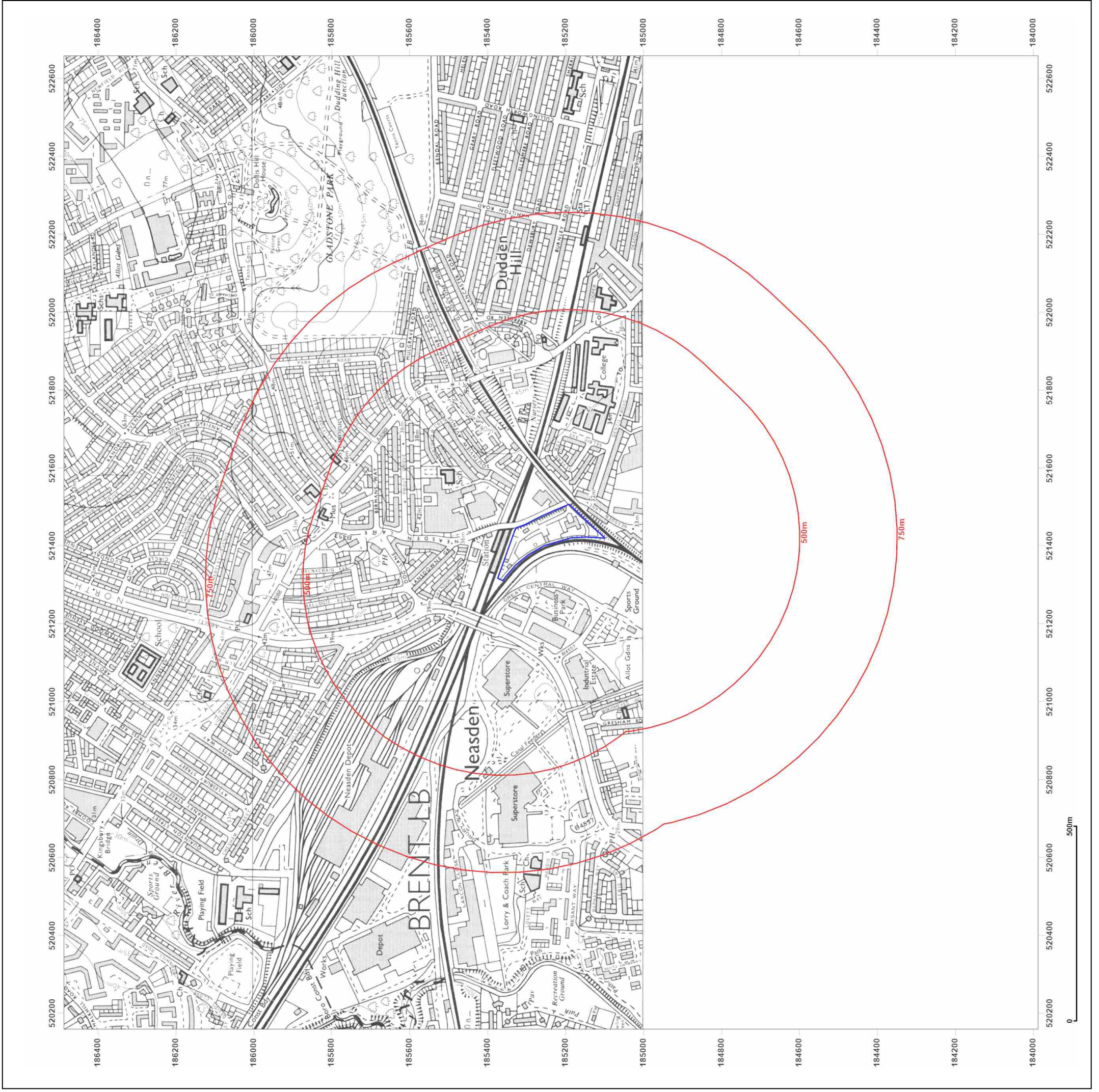


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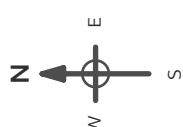
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Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: County Series

Map date: 1865

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1865
Revised 1865
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1865 Revised 1865 Edition N/A Copyright N/A Levelled N/A

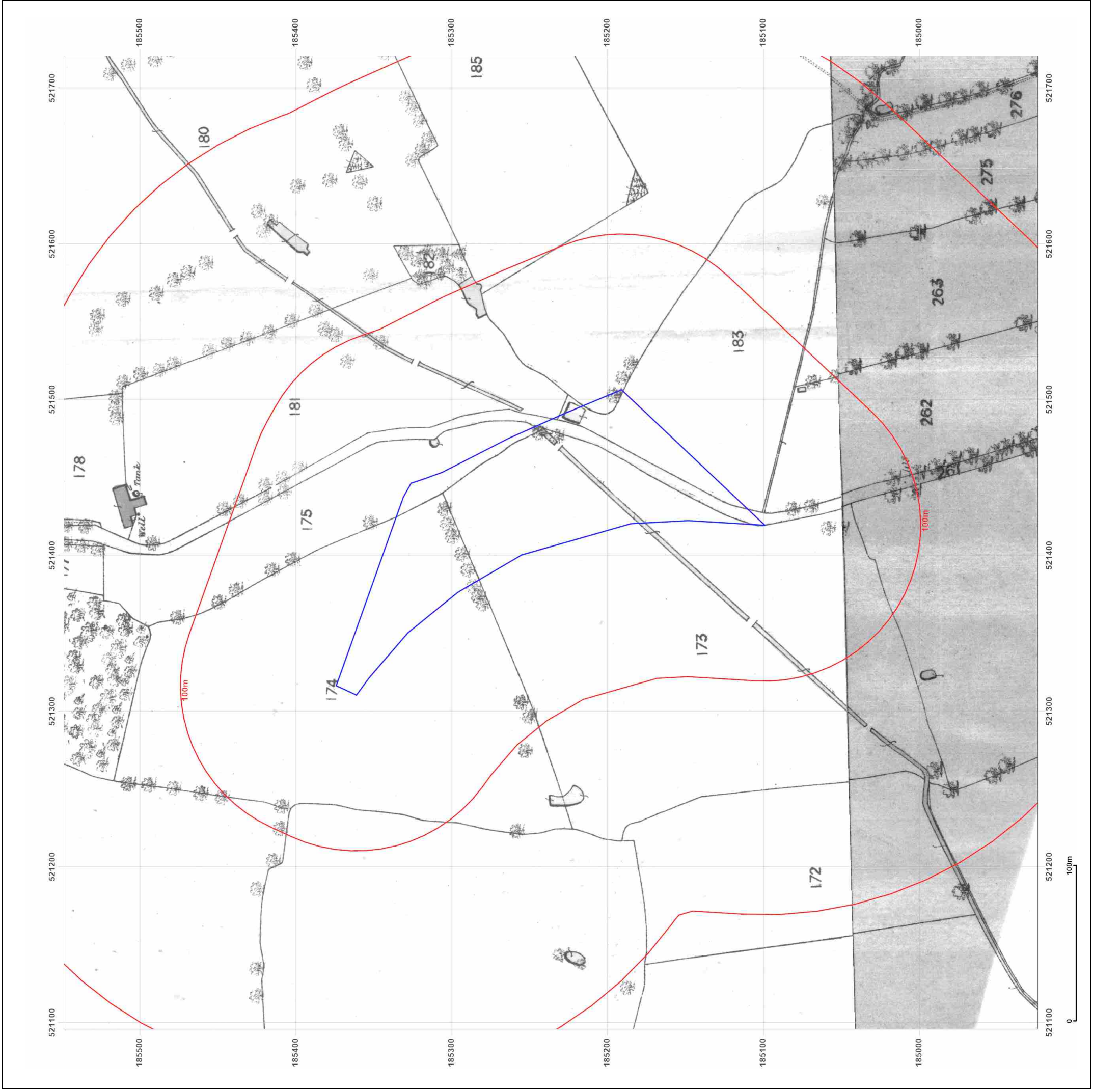


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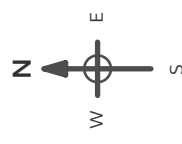
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Grid Ref: 521408, 185236

Map Name: 1056 Scale Town Plan

Map date: 1896

Scale: 1:1,056

Printed at: 1:1,056



Surveyed 1893
Revised N/A
Edition 1896
Copyright N/A
Levelled N/A

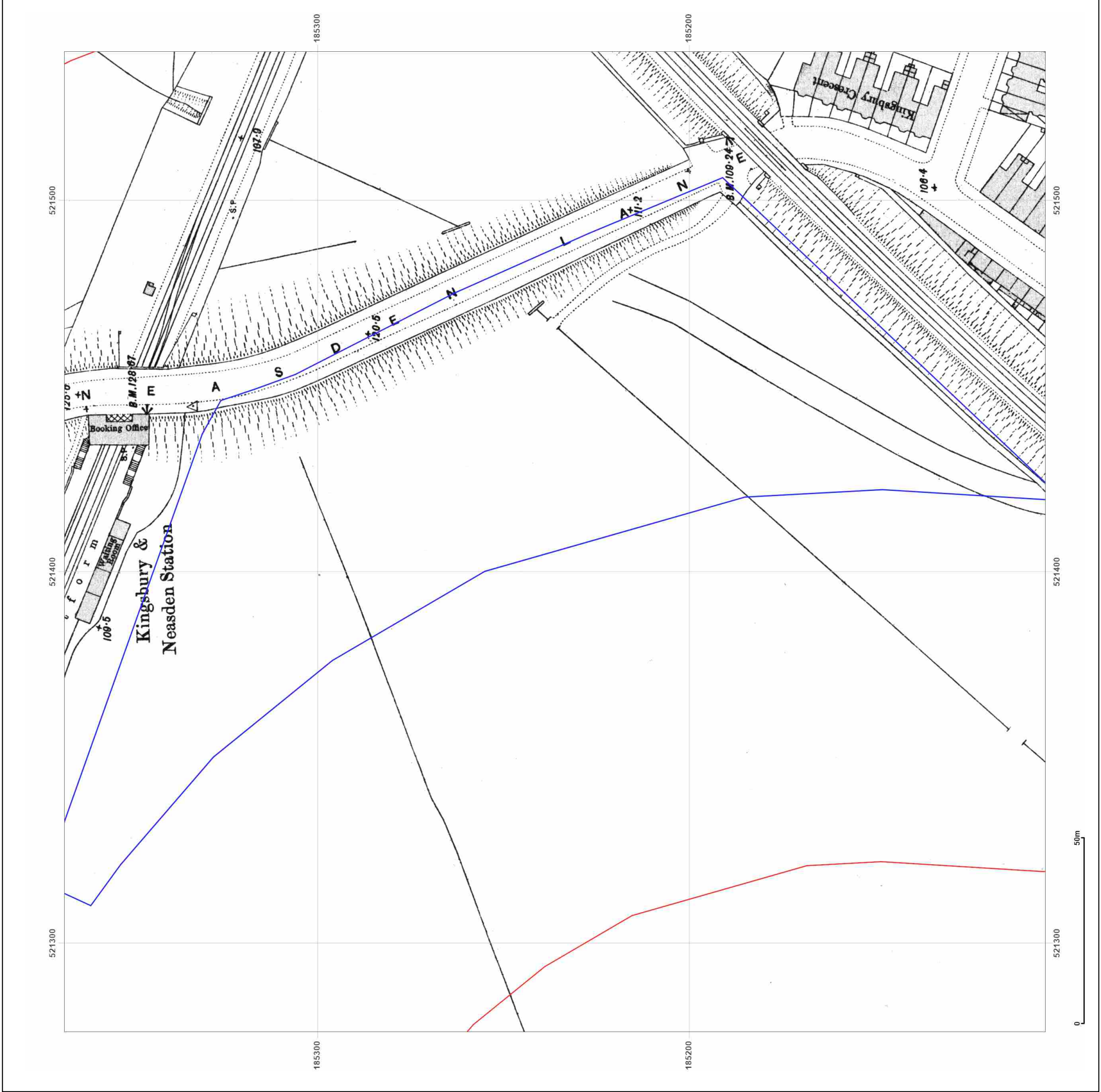


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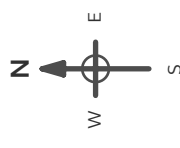
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Grid Ref: 521408, 185236

Map Name: County Series

Map date: 1896

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1891
Revised 1894
Edition 1896
Copyright N/A
Levelled N/A

Surveyed 1896
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A



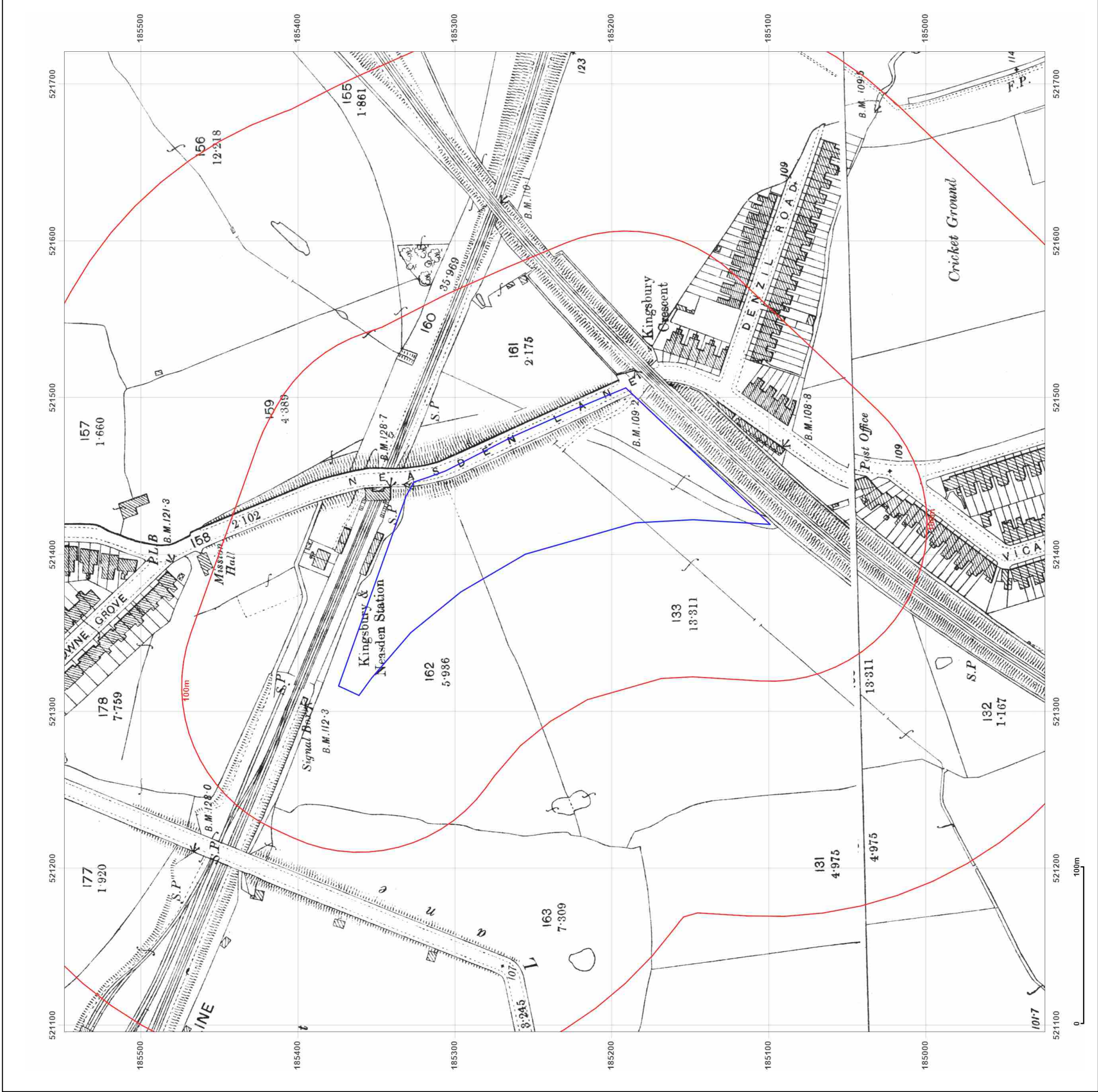
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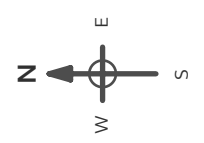
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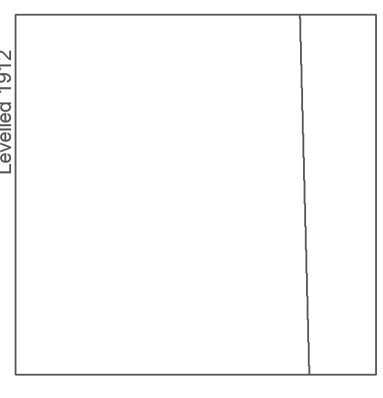
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Client Ref: 5568 - Neasden
Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: County Series
Map date: 1914
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1864
 Revised 1912
 Edition 1914
 Copyright N/A
 Levelled 1912

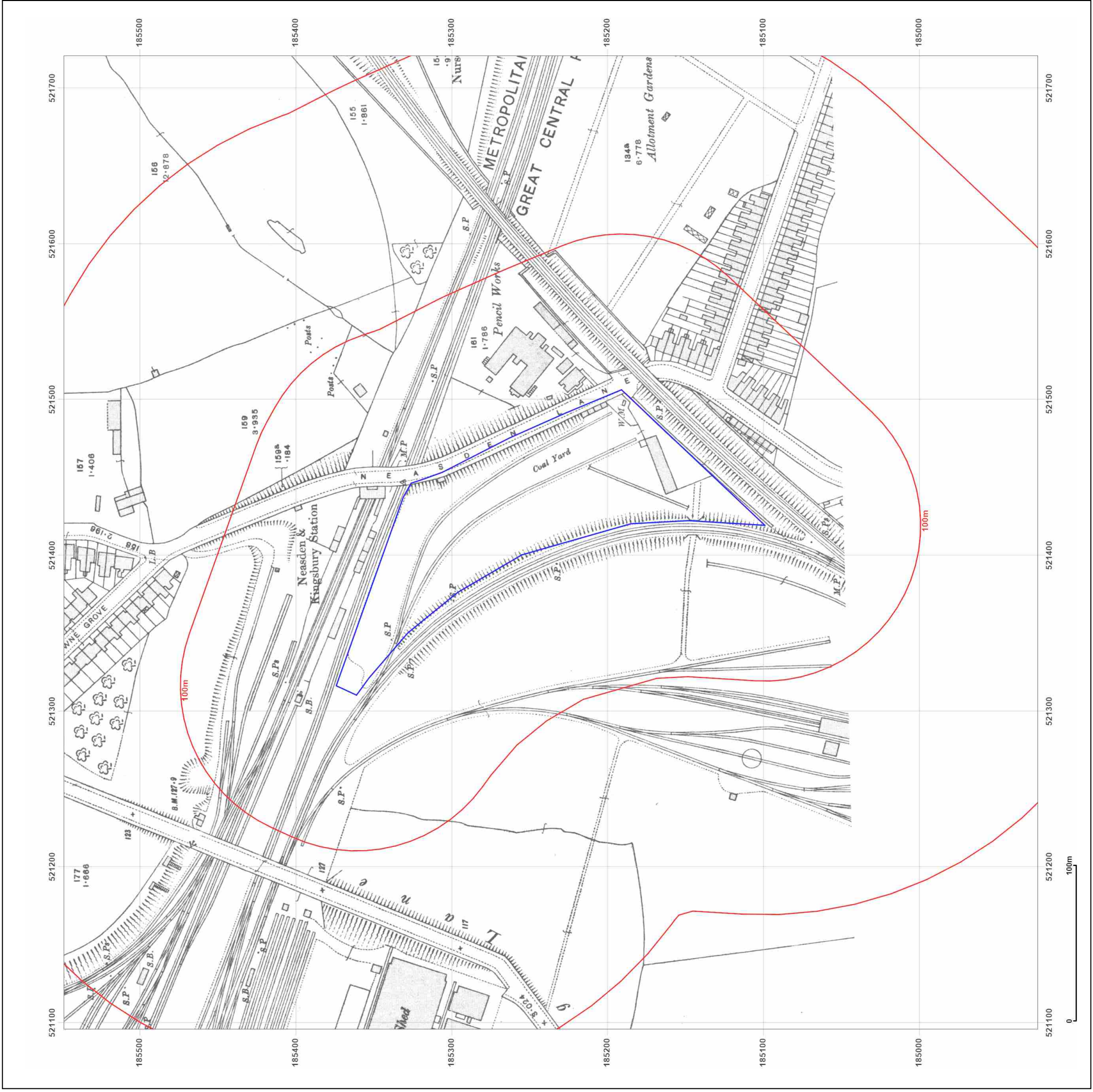


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Site Details:
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 NEASDEN LANE, LONDON,
 NW10 2UG

Client Ref: 5568 - Neasden
Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: County Series
Map date: 1935-1938
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1864
 Revised 1936
 Edition 1938
 Copyright 1938
 Levelled 1932

Surveyed 1935 Revised 1935 Edition N/A Copyright N/A Levelled N/A



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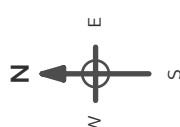
Client Ref: 5568 - Neasden
Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: National Grid

Map date: 1954

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1954 Revised 1954 Edition N/A Copyright N/A Levelled 1953	Surveyed 1954 Revised 1954 Edition N/A Copyright N/A Levelled 1953
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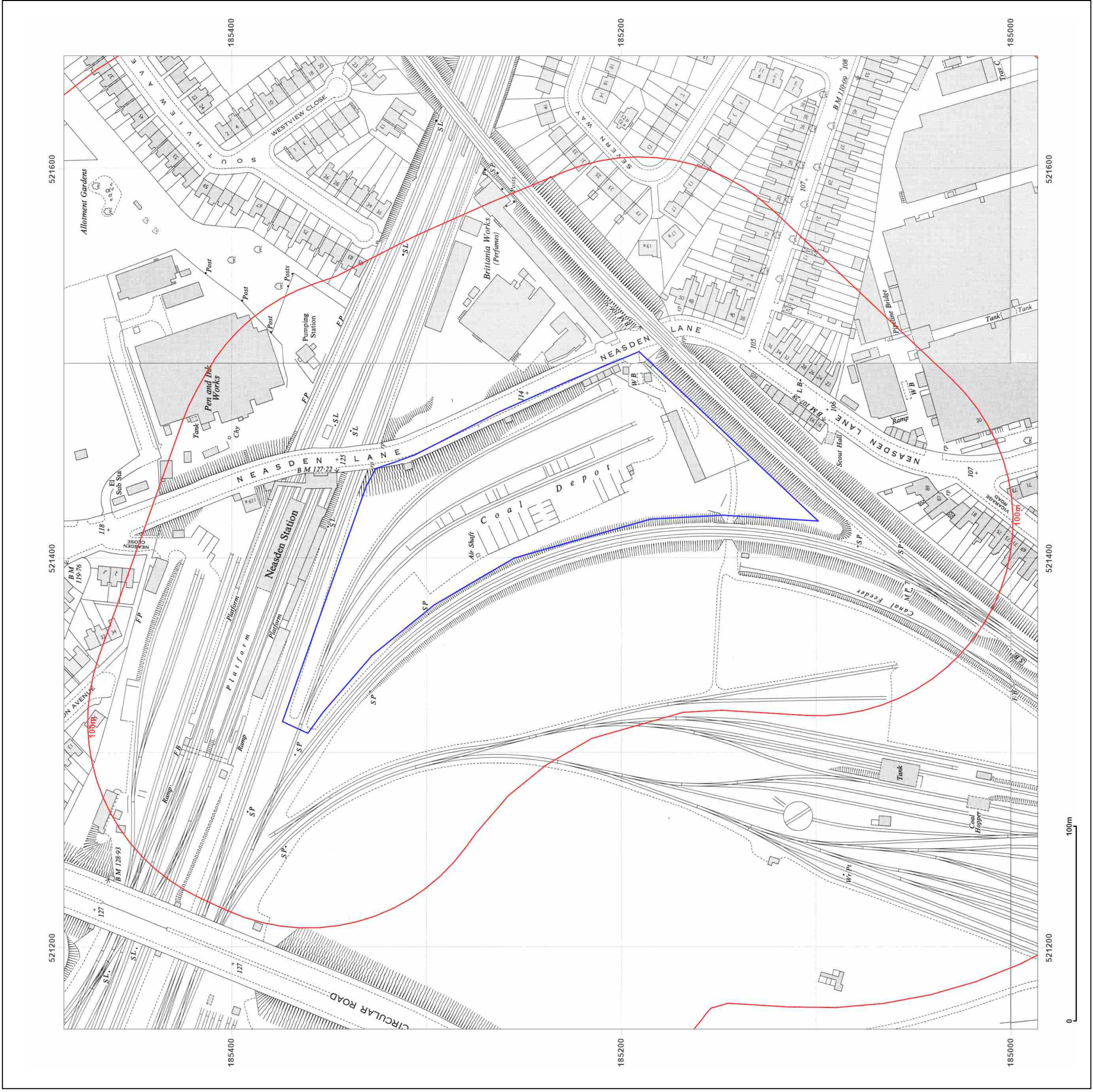
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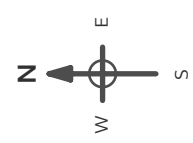
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Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: National Grid

Map date: 1955

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A
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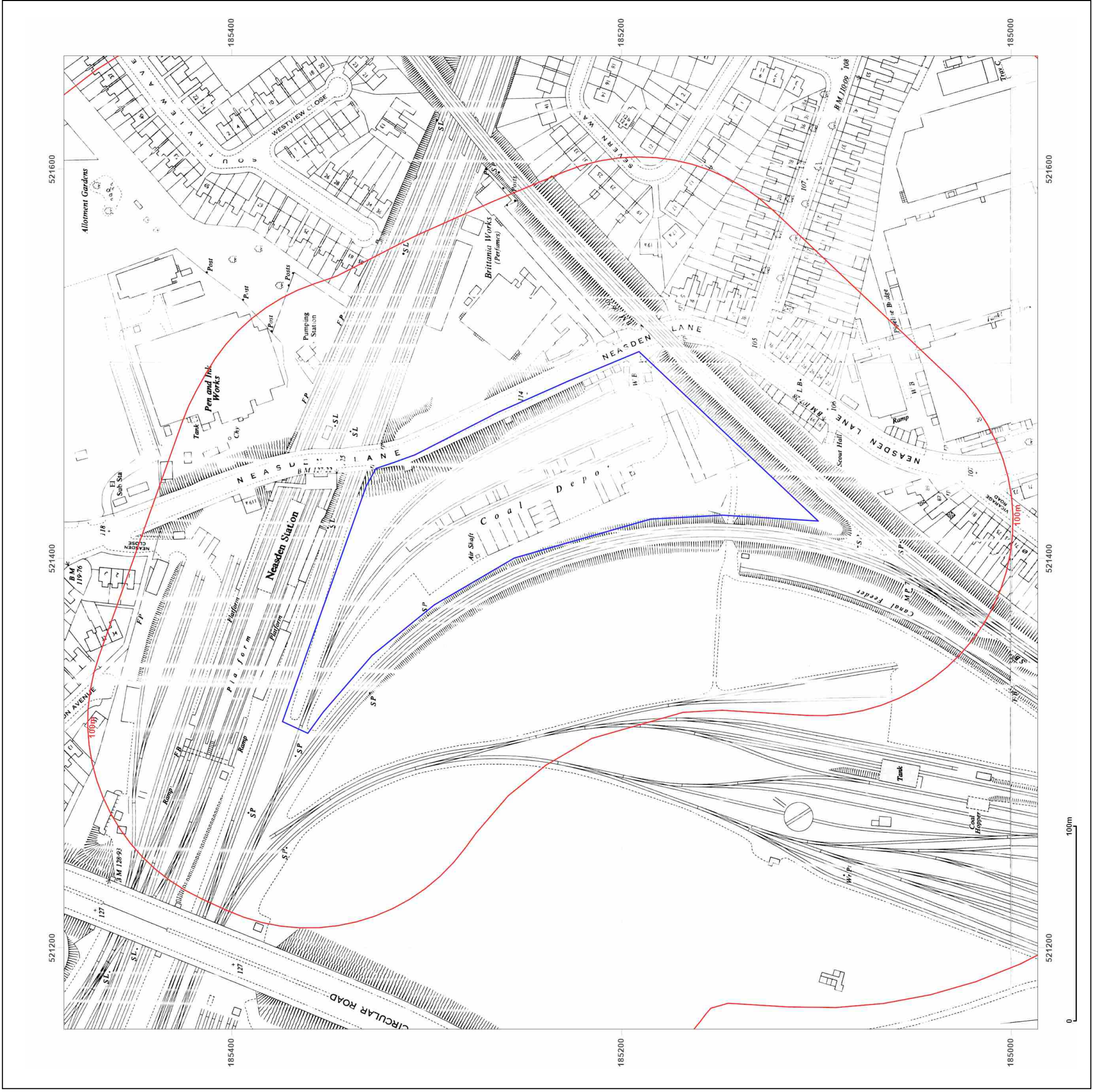


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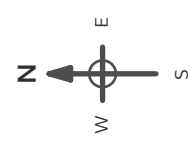
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Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: National Grid

Map date: 1955-1956

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1954	Surveyed 1954
Revised 1954	Revised 1954
Edition 1956	Edition 1955
Copyright N/A	Copyright N/A
Levelled 1953	Levelled 1953

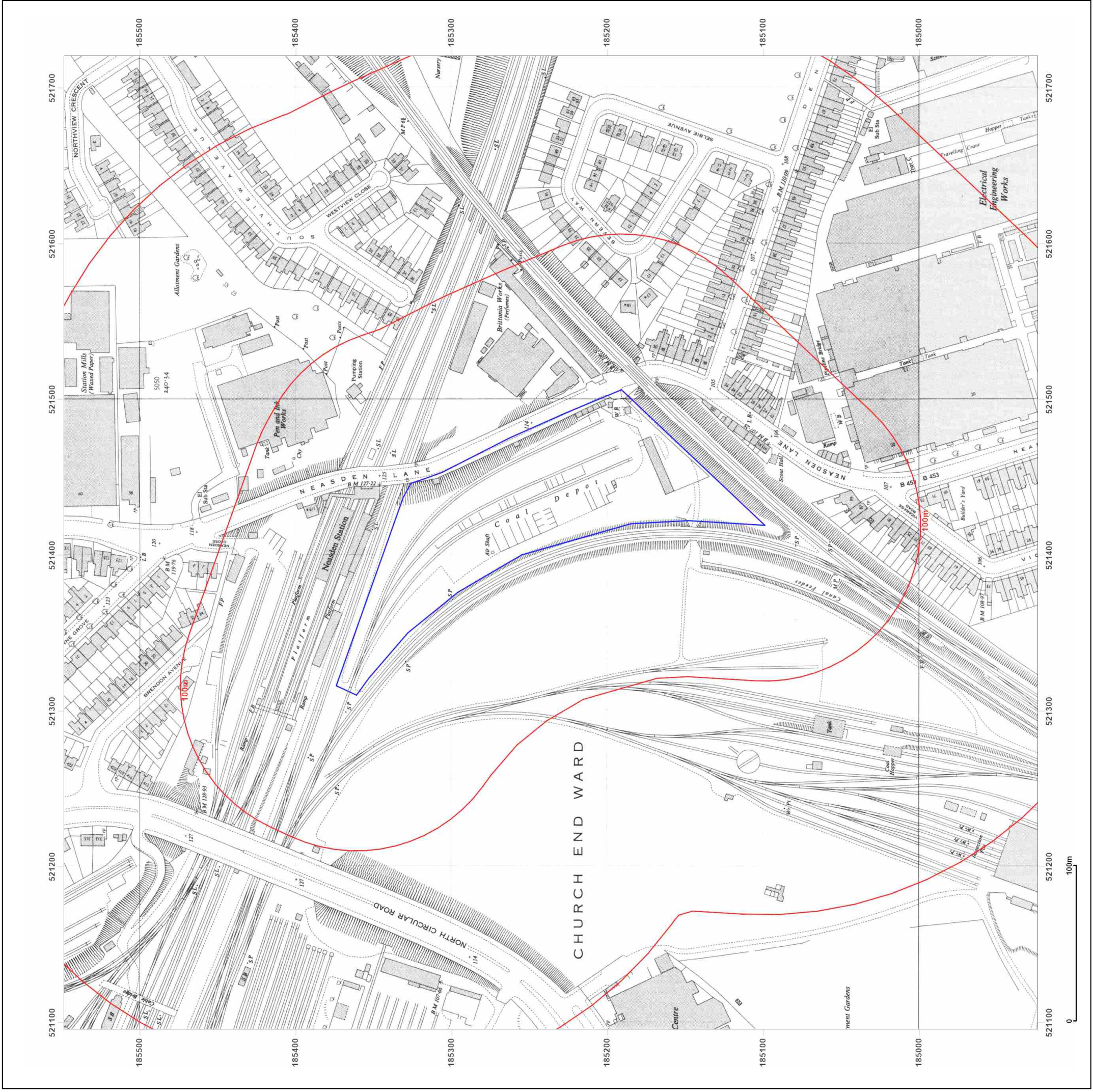


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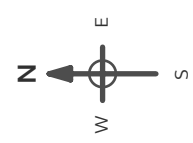
Client Ref: 5568 - Neasden
Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: National Grid

Map date: 1970-1973

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1954 Revised 1971 Edition N/A Copyright 1972 Levelled 1953	Surveyed N/A Revised N/A Edition N/A Copyright 1973 Levelled N/A
Surveyed 1954 Revised 1969 Edition N/A Copyright 1970 Levelled 1956	Surveyed 1954 Revised 1971 Edition N/A Copyright 1972 Levelled 1953

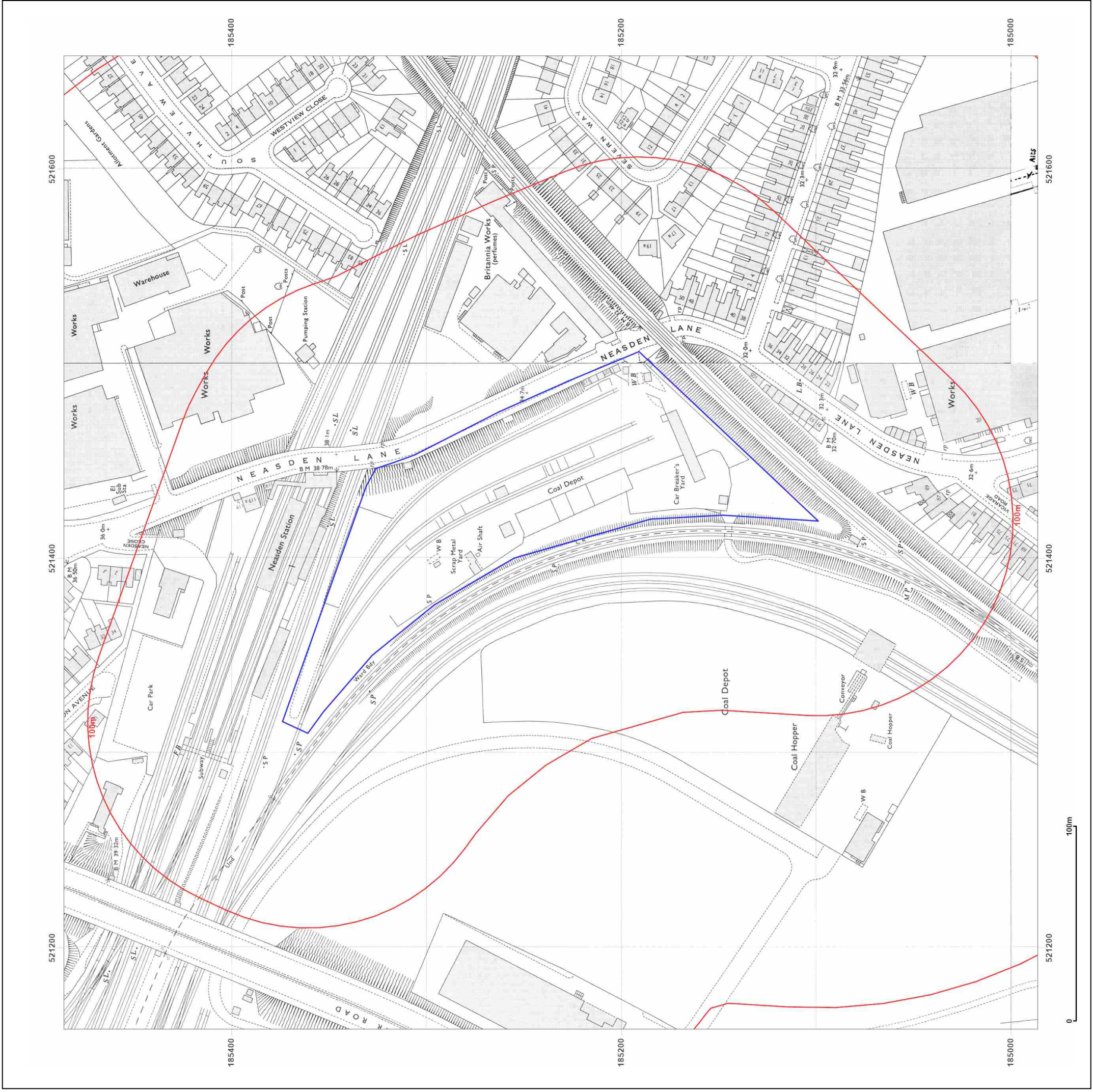


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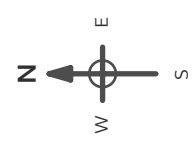
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Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: National Grid

Map date: 1973-1976

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1975 Levelled N/A	Surveyed 1954 Revised 1975 Edition N/A Copyright 1976 Levelled 1974
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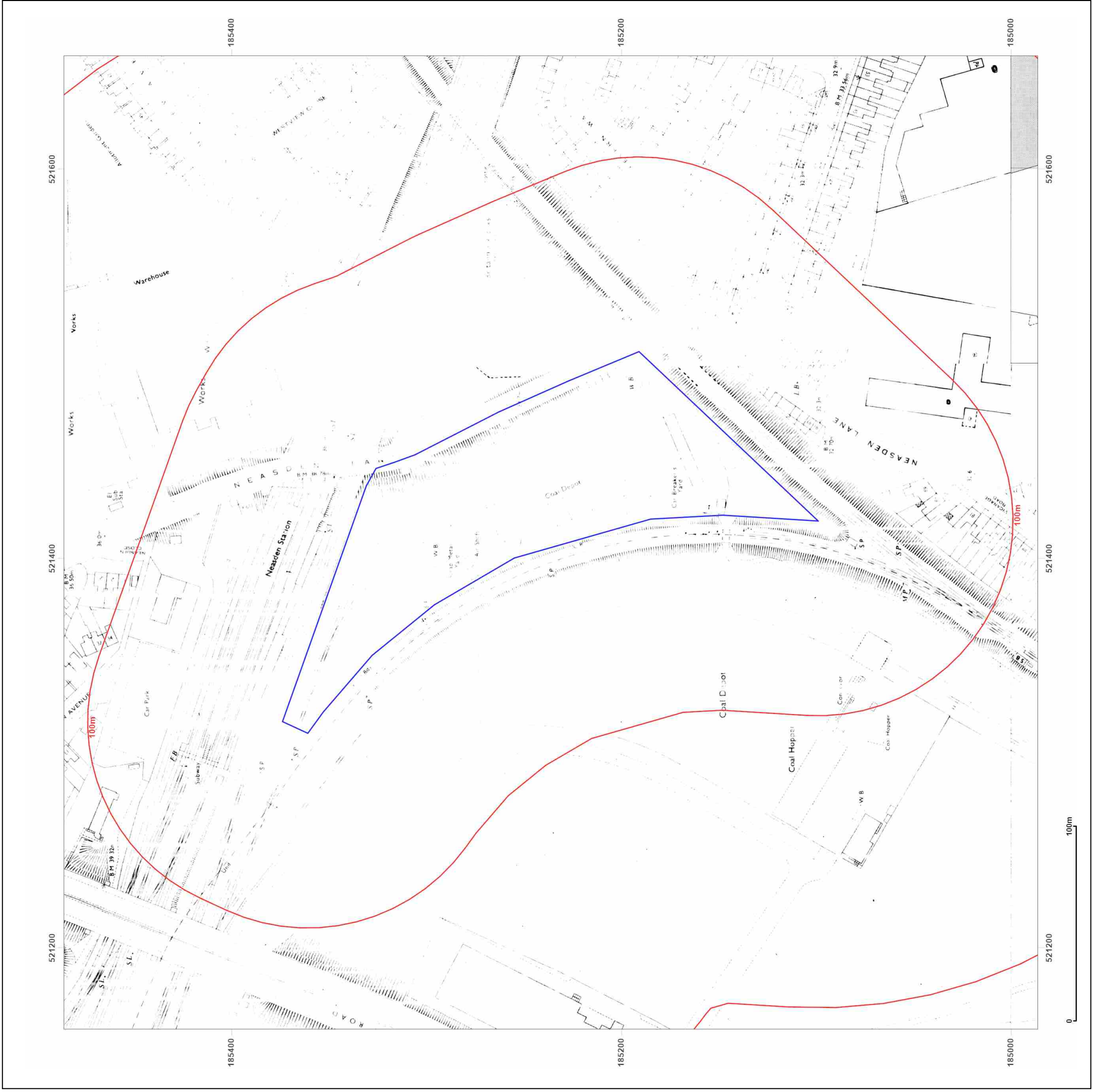


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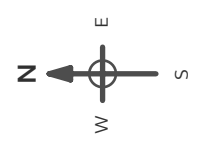
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 NW10 2UG

Client Ref: 5568 - Neasden
Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: National Grid
Map date: 1976-1978
Scale: 1:1,250
Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1978 Levelled N/A	Surveyed 1954 Revised 1975 Edition N/A Copyright 1976 Levelled 1974
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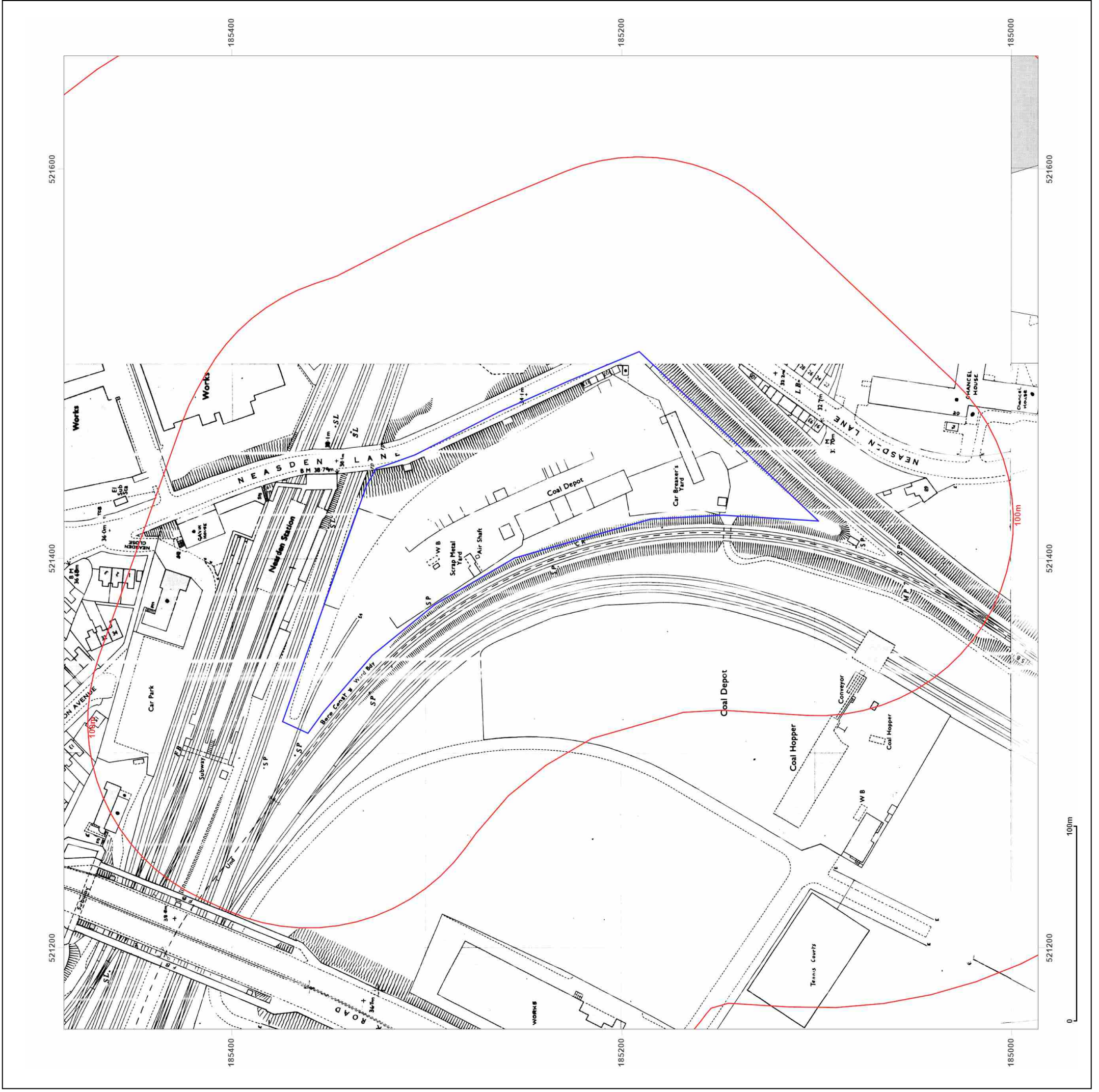
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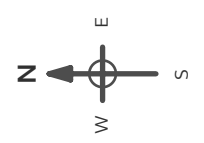
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Client Ref: 5568 - Neasden
Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: National Grid
Map date: 1983-1987
Scale: 1:1,250
Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1987 Levelled 1975	Surveyed 1954 Revised 1982 Edition N/A Copyright 1983 Levelled 1974
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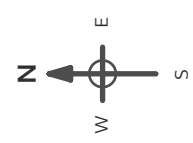
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Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: National Grid

Map date: 1991

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1991 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1991 Levelled N/A
Surveyed N/A Revised N/A Edition N/A Copyright 1991 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1991 Levelled N/A



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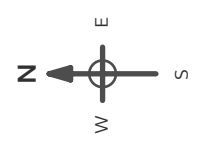
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Client Ref: 5568 - Neasden
Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: National Grid
Map date: 1991
Scale: 1:1,250
Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1991 Levelled N/A	Surveyed 1991 Revised 1991 Edition N/A Copyright 1991 Levelled N/A
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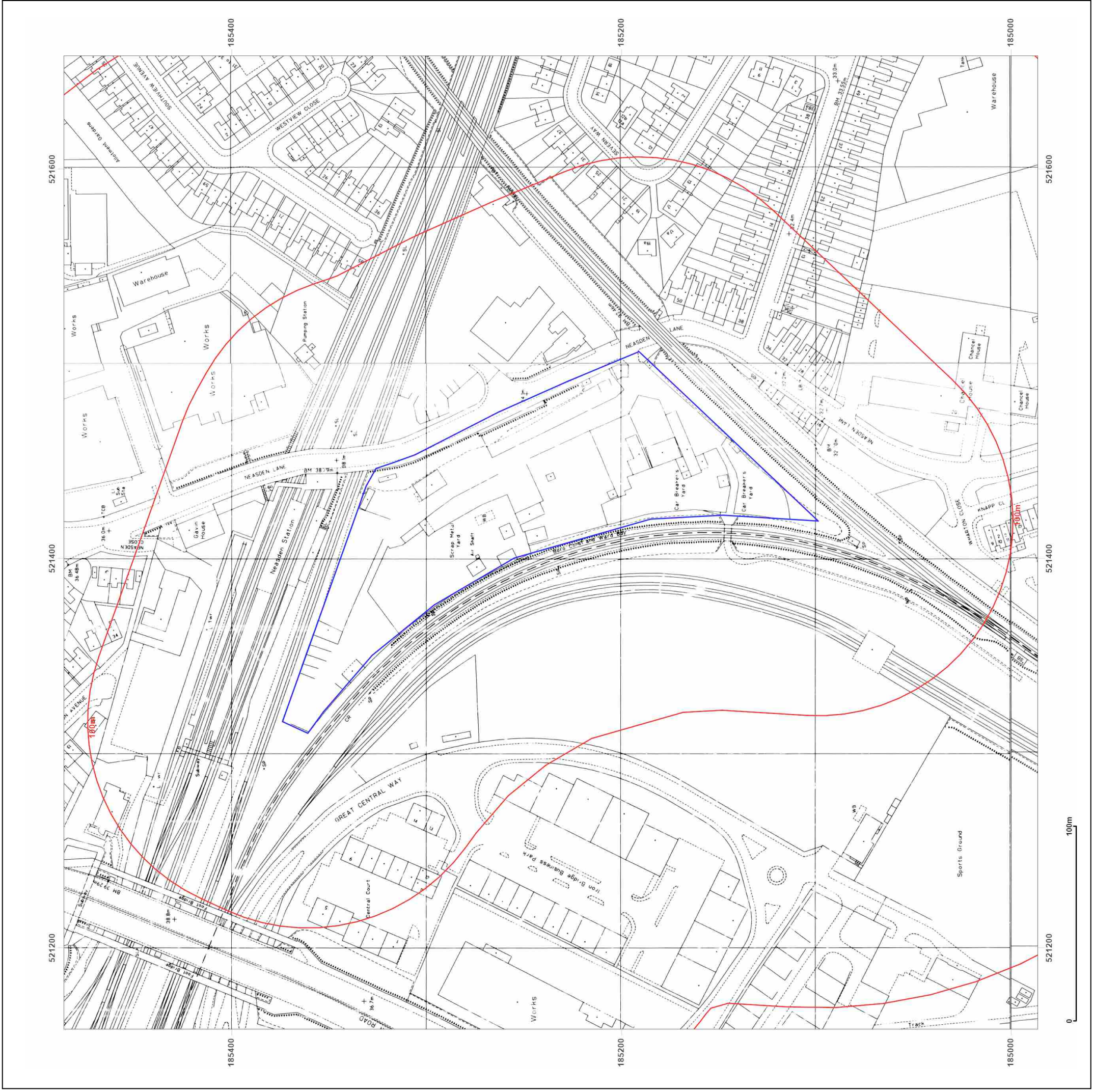


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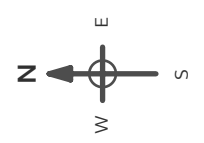
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Client Ref: 5568 - Neasden
Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: National Grid
Map date: 1991-1993
Scale: 1:1,250
Printed at: 1:2,000



Surveyed 1991 Revised 1991 Edition N/A Copyright 1991 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A
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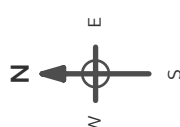
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Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: National Grid

Map date: 1991-1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1991 Revised 1991 Edition N/A Copyright 1991 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A
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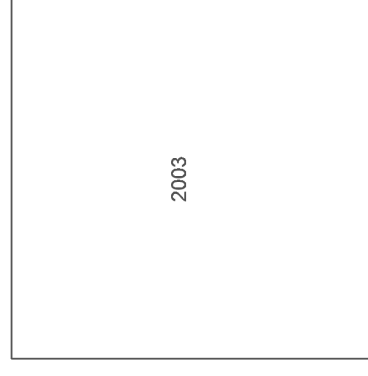
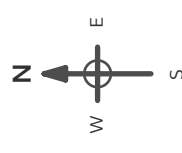
Client Ref: 5568 - Neasden
Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003

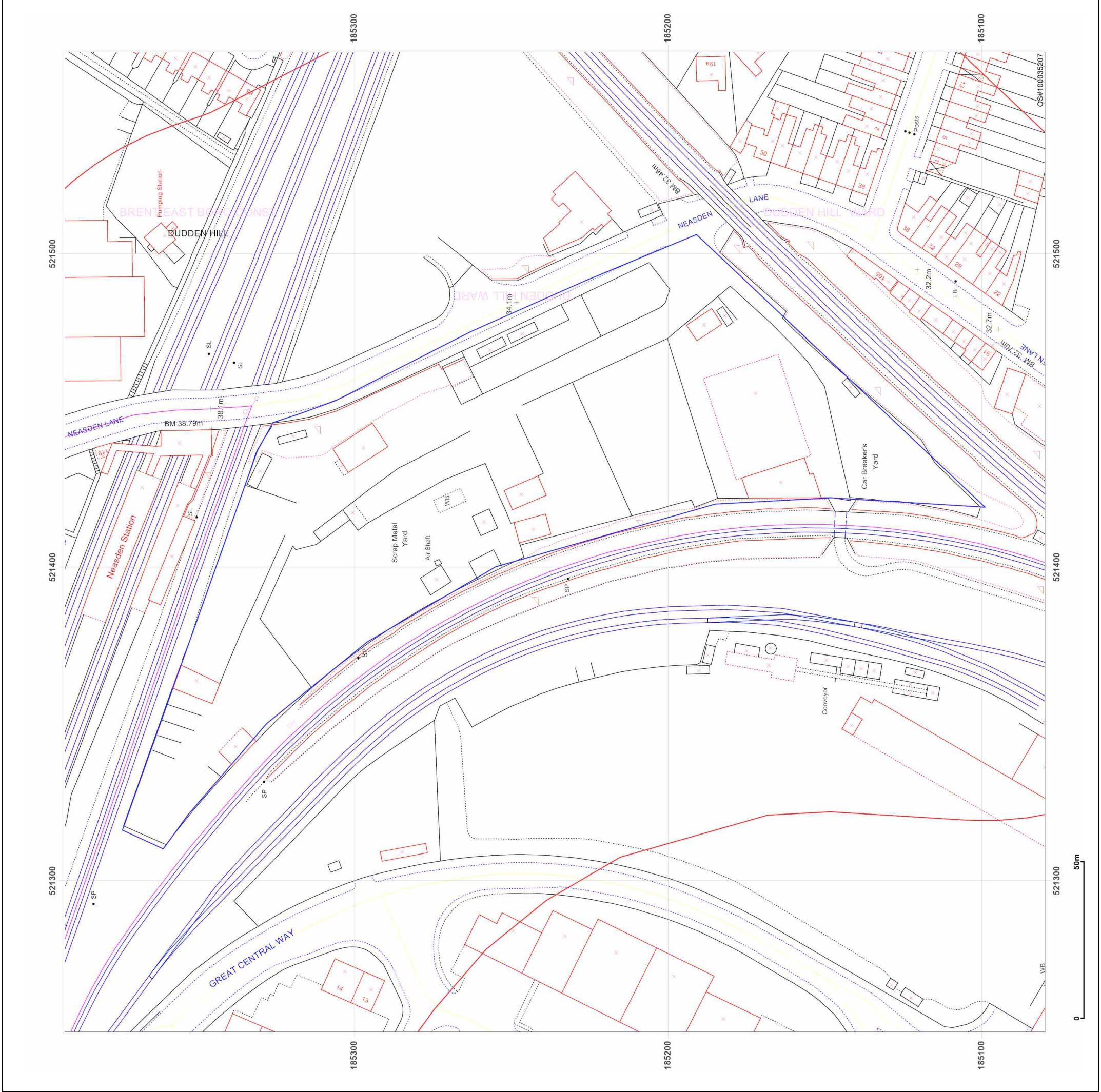


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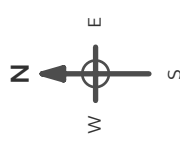
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Grid Ref: 521408, 185236

Map Name: County Series

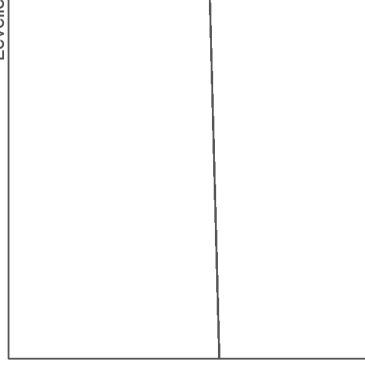
Map date: 1873-1874

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1865
Revised N/A
Edition 1873
Copyright N/A
Levelled N/A



Surveyed 1866
Revised 1874
Edition N/A
Copyright N/A
Levelled N/A



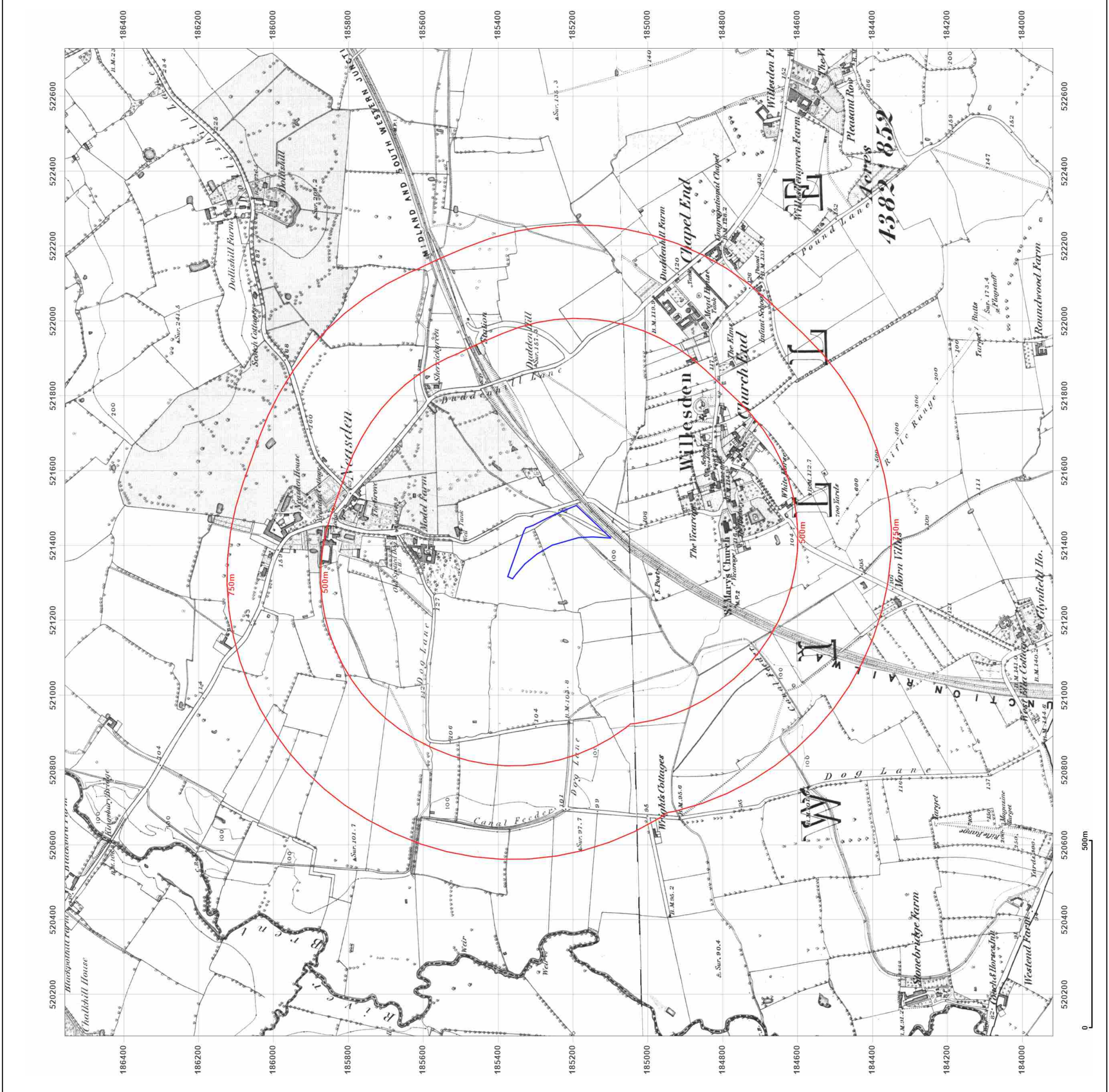
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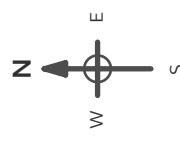
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Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: County Series

Map date: 1895

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1865
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1868
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A



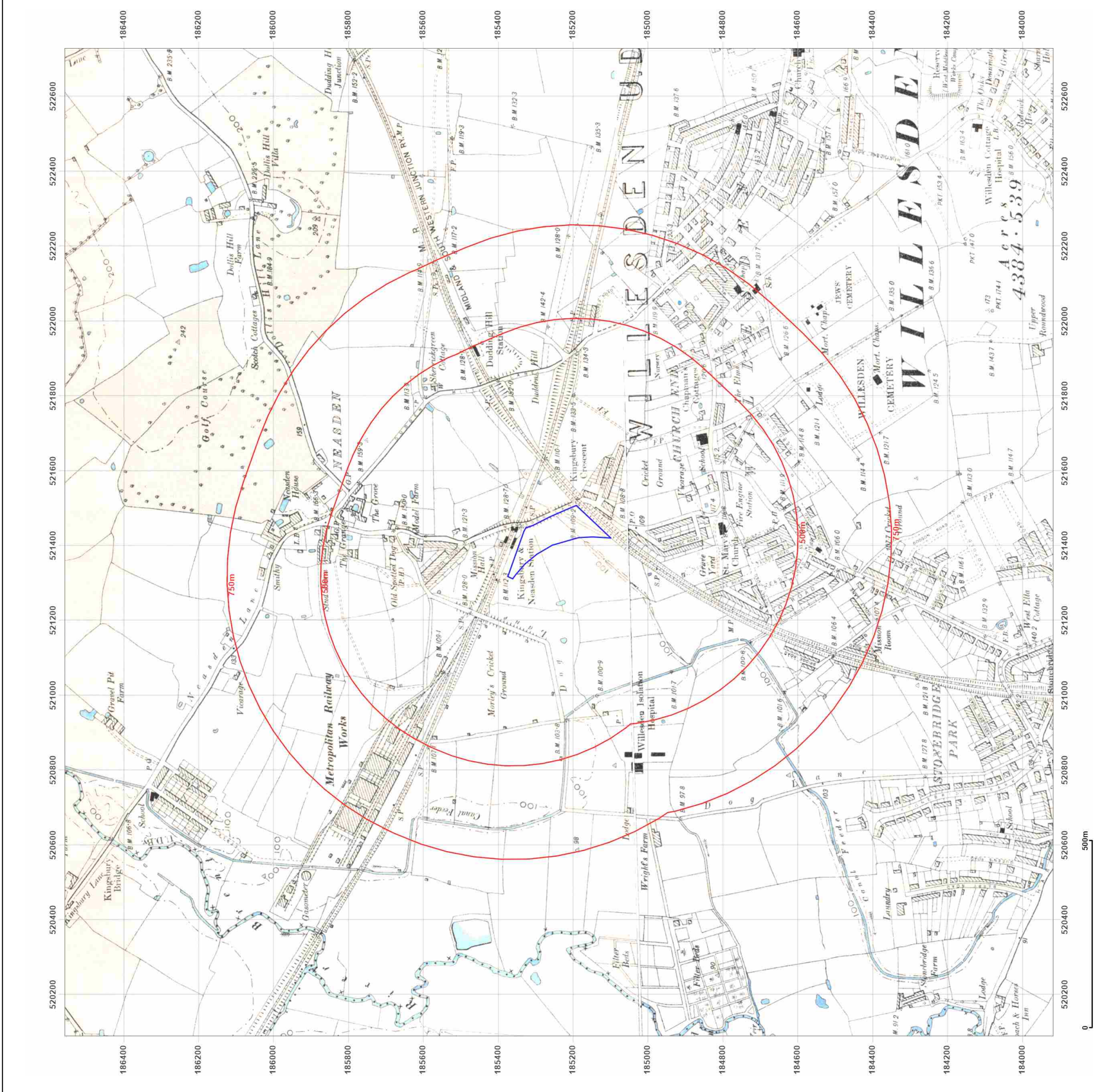
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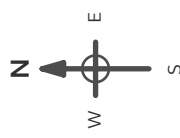
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Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: County Series

Map date: 1896

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1864
Revised 1895
Edition 1896
Copyright N/A
Levelled N/A

Surveyed 1864
Revised 1895
Edition 1896
Copyright N/A
Levelled N/A



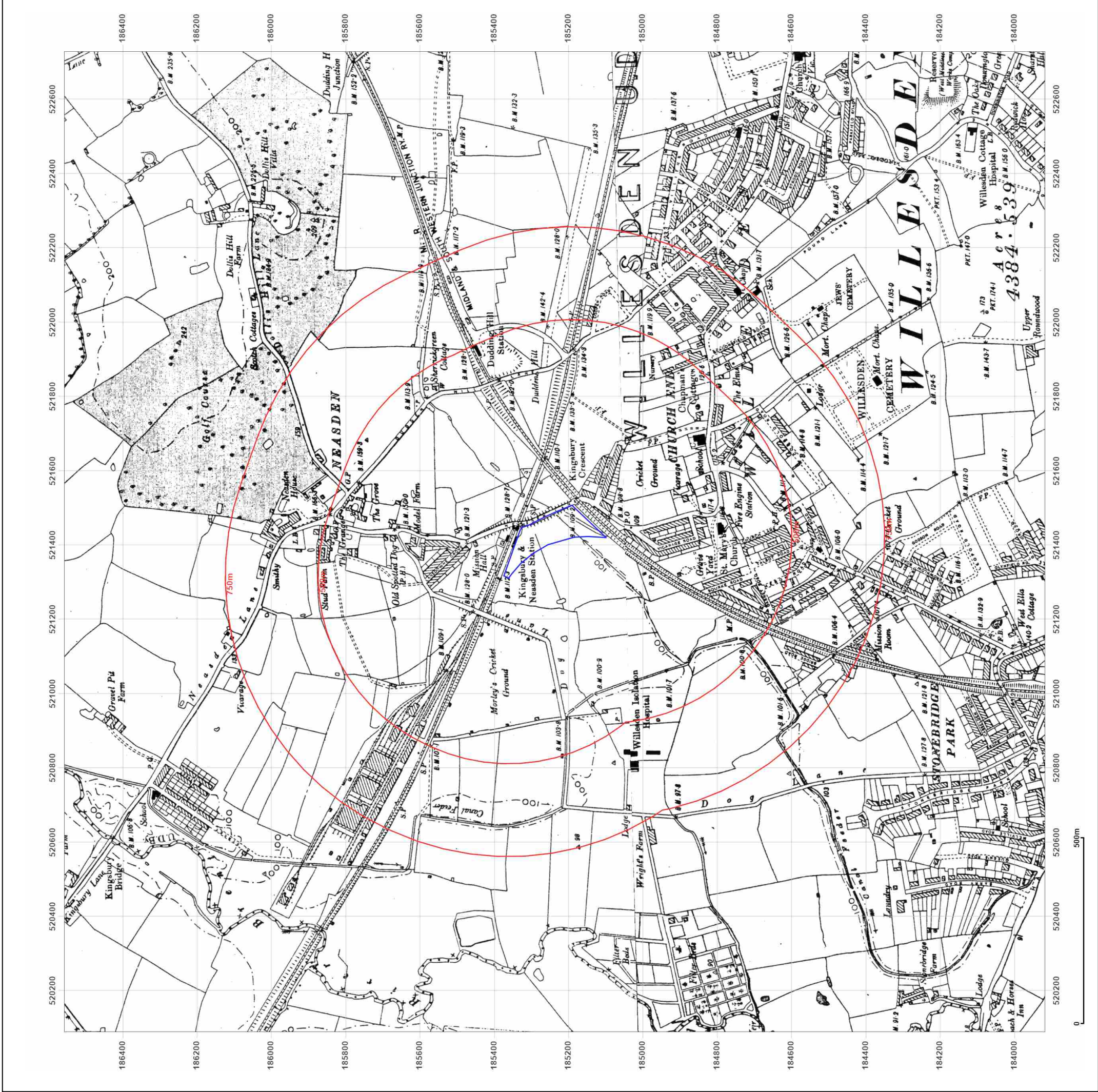
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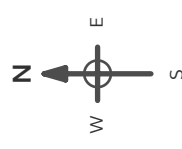
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Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: County Series

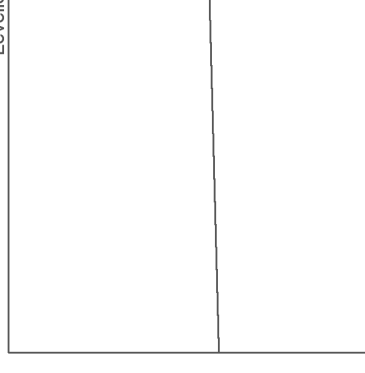
Map date: 1920

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1865
Revised 1920
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1865
Revised 1920
Edition N/A
Copyright N/A
Levelled N/A



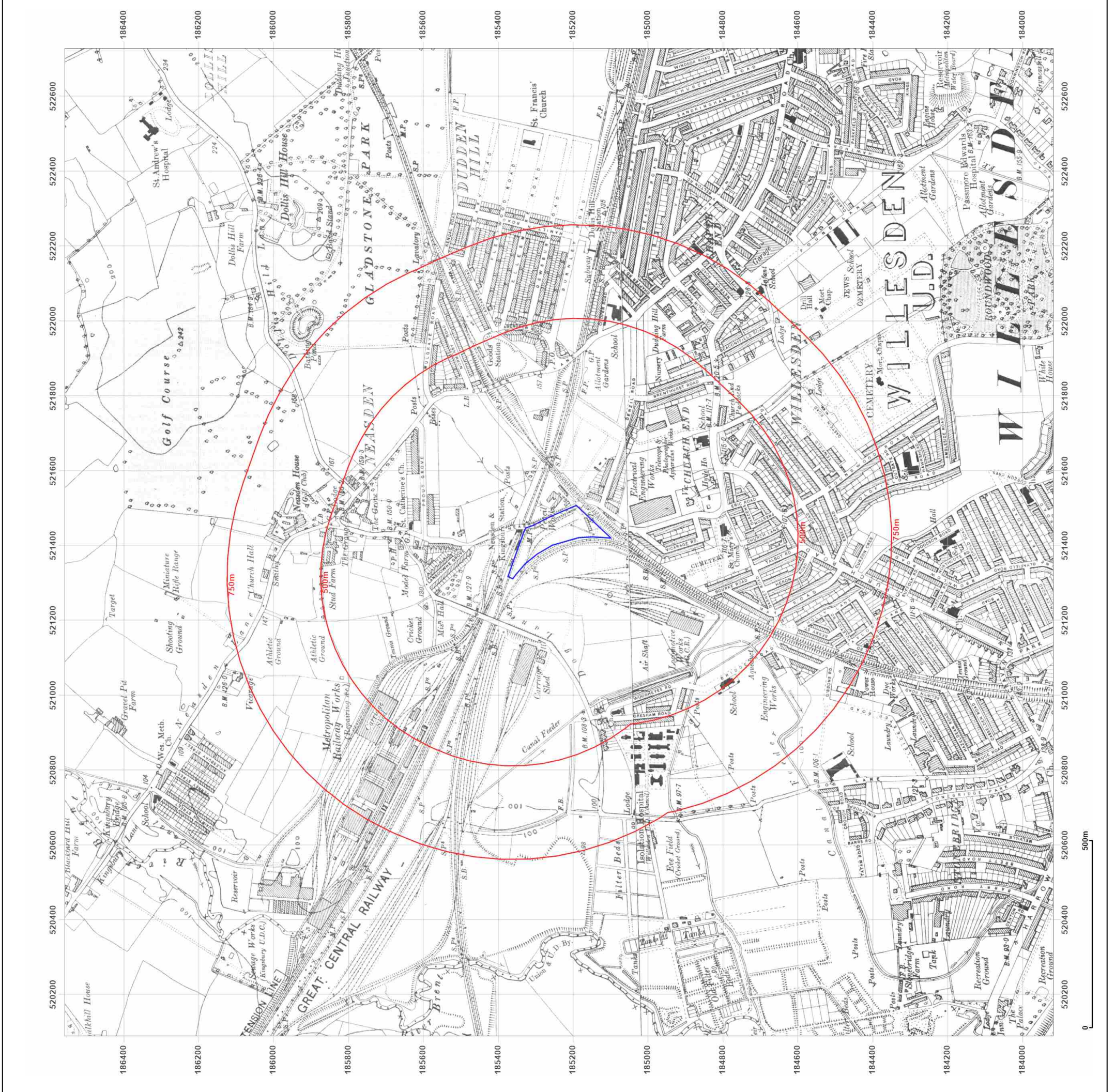
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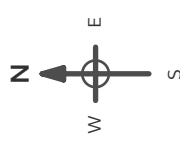
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Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

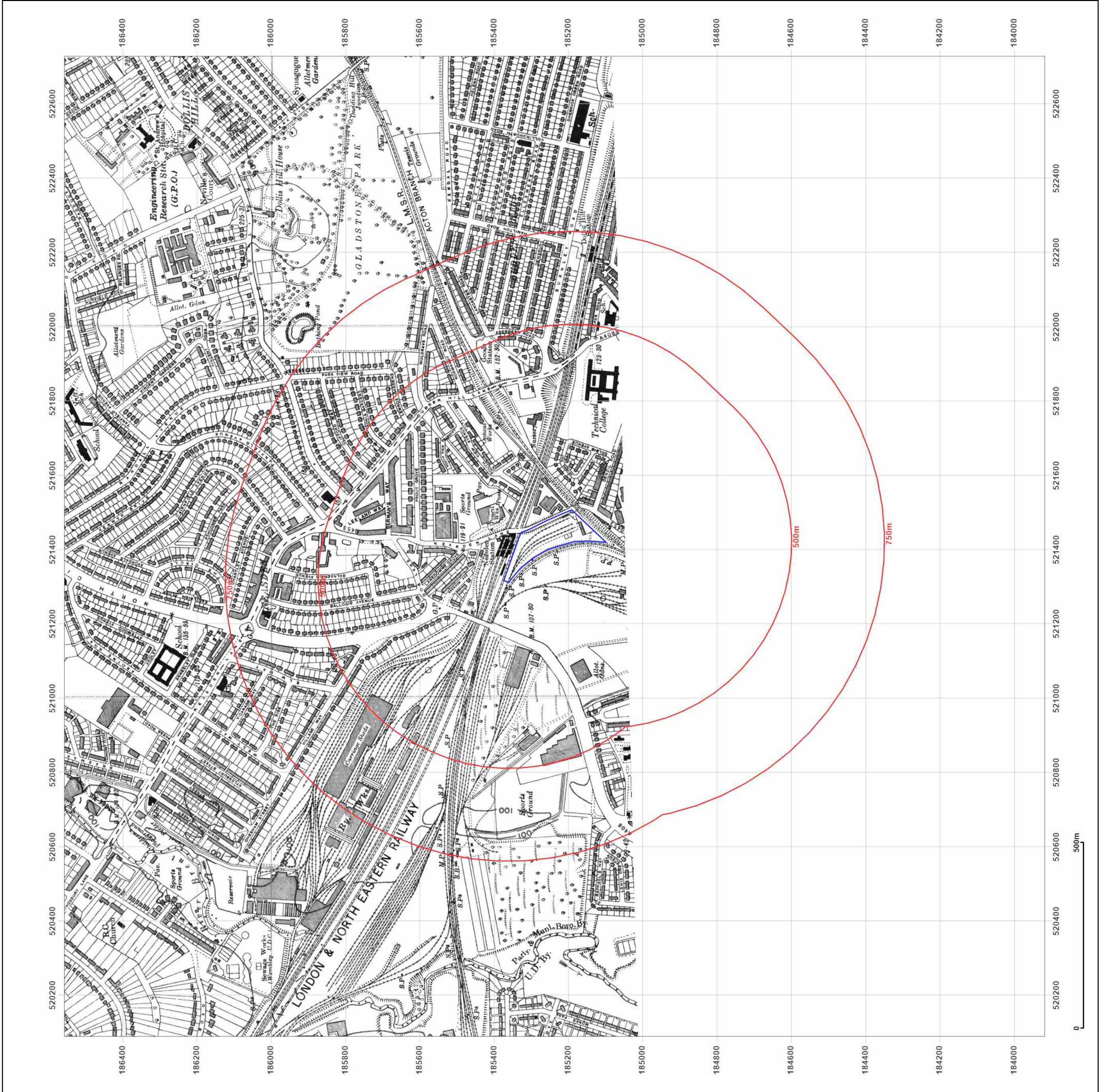


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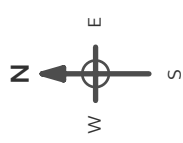
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Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: County Series

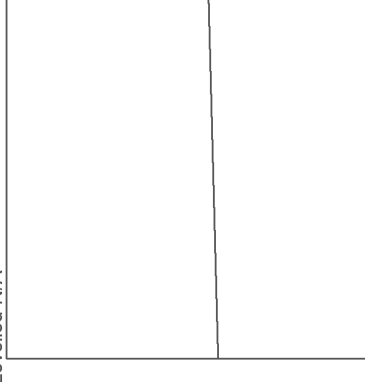
Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1864
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



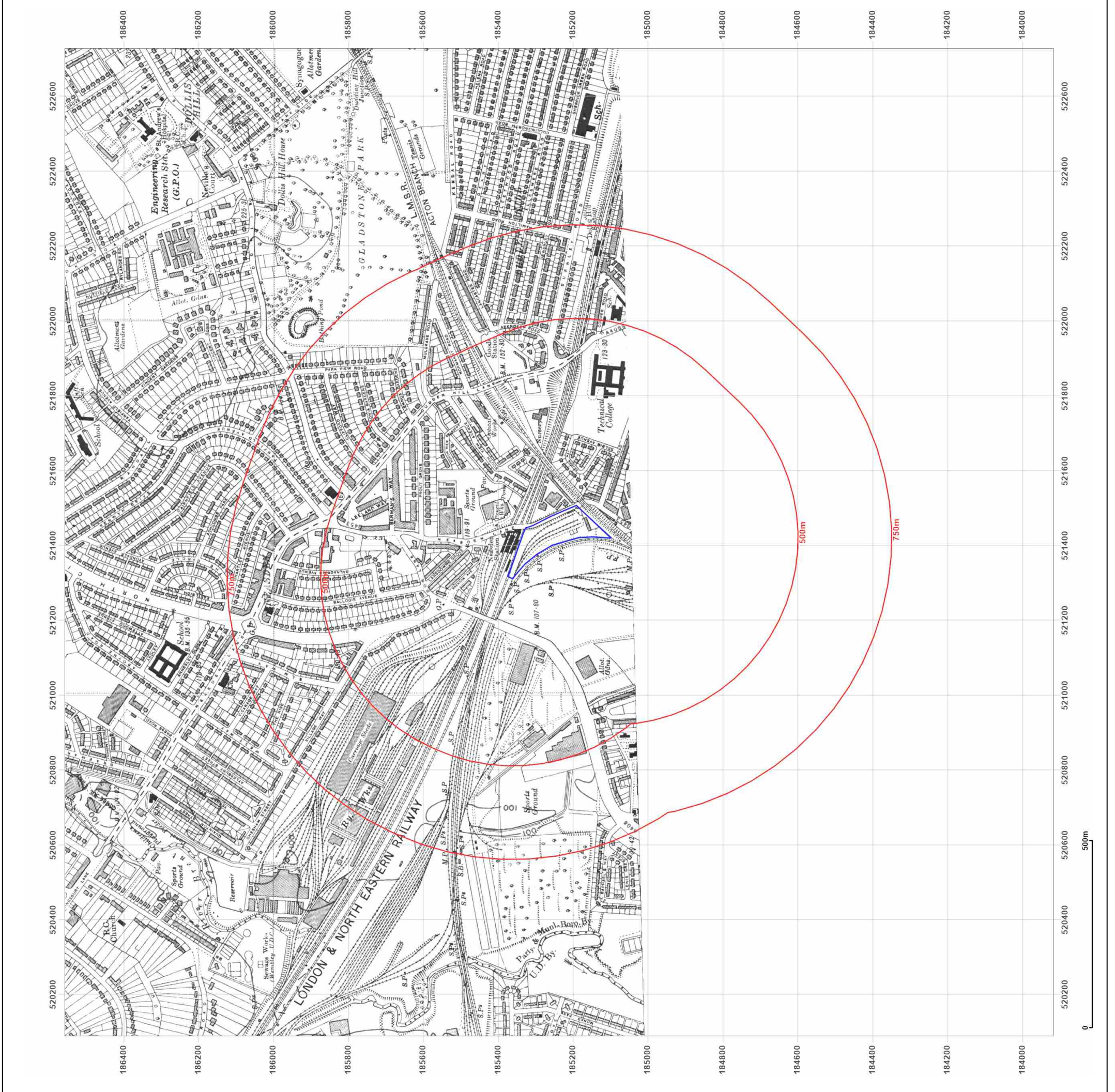
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Production date: 19 May 2022

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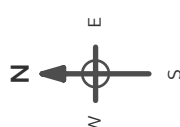
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Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: Provisional

Map date: 1951

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1940
Revised 1949
Edition N/A
Copyright 1951
Levelled 1935

Surveyed N/A
Revised 1948
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Site Details:

LONDON SKIPS & CONTAINERS,
NEASDEN GOODS DEPOT,
NEASDEN LANE, LONDON,
NW10 2UG

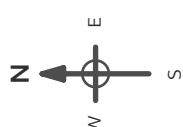
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Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: Provisional

Map date: 1957

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1957
Edition N/A
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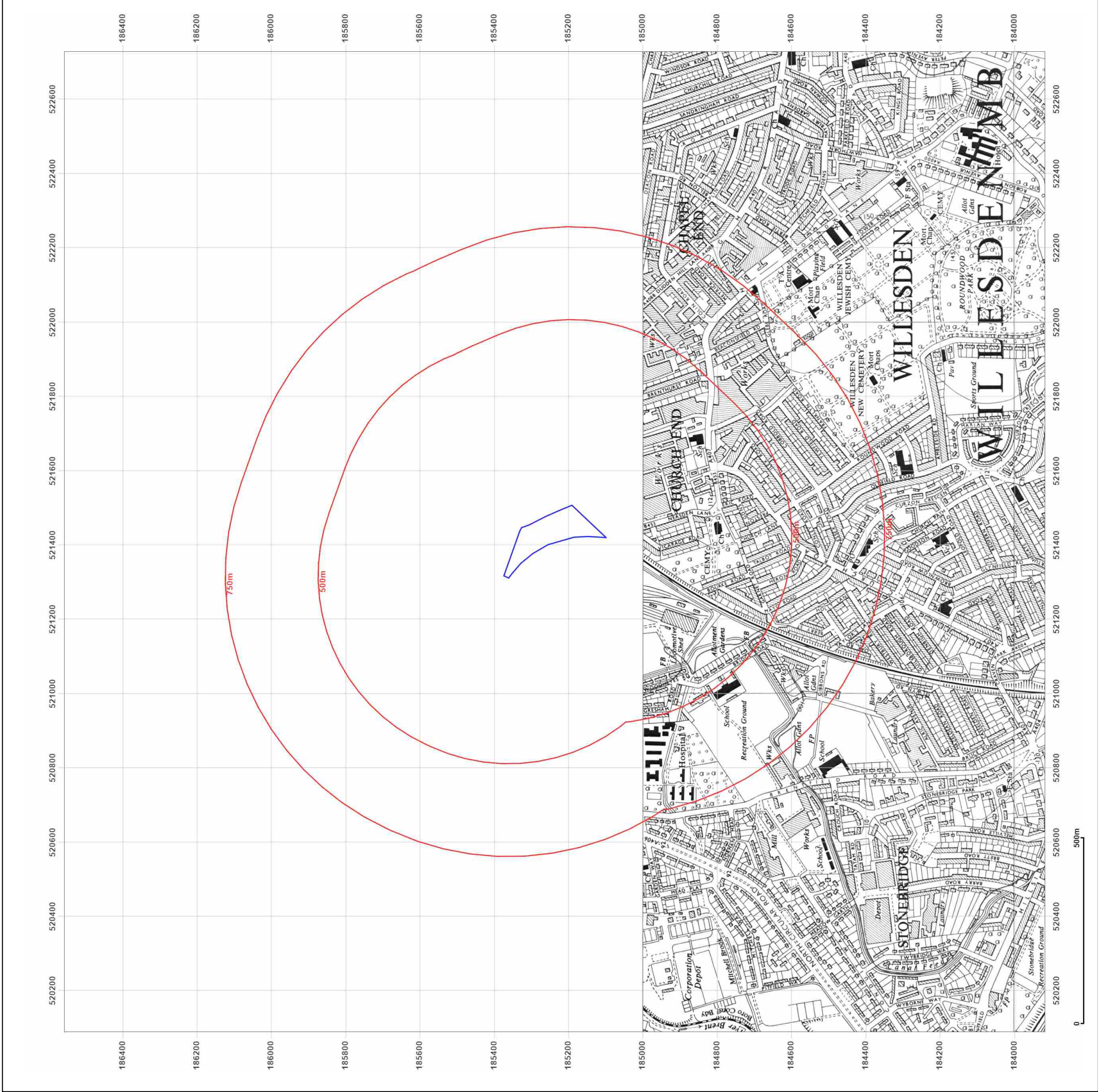
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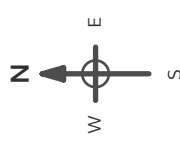
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Report Ref: GS-8761783
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Map Name: Provisional

Map date: 1966-1967

Scale: 1:10,560

Printed at: 1:10,560



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Edition N/A
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Surveyed 1965
Revised 1965
Edition N/A
Copyright 1967
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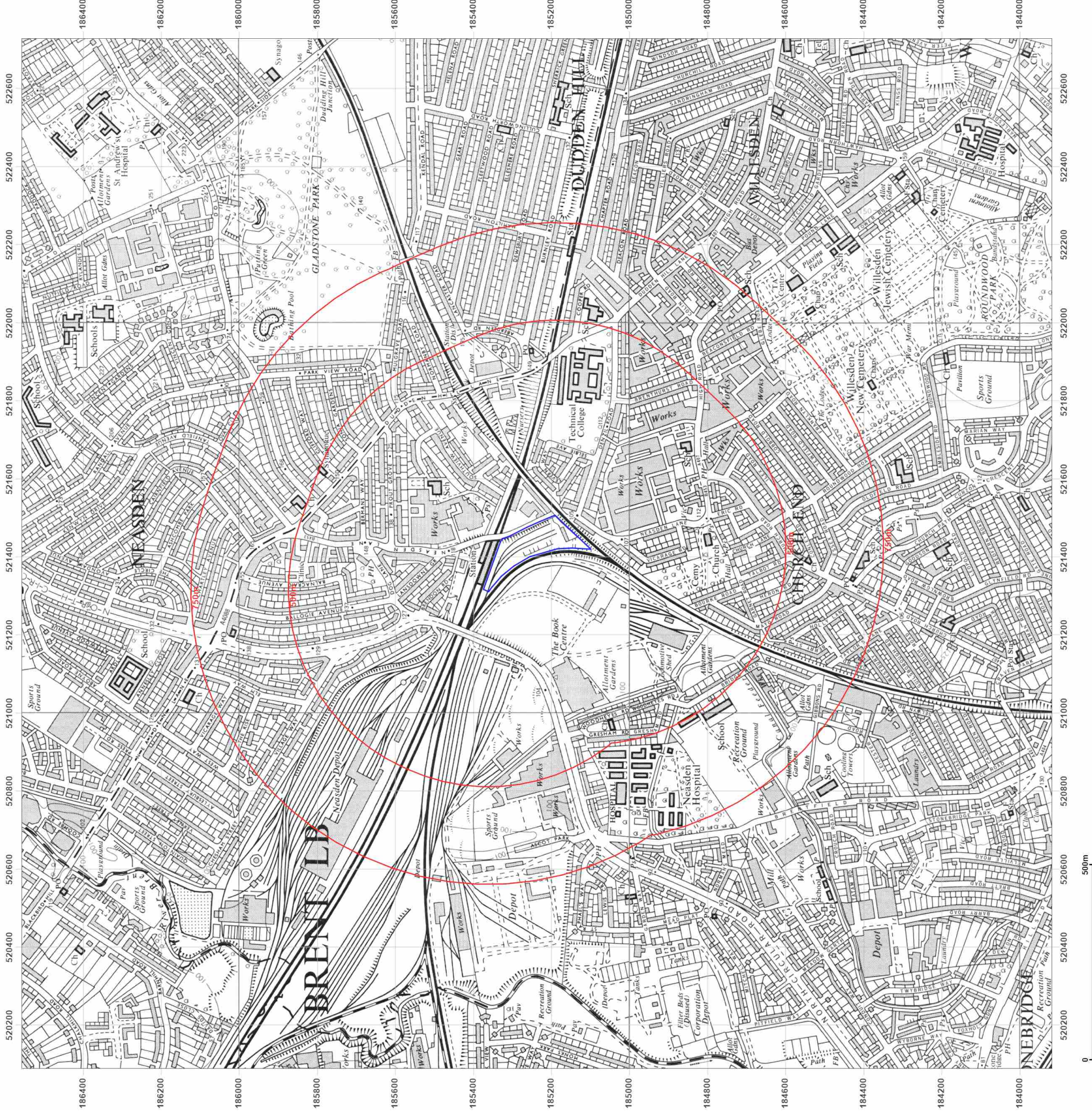
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Site Details:

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NW10 2UG

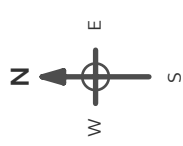
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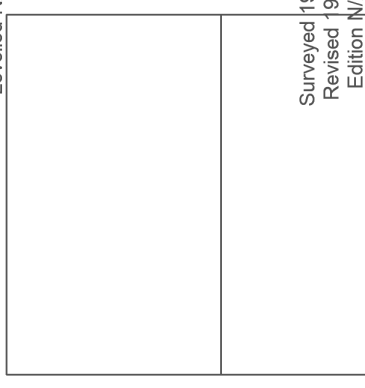
Map date: 1973-1976

Scale: 1:10,000

Printed at: 1:10,000



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Edition N/A
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Surveyed 1973
Revised 1973
Edition N/A
Copyright N/A
Levelled N/A



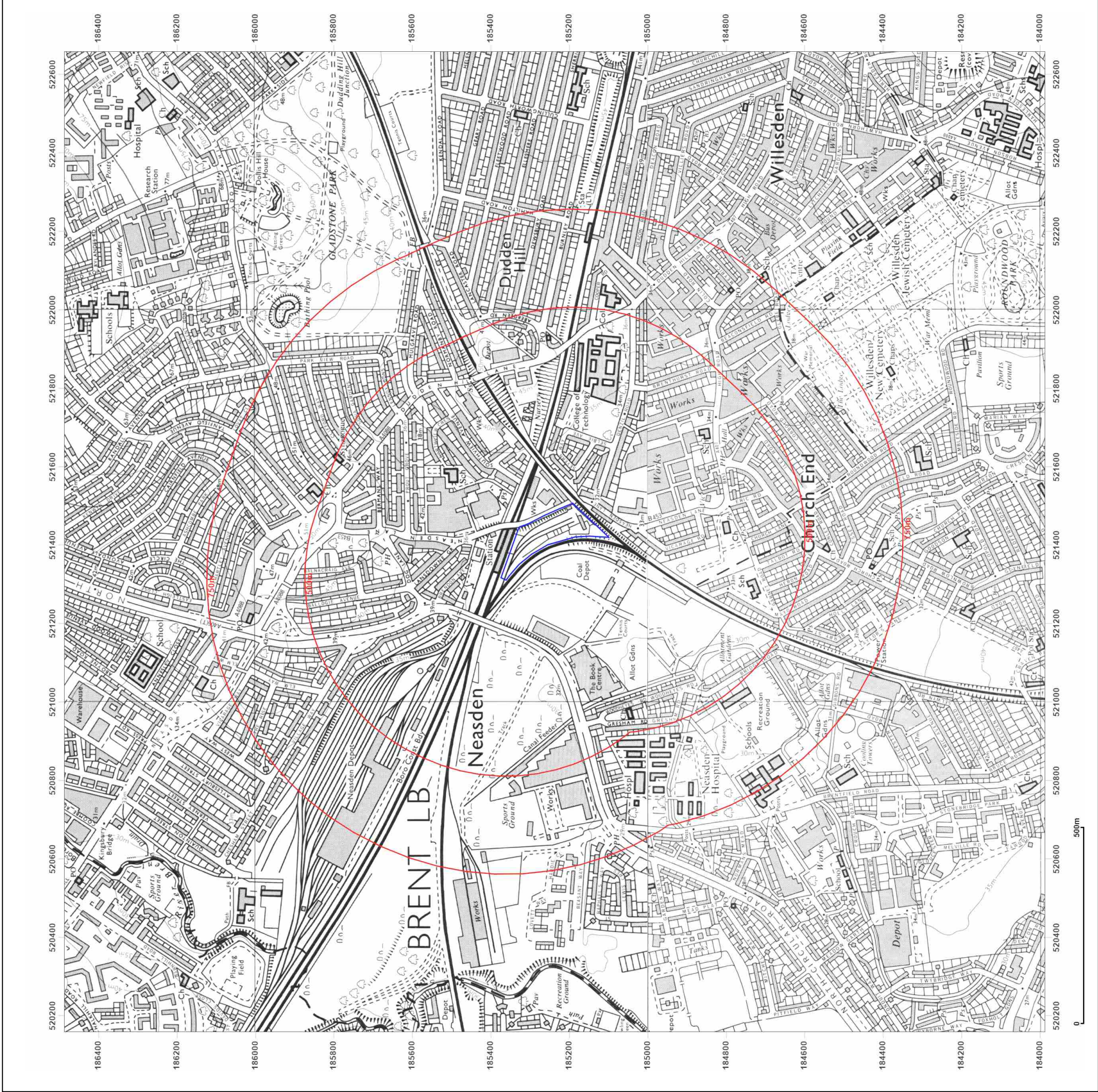
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Site Details:

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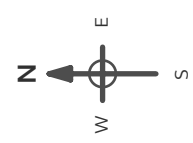
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Grid Ref: 521408, 185236

Map Name: National Grid

Map date: 1982

Scale: 1:10,000

Printed at: 1:10,000



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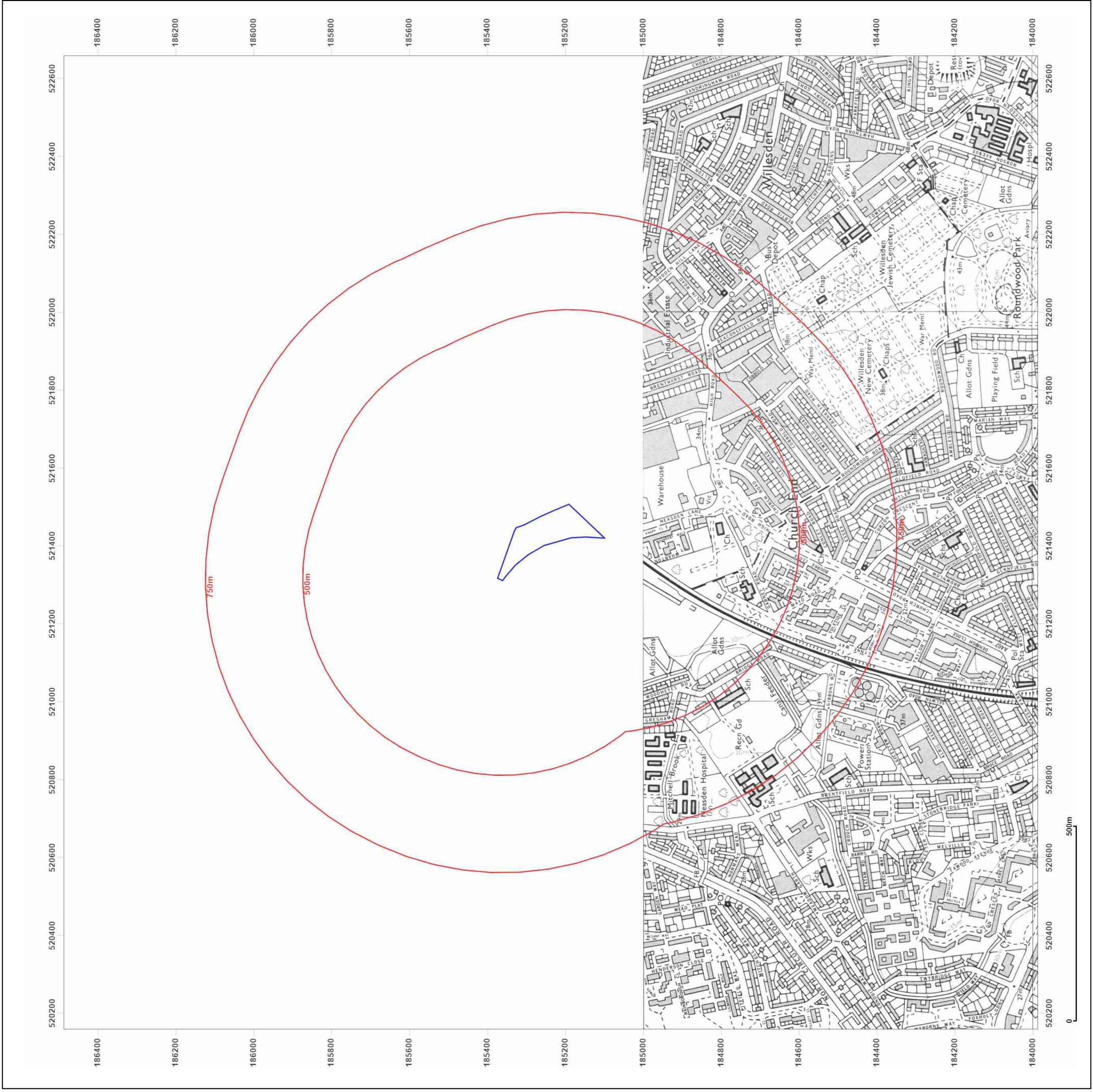


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Site Details:

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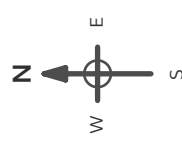
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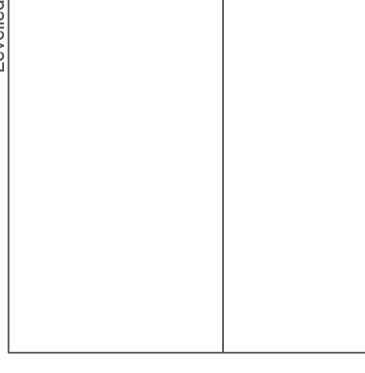
Map date: 1993

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1975
Revised 1993
Edition N/A
Copyright N/A
Levelled N/A



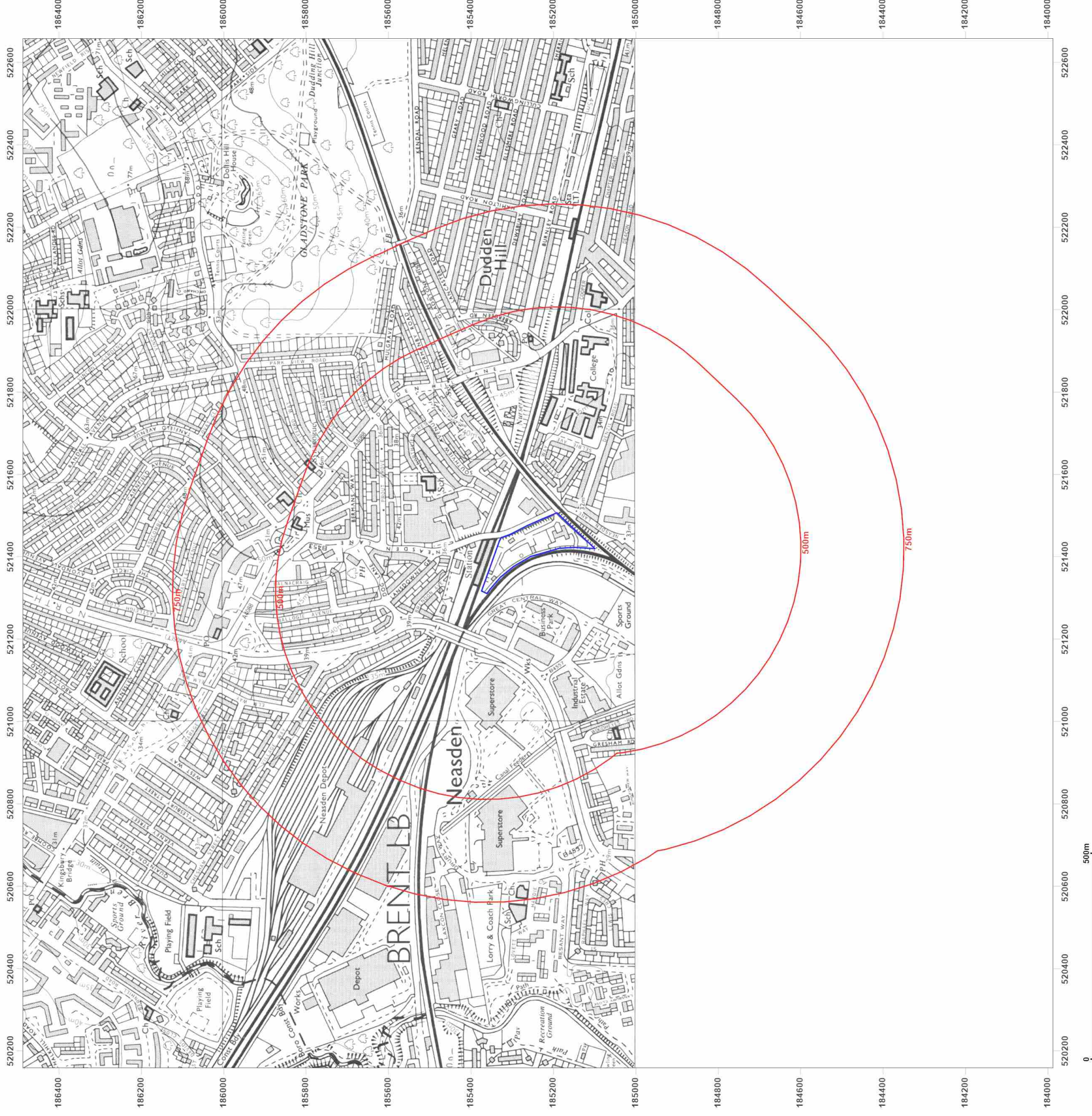
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Production date: 19 May 2022

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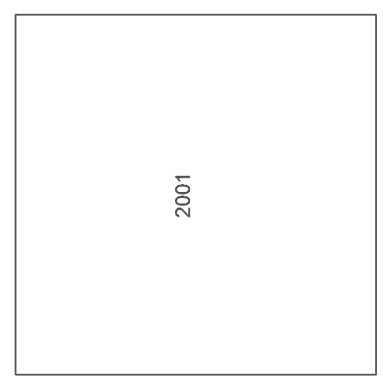
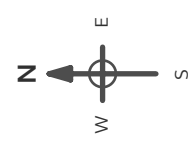
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Site Details:
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 NEASDEN LANE, LONDON,
 NW10 2UG

Client Ref: 5568 - Neasden
Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: National Grid
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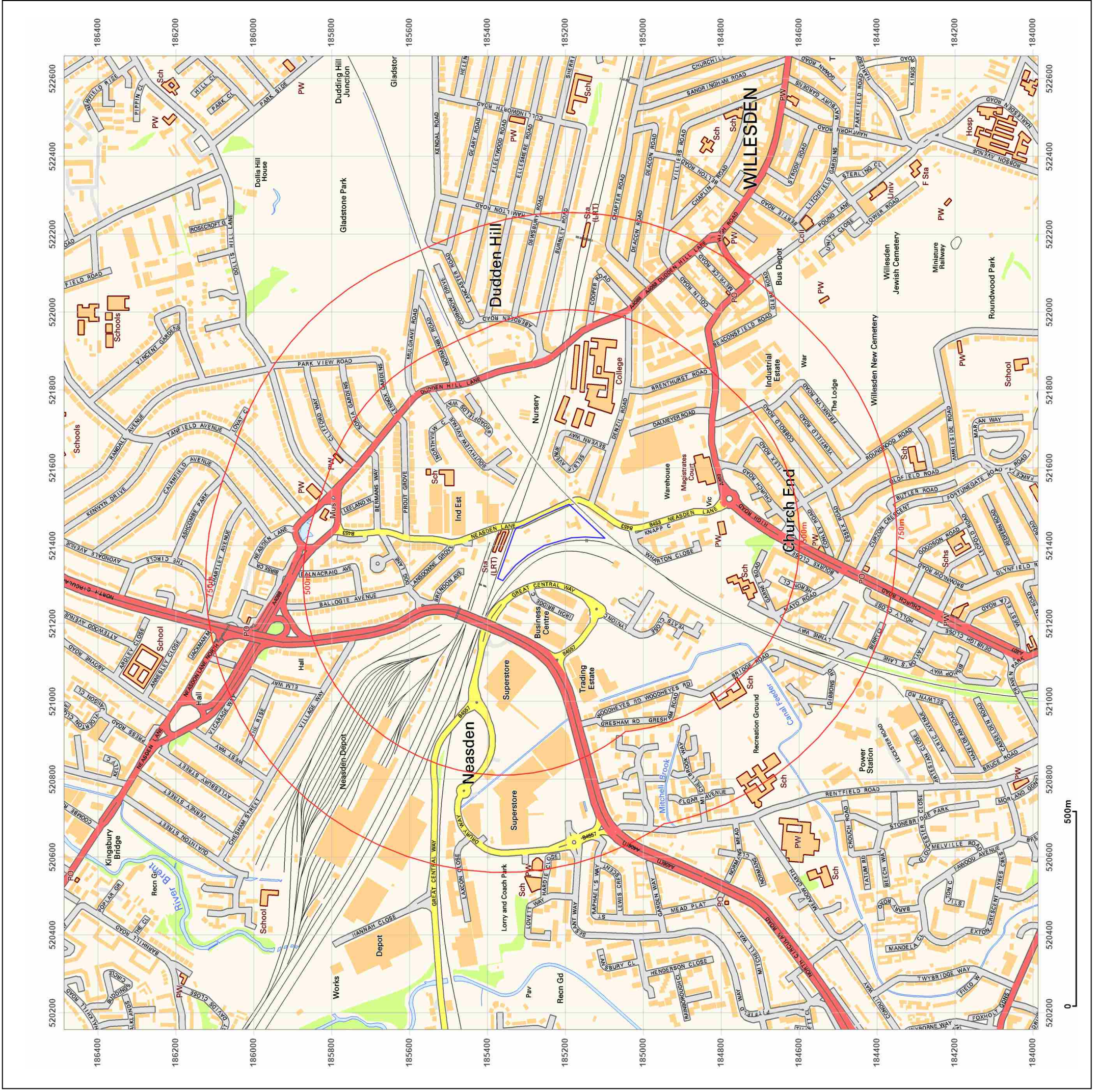


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Site Details:

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NW10 2UG

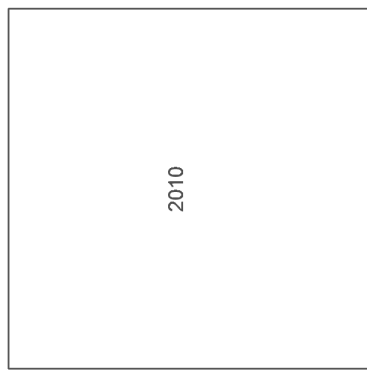
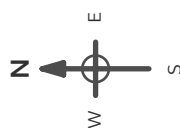
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Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



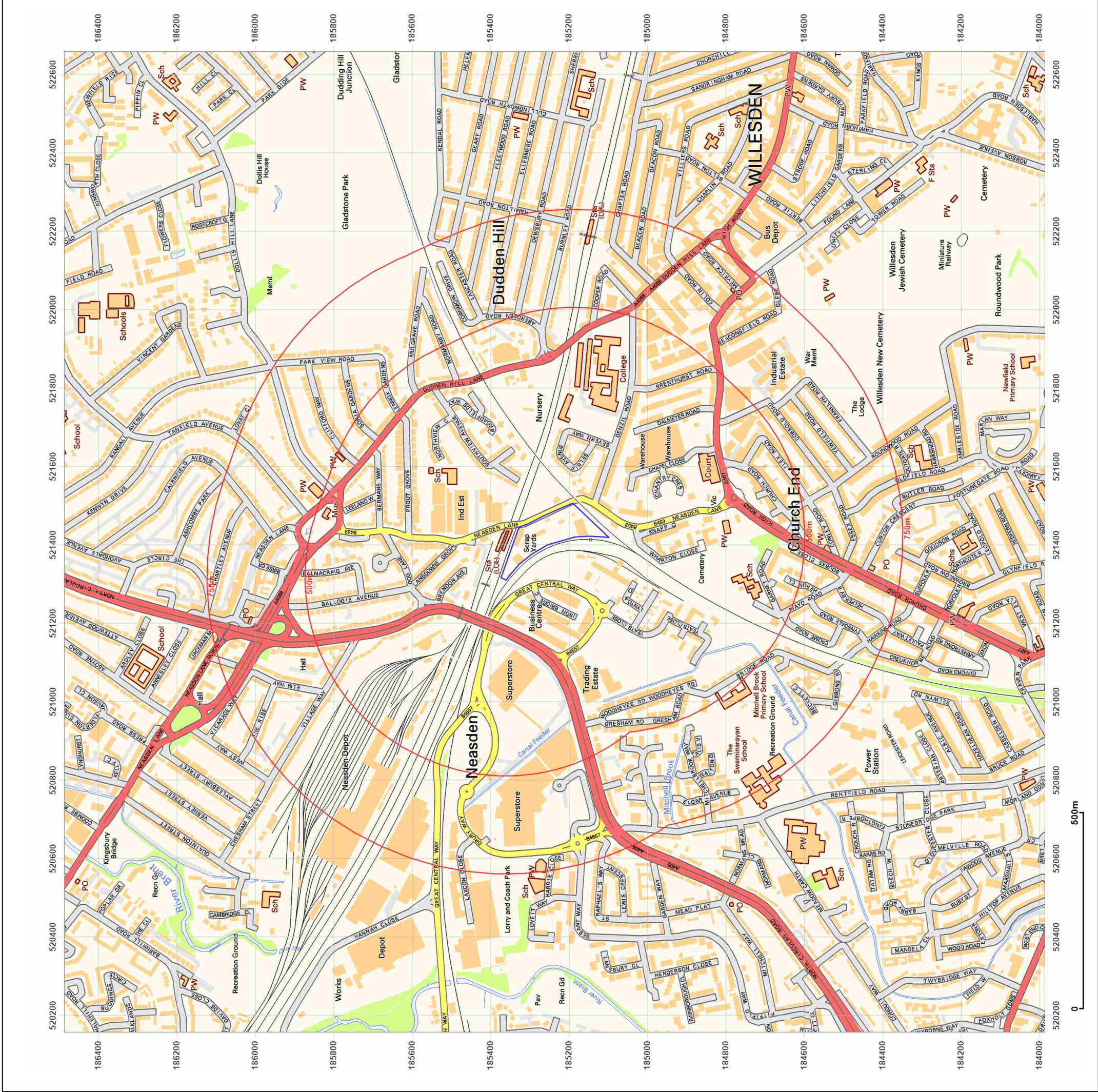
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Map legend available at:

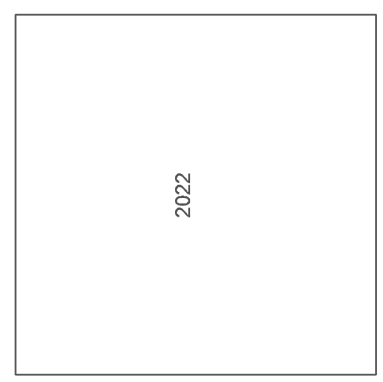
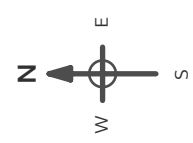
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Site Details:
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 NEASDEN GOODS DEPOT,
 NEASDEN LANE, LONDON,
 NW10 2UG

Client Ref: 5568 - Neasden
Report Ref: GS-8761783
Grid Ref: 521408, 185236

Map Name: National Grid
Map date: 2022
Scale: 1:10,000
Printed at: 1:10,000

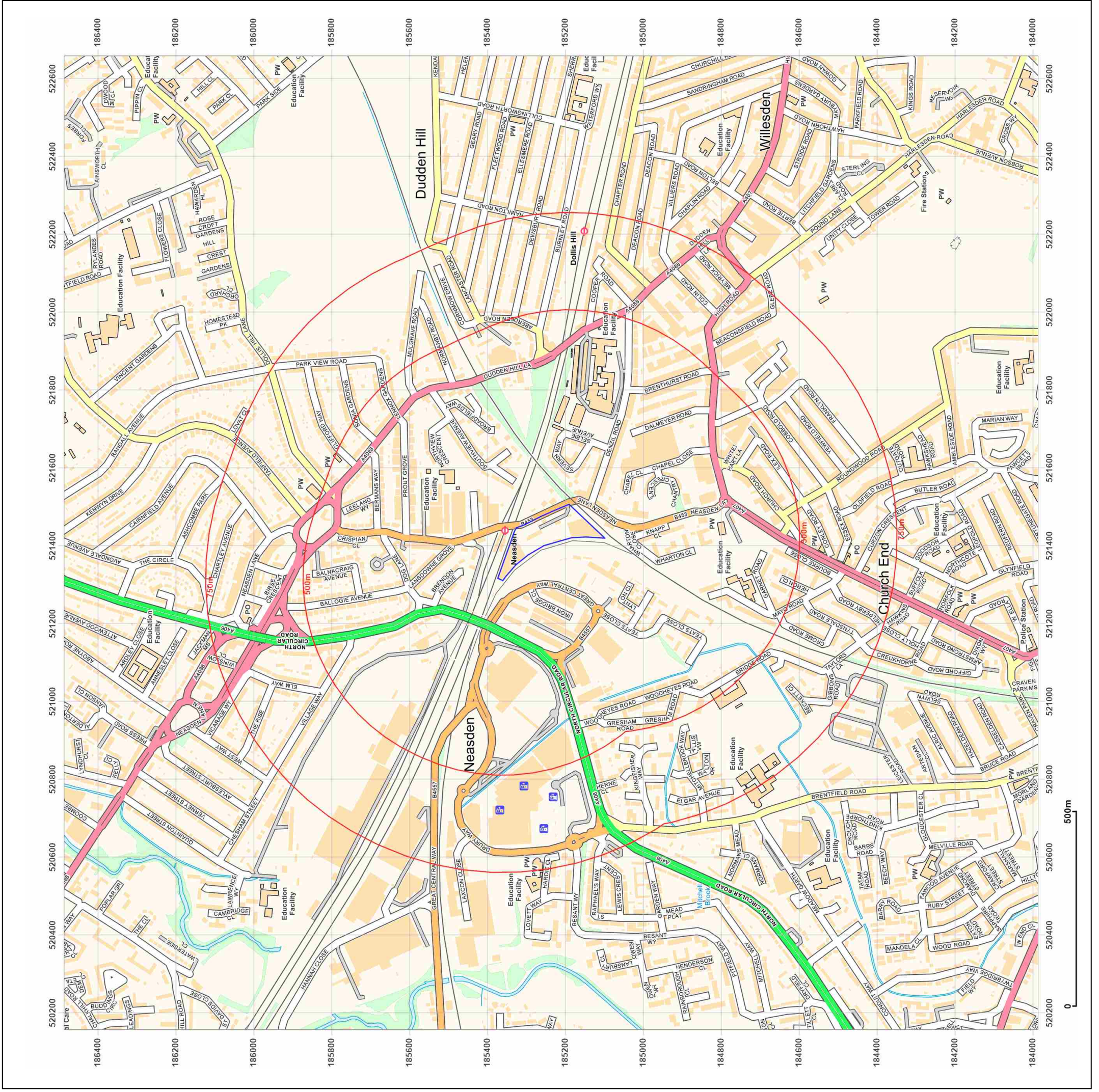


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Appendix C **Statutory Environmental Data**

LONDON SKIPS & CONTAINERS, NEASDEN GOODS DEPOT, NEASDEN LANE, LONDON, NW10 2UG

Order Details

Date: 19/05/2022
Your ref: 5568_-_Neasden
Our Ref: GS-8761782

Site Details

Location: 521437 185257
Area: 1.78 ha
Authority: [London Borough of Brent](#)



Summary of findings

p. 2 **Aerial image**

p. 6

OS MasterMap site plan

p.11 groundsure.com/insightuserguide

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
12	1.1	<u>Historical industrial land uses</u>	10	24	66	70	-
19	1.2	<u>Historical tanks</u>	0	0	9	12	-
20	1.3	<u>Historical energy features</u>	0	0	10	20	-
21	1.4	Historical petrol stations	0	0	0	0	-
22	1.5	<u>Historical garages</u>	4	0	4	11	-
23	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
24	2.1	<u>Historical industrial land uses</u>	11	32	90	91	-
33	2.2	<u>Historical tanks</u>	0	0	15	19	-
34	2.3	<u>Historical energy features</u>	0	0	29	59	-
38	2.4	Historical petrol stations	0	0	0	0	-
38	2.5	<u>Historical garages</u>	9	0	5	17	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
40	3.1	Active or recent landfill	0	0	0	0	-
40	3.2	Historical landfill (BGS records)	0	0	0	0	-
41	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
41	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
41	3.5	<u>Historical waste sites</u>	11	0	4	6	-
45	3.6	<u>Licensed waste sites</u>	17	3	2	2	-
53	3.7	<u>Waste exemptions</u>	3	3	8	9	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
56	4.1	<u>Recent industrial land uses</u>	2	4	35	-	-
59	4.2	<u>Current or recent petrol stations</u>	0	0	1	3	-
60	4.3	Electricity cables	0	0	0	0	-
60	4.4	Gas pipelines	0	0	0	0	-
60	4.5	Sites determined as Contaminated Land	0	0	0	0	-

60	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
60	4.7	Regulated explosive sites	0	0	0	0	-
61	4.8	Hazardous substance storage/usage	0	0	0	0	-
61	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
61	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
61	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	1	3	4	-
62	4.12	Radioactive Substance Authorisations	0	0	0	0	-
63	4.13	<u>Licensed Discharges to controlled waters</u>	2	2	0	0	-
63	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
64	4.15	Pollutant release to public sewer	0	0	0	0	-
64	4.16	List 1 Dangerous Substances	0	0	0	0	-
64	4.17	List 2 Dangerous Substances	0	0	0	0	-
64	4.18	<u>Pollution Incidents (EA/NRW)</u>	16	3	13	1	-
68	4.19	Pollution inventory substances	0	0	0	0	-
68	4.20	Pollution inventory waste transfers	0	0	0	0	-
68	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Geology (basic)					
------	---------	-----------------	--	--	--	--	--

69	5.1	Superficial geology (625k)	None (within 500m)				
69	5.2	<u>Bedrock geology (625k)</u>	Identified (within 500m)				

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
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70	6.1	Superficial aquifer	None (within 500m)				
71	6.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
72	6.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
73	6.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
73	6.5	Groundwater vulnerability- local information	None (within 0m)				
74	6.6	<u>Groundwater abstractions</u>	0	0	0	1	3
76	6.7	Surface water abstractions	0	0	0	0	0
76	6.8	<u>Potable abstractions</u>	0	0	0	0	3
77	6.9	Source Protection Zones	0	0	0	0	-

77	6.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
78	7.1	Water Network (OS MasterMap)	0	0	0	-	-
78	7.2	Surface water features	0	0	0	-	-
79	7.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
79	7.4	<u>WFD Surface water bodies</u>	0	0	0	-	-
79	7.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
81	8.1	Risk of flooding from rivers and the sea	None (within 50m)				
81	8.2	Historical Flood Events	0	0	0	-	-
81	8.3	Flood Defences	0	0	0	-	-
82	8.4	Areas Benefiting from Flood Defences	0	0	0	-	-
82	8.5	Flood Storage Areas	0	0	0	-	-
83	8.6	Flood Zone 2	None (within 50m)				
83	8.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
84	9.1	<u>Surface water flooding</u>	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding					
86	10.1	<u>Groundwater flooding</u>	Low (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
87	11.1	<u>Sites of Special Scientific Interest (SSSI)</u>	0	0	0	0	1
88	11.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
88	11.3	Special Areas of Conservation (SAC)	0	0	0	0	0
88	11.4	Special Protection Areas (SPA)	0	0	0	0	0
88	11.5	National Nature Reserves (NNR)	0	0	0	0	0
89	11.6	<u>Local Nature Reserves (LNR)</u>	0	0	0	0	1
89	11.7	Designated Ancient Woodland	0	0	0	0	0
89	11.8	Biosphere Reserves	0	0	0	0	0
89	11.9	Forest Parks	0	0	0	0	0

90	11.10	Marine Conservation Zones	0	0	0	0	0
90	11.11	Green Belt	0	0	0	0	0
90	11.12	Proposed Ramsar sites	0	0	0	0	0
90	11.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
90	11.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
91	11.15	Nitrate Sensitive Areas	0	0	0	0	0
91	11.16	Nitrate Vulnerable Zones	0	0	0	0	0
92	11.17	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
93	11.18	<u>SSSI Units</u>	0	0	0	0	2
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
95	12.1	World Heritage Sites	0	0	0	-	-
95	12.2	Area of Outstanding Natural Beauty	0	0	0	-	-
95	12.3	National Parks	0	0	0	-	-
95	12.4	Listed Buildings	0	0	0	-	-
96	12.5	Conservation Areas	0	0	0	-	-
96	12.6	Scheduled Ancient Monuments	0	0	0	-	-
96	12.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
97	13.1	<u>Agricultural Land Classification</u>	Urban (within 250m)				
98	13.2	Open Access Land	0	0	0	-	-
98	13.3	Tree Felling Licences	0	0	0	-	-
98	13.4	Environmental Stewardship Schemes	0	0	0	-	-
98	13.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
99	14.1	<u>Priority Habitat Inventory</u>	0	0	4	-	-
100	14.2	Habitat Networks	0	0	0	-	-
100	14.3	<u>Open Mosaic Habitat</u>	1	0	1	-	-
100	14.4	Limestone Pavement Orders	0	0	0	-	-

Recent aerial photograph

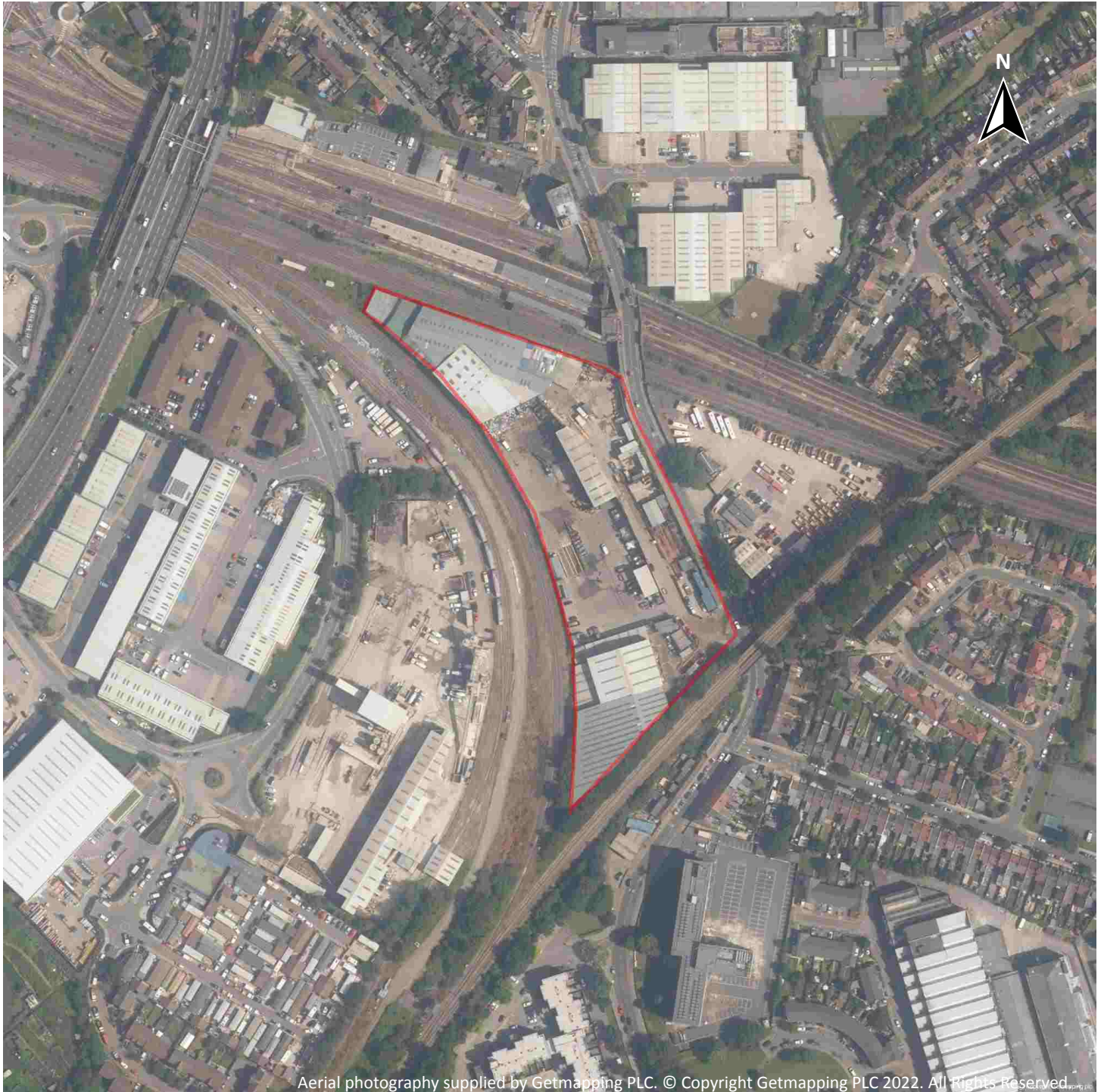


Capture Date: 13/06/2021

Site Area: 1.78ha



Recent site history - 2019 aerial photograph

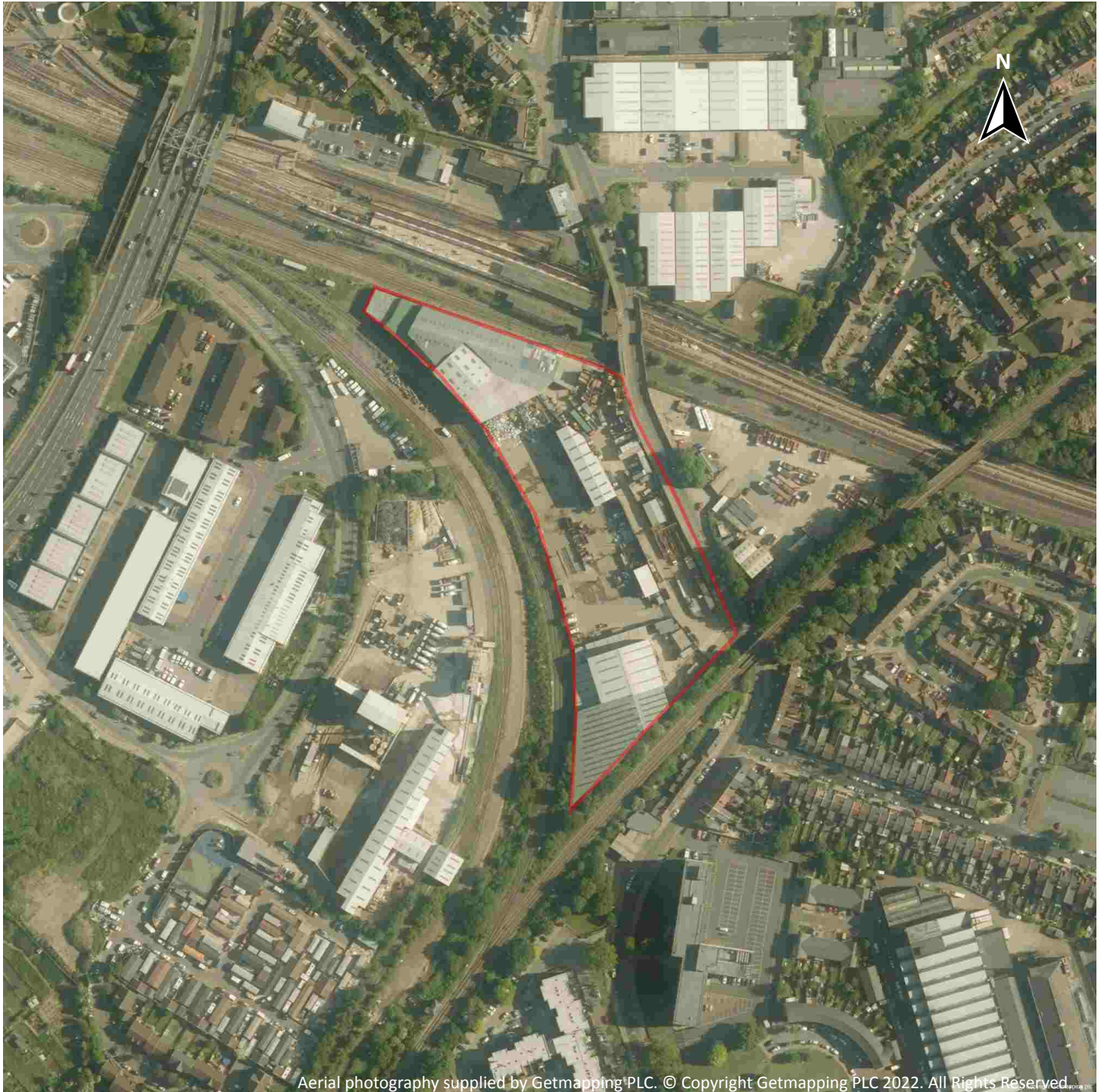


Capture Date: 29/06/2019

Site Area: 1.78ha



Recent site history - 2015 aerial photograph



Capture Date: 07/06/2015

Site Area: 1.78ha



Recent site history - 2008 aerial photograph

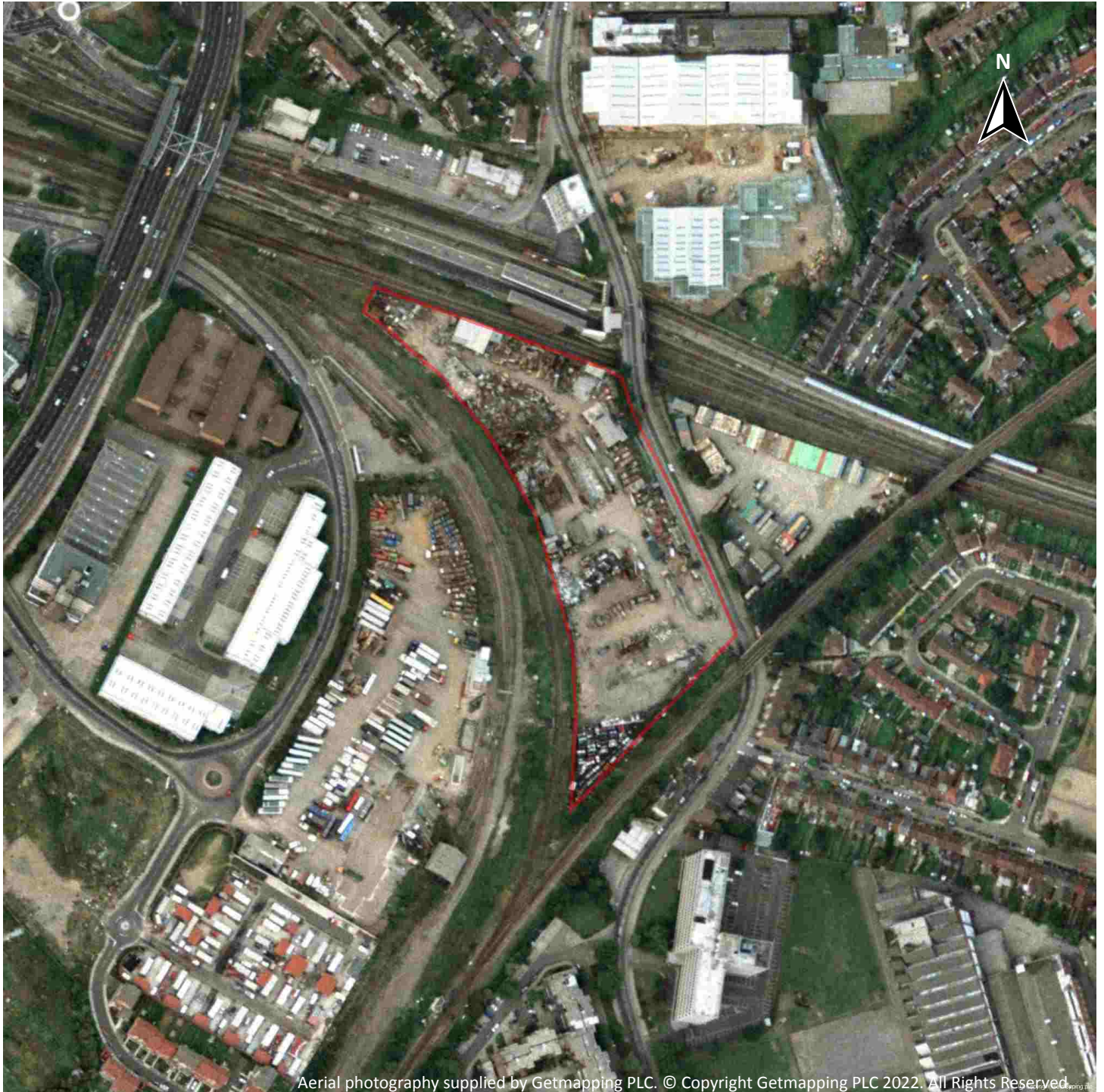


Capture Date: 15/04/2008

Site Area: 1.78ha



Recent site history - 1999 aerial photograph

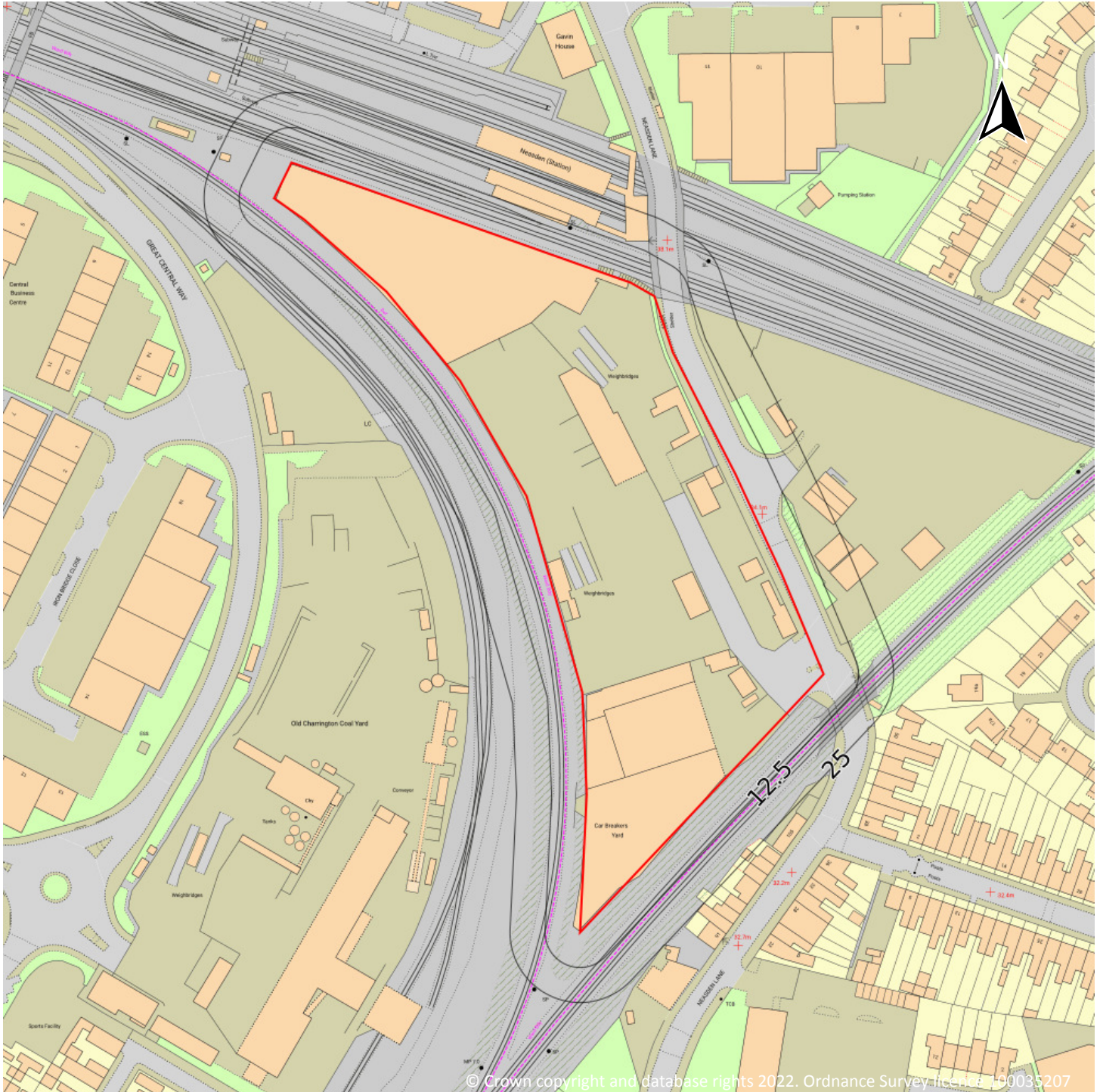


Capture Date: 04/09/1999

Site Area: 1.78ha



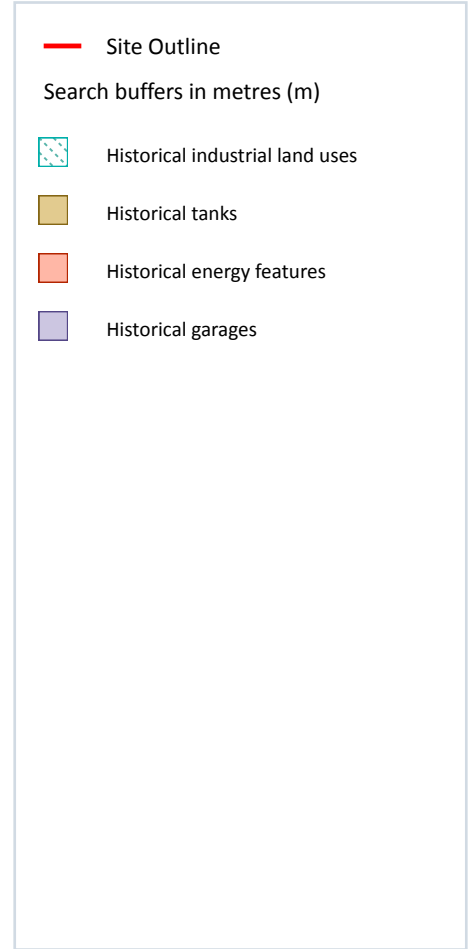
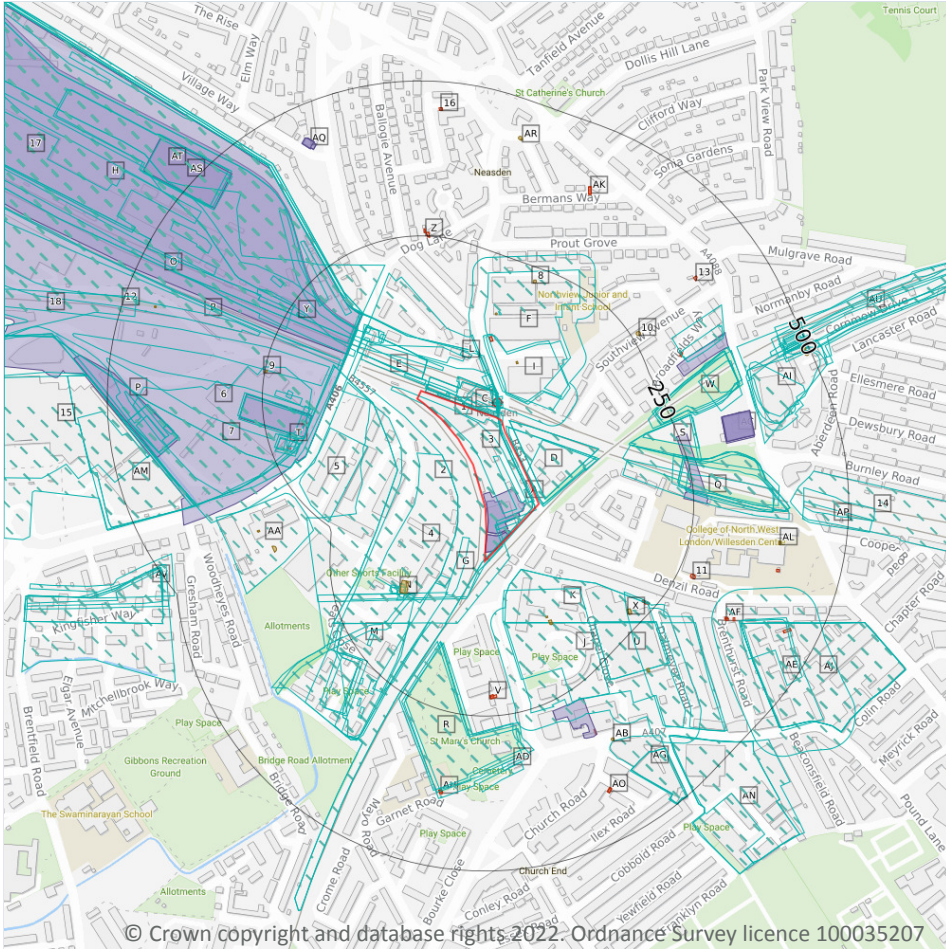
OS MasterMap site plan



Site Area: 1.78ha



1 Past land use



1.1 Historical industrial land uses

Records within 500m **170**

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 12**

ID	Location	Land use	Dates present	Group ID
1	On site	Railway Sidings	1966 - 1996	2232029

ID	Location	Land use	Dates present	Group ID
2	On site	Railway Sidings	1920 - 1938	2246413
3	On site	Railway Sidings	1938	2282279
A	On site	Railway Building	1938	2148974
A	On site	Railway Building	1938	2148975
B	On site	Railway Sidings	1938	2174173
B	On site	Railway Sidings	1949	2207578
B	On site	Railway Sidings	1957	2265641
C	On site	Railway Sidings	1920	2244034
C	On site	Railway Station	1911	2264985
D	1m NE	Unspecified Industrial/Commercial	1938	2164911
C	1m N	Railway Station	1966	2200367
C	1m N	Railway Station	1976 - 1993	2250016
C	2m N	Railway Building	1920	2221710
D	2m NE	Unspecified Commercial/Industrial	1938	2276790
C	2m N	Railway Station	1938 - 1949	2270160
D	3m NE	Pencil Works	1920	2138139
C	5m N	Railway Station	1938	2181844
C	5m N	Railway Building	1938 - 1949	2289495
C	10m N	Railway Station	1895	2252385
E	11m N	Railway Sidings	1911	2176263
D	11m NE	Unspecified Works	1976	2159849
D	11m NE	Unspecified Commercial/Industrial	1993	2176776
F	19m NE	Unspecified Works	1966	2159850
E	19m N	Cuttings	1895	2129559
E	19m N	Railway Sidings	1895	2279751
G	27m W	Railway Sidings	1938	2168864
H	30m N	Railway Sidings	1895	2235319
4	36m SW	Coal Depot	1976	2128337



ID	Location	Land use	Dates present	Group ID
I	40m NE	Pencil Works	1938	2290354
H	42m N	Railway Sidings	1938	2176295
C	43m N	Railway Building	1966 - 1993	2175137
I	43m NE	Pencil Works	1938 - 1949	2255018
F	44m N	Unspecified Commercial/Industrial	1976 - 1993	2234008
J	52m SE	Unspecified Works	1957 - 1966	2229948
K	52m SE	Unspecified Commercial/Industrial	1949	2130885
K	57m SE	Electrical Engineering Works	1920	2140073
G	63m SW	Railway Building	1966 - 1993	2239272
L	76m N	Railway Building	1938	2148923
M	79m SW	Locomotive Works	1920	2146571
E	99m NW	Railway Building	1938	2148925
E	100m NW	Railway Buildings	1949	2163491
J	106m S	Unspecified Works	1967 - 1973	2289942
5	111m SW	Unspecified Works	1993	2159852
E	115m NW	Railway Building	1938	2148924
H	122m NW	Railway Sidings	1911	2176019
M	124m SW	Railway Sidings	1920	2209138
E	126m NW	Railway Building	1938	2148926
M	128m SW	Cuttings	1866	2129558
O	131m W	Repairing Works	1920	2140895
O	131m W	Railway Sidings	1920	2277078
M	132m SW	Railway Sidings	1967	2178165
H	133m NW	Railway Works	1938 - 1949	2187498
H	133m NW	Railway Sidings	1976 - 1993	2245163
N	133m W	Railway Building	1938	2178516
O	133m W	Railway Sidings	1966	2287799
N	134m W	Railway Buildings	1920	2163493



ID	Location	Land use	Dates present	Group ID
P	138m W	Unspecified Industrial/Commercial	1938	2164913
H	139m NW	Railway Works	1895	2288635
H	141m NW	Railway Works	1938	2171307
Q	144m E	Cuttings	1911	2177298
N	148m W	Railway Building	1938	2267548
R	148m SW	Cemetery	1920	2182451
R	148m SW	Grave Yard	1895	2222386
R	149m SW	Grave Yard	1911	2209492
6	150m W	Railway Sidings	1938	2287926
R	151m SW	Cemetery	1951 - 1967	2193989
Q	153m NE	Cuttings	1895	2182360
M	157m SW	Railway Sidings	1951	2207560
L	158m N	Unspecified Tank	1873	2154725
7	171m W	Unspecified Store	1993	2140476
S	171m NE	Nursery	1938	2269027
T	173m W	Railway Buildings	1966	2190946
T	174m W	Railway Building	1938	2148971
S	175m NE	Nursery	1938 - 1949	2171916
T	176m W	Carriage Shed	1920	2152787
T	185m W	Railway Building	1938	2275599
U	196m SE	Unspecified Warehouse	1996	2231237
U	196m SE	Unspecified Warehouse	1982	2277982
S	197m NE	Nursery	1966 - 1993	2186259
U	198m SE	Telescope and Photographic Works	1920	2138106
T	201m W	Railway Building	1966	2261770
T	203m W	Railway Building	1938	2148969
T	204m W	Railway Buildings	1920	2259877
T	204m W	Railway Buildings	1949	2252253



ID	Location	Land use	Dates present	Group ID
M	215m SW	Railway Building	1957	2148967
W	216m NE	Cuttings	1873	2174845
Q	218m E	Cuttings	1938	2260667
T	221m W	Railway Building	1938	2148970
Y	223m NW	Railway Building	1949	2148927
W	227m NE	Cuttings	1920 - 1949	2171503
Q	227m E	Cuttings	1966 - 1993	2274756
Q	227m E	Cuttings	1949	2295237
Q	227m E	Cuttings	1938	2267949
W	230m NE	Cuttings	1938	2290597
W	231m NE	Cuttings	1966 - 1993	2265697
Q	238m E	Cuttings	1920	2263222
H	240m NW	Unspecified Commercial/Industrial	1911	2263785
Y	246m NW	Railway Buildings	1966 - 1993	2183185
M	249m SW	Locomotive Shed	1957 - 1967	2221592
AA	254m SW	Industrial Estate	1993	2138466
M	254m SW	Railway Building	1920 - 1951	2244109
M	261m SW	Railway Building	1957 - 1967	2249643
M	273m SW	Railway Building	1920	2148968
U	275m SE	Unspecified Works	1967 - 1973	2289532
12	275m NW	Railway Sidings	1938	2197975
Y	281m NW	Railway Building	1966 - 1993	2277224
M	298m SW	Railway Building	1920	2148965
W	306m NE	Unspecified Works	1966 - 1976	2251359
M	307m SW	Railway Building	1957	2148966
W	308m E	Optical Works	1938 - 1949	2291034
W	315m NE	Cuttings	1911	2172203
AD	319m S	Fire Engine Station	1895	2246914



ID	Location	Land use	Dates present	Group ID
W	328m NE	Cuttings	1895	2173233
AE	329m SE	Nursery	1895	2276932
AD	329m S	Fire Engine Station	1911	2206672
AG	356m SE	Unspecified Works	1967	2219267
AE	374m SE	Nursery	1920	2218527
AI	377m E	Unspecified Depot	1966 - 1976	2188664
AE	378m SE	Nursery	1911	2198818
AJ	379m SE	Unspecified Works	1957	2171971
AJ	379m SE	Unspecified Works	1967 - 1973	2218475
AJ	379m SE	Industrial Estate	1982	2267453
AJ	379m SE	Industrial Estate	1996	2274865
AI	382m E	Unspecified Ground Workings	1911	2133556
H	383m NW	Railway Building	1966 - 1993	2271315
AI	384m NE	Unspecified Pit	1920	2259268
AI	390m NE	Unspecified Pit	1895	2271353
P	391m W	Unspecified Commercial/Industrial	1949	2130886
P	391m W	Unspecified Works	1966	2159851
AI	392m NE	Cuttings	1873	2129557
AM	395m SW	Unspecified Commercial/Industrial	1976	2194095
AM	395m SW	Unspecified Works	1966	2293358
P	396m W	Railway Building	1938	2148951
AM	402m SW	Unspecified Commercial/Industrial	1949	2188195
14	406m E	Railway Sidings	1920 - 1996	2270946
AG	406m SE	Unspecified Works	1973	2185222
AG	406m SE	Unspecified Commercial/Industrial	1982 - 1996	2239301
P	409m W	Railway Building	1938	2148952
H	409m NW	Railway Building	1949	2148929
AN	410m SE	Unspecified Commercial/Industrial	1982	2263977



ID	Location	Land use	Dates present	Group ID
AN	410m SE	Unspecified Works	1967 - 1973	2273775
AN	410m SE	Unspecified Works	1957	2284261
AP	426m E	Cuttings	1911	2237630
AP	428m E	Cuttings	1895	2272722
AI	440m NE	Disused Railway Station	1966	2141242
15	442m W	Unspecified Store	1993	2140475
AS	444m NW	Carriage Shed	1920	2152785
AT	448m NW	Carriage Sheds	1938 - 1949	2227142
AU	450m NE	Railway Sidings	1949	2279565
AT	453m NW	Carriage Sheds	1938	2172416
17	454m NW	Unspecified Depot	1966 - 1993	2240287
AI	457m NE	Railway Station	1911	2152654
AI	459m NE	Goods Station	1938	2262648
AU	460m NE	Railway Sidings	1920	2243811
AI	462m NE	Goods Station	1920	2266846
AU	462m NE	Railway Sidings	1895	2197625
AI	464m NE	Railway Station	1873 - 1895	2224919
AI	464m NE	Goods Station	1938 - 1949	2277653
AI	469m NE	Railway Building	1976	2148922
AV	469m SW	Hospital	1895	2206746
18	475m W	Railway Sidings	1976	2262315
AV	486m SW	Isolation Hospital	1920	2211082
AU	487m NE	Railway Sidings	1938	2227270
AU	492m NE	Railway Sidings	1938	2186558
AV	495m SW	Isolation Hospital	1938	2172147
AV	495m SW	Isolation Hospital	1920 - 1938	2175456
AV	496m SW	Hospital	1966 - 1976	2180099
AV	496m SW	Hospital	1949	2272418



ID	Location	Land use	Dates present	Group ID
AU	499m NE	Railway Sidings	1911	2181105

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	21
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Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 12**

ID	Location	Land use	Dates present	Group ID
I	93m N	Unspecified Tank	1954	393327
N	127m W	Unspecified Tank	1954	403110
K	133m SE	Unspecified Tank	1954	364472
K	140m SE	Unspecified Tank	1954	408091
K	144m SE	Unspecified Tank	1954	410392
L	156m N	Unspecified Tank	1865	364473
X	221m SE	Unspecified Tank	1987 - 1993	392069
8	225m N	Unspecified Tank	1936	364235
9	246m W	Tanks	1991	376382
10	258m NE	Unspecified Tank	1936	364427
U	309m SE	Tanks	1954	403279
AA	331m SW	Unspecified Tank	1991	404329
AA	332m SW	Unspecified Tank	1954	406788
AB	351m SE	Unspecified Tank	1896	364471
AL	392m E	Unspecified Tank	1954	390926
AR	435m N	Unspecified Tank	1914	404072
AR	435m N	Unspecified Tank	1865	395223



ID	Location	Land use	Dates present	Group ID
O	446m W	Unspecified Tank	1954	403380
O	447m W	Unspecified Tank	1954	381655
AI	487m NE	Unspecified Tank	1896	364426
AI	490m NE	Unspecified Tank	1914	364425

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	30
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Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 12**

ID	Location	Land use	Dates present	Group ID
L	113m N	Electricity Substation	1954 - 1991	278377
T	181m W	Electricity Substation	1991	263301
T	186m W	Electricity Substation	1991	261657
V	216m S	Electricity Substation	1980 - 1991	275243
V	216m S	Electricity Substation	1993	260042
T	218m W	Electricity Substation	1970	244748
X	228m SE	Electricity Substation	1954 - 1991	261873
X	234m SE	Electricity Substation	1991 - 1993	260640
X	236m SE	Electricity Substation	1954	244747
Z	248m N	Electricity Substation	1976 - 1991	269116
Z	255m N	Electricity Substation	1986 - 1991	279456
11	271m SE	Electricity Substation	1987 - 1993	259843
W	306m E	Electricity Substation	1991 - 1993	270272
W	307m E	Electricity Substation	1991	274950



ID	Location	Land use	Dates present	Group ID
AB	324m SE	Electricity Substation	1954	284345
AF	351m SE	Electricity Substation	1987 - 1991	257303
AF	353m SE	Electricity Substation	1954 - 1972	264787
AF	363m SE	Electricity Substation	1991 - 1993	276761
AH	375m S	Electricity Substation	1980 - 1991	282234
AH	375m S	Electricity Substation	1983	255062
AH	375m S	Electricity Substation	1972	256041
AH	378m S	Electricity Substation	1991 - 1993	286880
13	386m NE	Electricity Substation	1991	244749
AK	390m N	Electricity Substation	1954 - 1991	265427
AK	390m N	Electricity Substation	1954 - 1991	286715
AL	398m E	Electricity Substation	1972 - 1987	278585
AO	417m SE	Electricity Substation	1985 - 1991	272598
AO	418m SE	Electricity Substation	1954 - 1991	261348
AE	444m SE	Electricity Substation	1954 - 1991	283047
16	453m N	Electricity Substation	1976 - 1991	275509

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.



1.5 Historical garages

Records within 500m

19

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 12**

ID	Location	Land use	Dates present	Group ID
A	On site	Car Breakers Yard	1970	74247
A	On site	Car Breaker's Yard	1991	79004
A	On site	Car Breaker's Yard	1991	82772
A	On site	Car Breaker's Yard	1991	86046
O	132m NW	Railway Repairing etc. Works	1914	74284
H	135m NW	Repairing etc. Railway Works	1936	74046
T	173m W	Carriage Shed	1914 - 1936	82233
Q	234m E	Carriage Shed	1936	74082
AB	266m SE	Garage	1954	85943
W	295m NE	Car Breakers Yard	1972	74248
AC	319m E	Garage	1991 - 1993	82790
AC	319m E	Garage	1987 - 1991	82047
AC	320m E	Garage	1954	75919
AC	320m E	Garage	1954 - 1972	80332
P	389m W	Wagon Repair Works	1936	73986
AQ	426m NW	Garage	1954	75284
AQ	427m NW	Garage	1954 - 1976	84433
AQ	430m NW	Garage	1986	75428
AS	445m NW	Carriage Shed	1914	74084

This data is sourced from Ordnance Survey / Groundsure.



1.6 Historical military land

Records within 500m

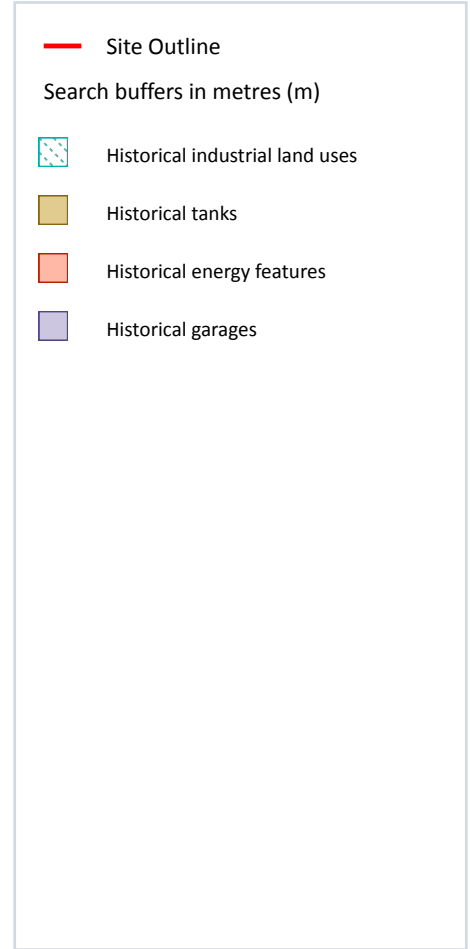
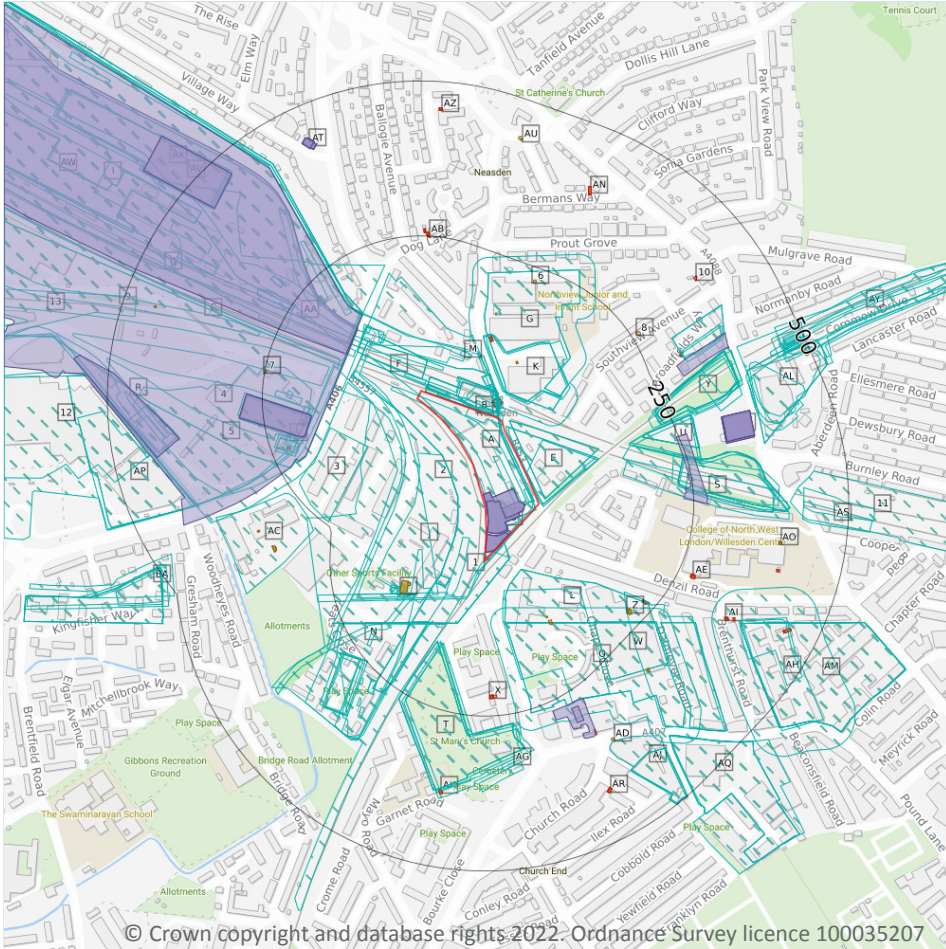
0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.



2 Past land use - un-grouped



2.1 Historical industrial land uses

Records within 500m

224

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 24**

ID	Location	Land Use	Date	Group ID
1	On site	Railway Sidings	1993	2232029
2	On site	Railway Sidings	1920	2246413
A	On site	Railway Sidings	1938	2282279

ID	Location	Land Use	Date	Group ID
A	On site	Railway Sidings	1976	2232029
A	On site	Railway Sidings	1966	2232029
B	On site	Railway Station	1911	2264985
B	On site	Railway Sidings	1920	2244034
C	On site	Railway Sidings	1938	2174173
C	On site	Railway Sidings	1949	2207578
D	On site	Railway Building	1938	2148975
D	On site	Railway Building	1938	2148974
E	1m NE	Unspecified Industrial/Commercial	1938	2164911
B	1m N	Railway Station	1976	2250016
B	1m N	Railway Station	1966	2200367
B	1m N	Railway Station	1993	2250016
B	2m N	Railway Building	1920	2221710
E	2m NE	Unspecified Commercial/Industrial	1938	2276790
B	2m N	Railway Station	1938	2270160
E	3m NE	Pencil Works	1920	2138139
B	5m N	Railway Station	1938	2181844
B	5m N	Railway Building	1938	2289495
B	5m N	Railway Station	1949	2270160
B	7m N	Railway Building	1949	2289495
B	10m N	Railway Station	1895	2252385
F	11m N	Railway Sidings	1911	2176263
E	11m NE	Unspecified Works	1976	2159849
E	11m NE	Unspecified Commercial/Industrial	1993	2176776
G	19m NE	Unspecified Works	1966	2159850
F	19m N	Cuttings	1895	2129559
F	19m N	Railway Sidings	1895	2279751
H	27m W	Railway Sidings	1938	2168864



ID	Location	Land Use	Date	Group ID
I	30m N	Railway Sidings	1895	2235319
J	36m SW	Coal Depot	1976	2128337
J	39m SW	Railway Sidings	1938	2246413
K	40m NE	Pencil Works	1938	2290354
I	42m N	Railway Sidings	1938	2176295
B	43m N	Railway Building	1976	2175137
B	43m N	Railway Building	1966	2175137
B	43m N	Railway Building	1993	2175137
K	43m NE	Pencil Works	1938	2255018
G	44m N	Unspecified Commercial/Industrial	1976	2234008
G	44m N	Unspecified Commercial/Industrial	1993	2234008
K	44m NE	Pencil Works	1949	2255018
L	52m SE	Unspecified Works	1966	2229948
L	52m SE	Unspecified Commercial/Industrial	1949	2130885
L	57m SE	Electrical Engineering Works	1920	2140073
H	63m SW	Railway Building	1976	2239272
H	63m SW	Railway Building	1966	2239272
H	63m SW	Railway Building	1993	2239272
M	76m N	Railway Building	1938	2148923
N	79m SW	Locomotive Works	1920	2146571
O	81m S	Unspecified Works	1957	2229948
F	99m NW	Railway Building	1938	2148925
F	100m NW	Railway Buildings	1949	2163491
O	106m S	Unspecified Works	1973	2289942
O	106m S	Unspecified Works	1967	2289942
3	111m SW	Unspecified Works	1993	2159852
F	115m NW	Railway Building	1938	2148924
N	119m SW	Railway Sidings	1957	2265641



ID	Location	Land Use	Date	Group ID
I	122m NW	Railway Sidings	1911	2176019
N	124m SW	Railway Sidings	1920	2209138
F	126m NW	Railway Building	1938	2148926
N	128m SW	Cuttings	1866	2129558
Q	131m W	Repairing Works	1920	2140895
Q	131m W	Railway Sidings	1920	2277078
N	132m SW	Railway Sidings	1967	2178165
I	133m NW	Railway Works	1938	2187498
I	133m NW	Railway Sidings	1976	2245163
I	133m NW	Railway Sidings	1993	2245163
P	133m W	Railway Building	1938	2178516
Q	133m W	Railway Sidings	1966	2287799
N	134m SW	Railway Sidings	1996	2232029
N	134m SW	Railway Sidings	1982	2232029
N	134m SW	Railway Sidings	1973	2232029
P	134m W	Railway Building	1938	2178516
P	134m W	Railway Buildings	1920	2163493
R	138m W	Unspecified Industrial/Commercial	1938	2164913
I	139m NW	Railway Works	1895	2288635
I	141m NW	Railway Works	1938	2171307
S	144m E	Cuttings	1911	2177298
P	148m W	Railway Building	1938	2267548
T	148m SW	Cemetery	1920	2182451
T	148m SW	Grave Yard	1895	2222386
T	149m SW	Grave Yard	1911	2209492
P	149m W	Railway Building	1938	2267548
4	150m W	Railway Sidings	1938	2287926
T	151m SW	Cemetery	1967	2193989



ID	Location	Land Use	Date	Group ID
T	151m SW	Cemetery	1951	2193989
T	151m SW	Cemetery	1957	2193989
S	153m NE	Cuttings	1895	2182360
N	157m SW	Railway Sidings	1951	2207560
M	158m N	Unspecified Tank	1873	2154725
5	171m W	Unspecified Store	1993	2140476
U	171m NE	Nursery	1938	2269027
V	173m W	Railway Buildings	1966	2190946
V	174m W	Railway Building	1938	2148971
U	175m NE	Nursery	1949	2171916
V	176m W	Carriage Shed	1920	2152787
U	176m NE	Nursery	1938	2171916
V	185m W	Railway Building	1938	2275599
W	196m SE	Unspecified Warehouse	1996	2231237
W	196m SE	Unspecified Warehouse	1982	2277982
U	197m NE	Nursery	1976	2186259
U	197m NE	Nursery	1966	2186259
U	197m NE	Nursery	1993	2186259
W	198m SE	Telescope and Photographic Works	1920	2138106
V	201m W	Railway Building	1966	2261770
V	203m W	Railway Building	1938	2148969
V	204m W	Railway Buildings	1920	2259877
V	204m W	Railway Buildings	1949	2252253
N	215m SW	Railway Building	1957	2148967
Y	216m NE	Cuttings	1873	2174845
S	218m E	Cuttings	1938	2260667
V	221m W	Railway Building	1938	2148970
AA	223m NW	Railway Building	1949	2148927



ID	Location	Land Use	Date	Group ID
Y	227m NE	Cuttings	1938	2171503
S	227m E	Cuttings	1976	2274756
S	227m E	Cuttings	1966	2274756
S	227m E	Cuttings	1993	2274756
S	227m E	Cuttings	1949	2295237
S	227m E	Cuttings	1938	2267949
Y	230m NE	Cuttings	1920	2171503
Y	230m NE	Cuttings	1938	2290597
Y	231m NE	Cuttings	1976	2265697
Y	231m NE	Cuttings	1966	2265697
Y	231m NE	Cuttings	1993	2265697
Y	231m NE	Cuttings	1949	2171503
S	238m E	Cuttings	1920	2263222
I	240m NW	Unspecified Commercial/Industrial	1911	2263785
AA	246m NW	Railway Buildings	1976	2183185
AA	246m NW	Railway Buildings	1966	2183185
AA	246m NW	Railway Buildings	1993	2183185
N	249m SW	Locomotive Shed	1967	2221592
N	252m SW	Locomotive Shed	1957	2221592
AC	254m SW	Industrial Estate	1993	2138466
N	254m SW	Railway Building	1920	2244109
N	257m SW	Railway Building	1951	2244109
N	261m SW	Railway Building	1967	2249643
N	261m SW	Railway Building	1957	2249643
N	273m SW	Railway Building	1920	2148968
W	275m SE	Unspecified Works	1973	2289532
W	275m SE	Unspecified Works	1967	2289532
9	275m NW	Railway Sidings	1938	2197975



ID	Location	Land Use	Date	Group ID
AA	281m NW	Railway Building	1976	2277224
AA	281m NW	Railway Building	1966	2277224
AA	281m NW	Railway Building	1993	2277224
N	298m SW	Railway Building	1920	2148965
Y	306m NE	Unspecified Works	1976	2251359
Y	306m NE	Unspecified Works	1966	2251359
N	307m SW	Railway Building	1957	2148966
Y	308m E	Optical Works	1949	2291034
Y	311m E	Optical Works	1938	2291034
Y	315m NE	Cuttings	1911	2172203
AG	319m S	Fire Engine Station	1895	2246914
Y	328m NE	Cuttings	1895	2173233
AH	329m SE	Nursery	1895	2276932
AG	329m S	Fire Engine Station	1911	2206672
AJ	356m SE	Unspecified Works	1967	2219267
AH	374m SE	Nursery	1920	2218527
AL	377m E	Unspecified Depot	1976	2188664
AL	377m E	Unspecified Depot	1966	2188664
AH	378m SE	Nursery	1911	2198818
AM	379m SE	Industrial Estate	1996	2274865
AM	379m SE	Industrial Estate	1982	2267453
AM	379m SE	Unspecified Works	1973	2218475
AM	379m SE	Unspecified Works	1967	2218475
AM	379m SE	Unspecified Works	1957	2171971
AL	382m E	Unspecified Ground Workings	1911	2133556
I	383m NW	Railway Building	1976	2271315
I	383m NW	Railway Building	1966	2271315
I	383m NW	Railway Building	1993	2271315



ID	Location	Land Use	Date	Group ID
AL	384m NE	Unspecified Pit	1920	2259268
AL	390m NE	Unspecified Pit	1895	2271353
R	391m W	Unspecified Works	1966	2159851
R	391m W	Unspecified Commercial/Industrial	1949	2130886
AL	392m NE	Cuttings	1873	2129557
AP	395m SW	Unspecified Commercial/Industrial	1976	2194095
AP	395m SW	Unspecified Works	1966	2293358
R	396m W	Railway Building	1938	2148951
AP	402m SW	Unspecified Commercial/Industrial	1949	2188195
11	406m E	Railway Sidings	1920	2270946
AJ	406m SE	Unspecified Commercial/Industrial	1996	2239301
AJ	406m SE	Unspecified Commercial/Industrial	1982	2239301
AJ	406m SE	Unspecified Works	1973	2185222
R	409m W	Railway Building	1938	2148952
I	409m NW	Railway Building	1949	2148929
AQ	410m SE	Unspecified Commercial/Industrial	1982	2263977
AQ	410m SE	Unspecified Works	1973	2273775
AQ	410m SE	Unspecified Works	1967	2273775
AQ	410m SE	Unspecified Works	1957	2284261
AS	426m E	Cuttings	1911	2237630
AS	428m E	Cuttings	1895	2272722
AL	440m NE	Disused Railway Station	1966	2141242
12	442m W	Unspecified Store	1993	2140475
AV	444m NW	Carriage Shed	1920	2152785
AW	448m NW	Railway Works	1949	2187498
AX	448m NW	Carriage Sheds	1938	2227142
AY	450m NE	Railway Sidings	1949	2279565
AX	451m NW	Carriage Sheds	1949	2227142



ID	Location	Land Use	Date	Group ID
AX	453m NW	Carriage Sheds	1938	2172416
AW	454m NW	Unspecified Depot	1976	2240287
AW	454m NW	Unspecified Depot	1966	2240287
AW	454m NW	Unspecified Depot	1993	2240287
AL	457m NE	Railway Station	1911	2152654
AL	459m NE	Goods Station	1938	2262648
AY	460m NE	Railway Sidings	1920	2243811
AL	462m NE	Goods Station	1920	2266846
AY	462m NE	Railway Sidings	1895	2197625
AL	464m NE	Railway Station	1873	2224919
AL	464m NE	Goods Station	1938	2277653
AL	464m NE	Goods Station	1949	2277653
AL	468m NE	Railway Station	1895	2224919
AL	469m NE	Railway Building	1976	2148922
BA	469m SW	Hospital	1895	2206746
13	475m W	Railway Sidings	1976	2262315
BA	486m SW	Isolation Hospital	1920	2211082
AY	487m NE	Railway Sidings	1938	2227270
AY	492m NE	Railway Sidings	1938	2186558
BA	495m SW	Isolation Hospital	1938	2172147
BA	495m SW	Isolation Hospital	1938	2175456
BA	496m SW	Hospital	1976	2180099
BA	496m SW	Hospital	1966	2180099
BA	496m SW	Hospital	1949	2272418
AY	499m NE	Railway Sidings	1911	2181105

This data is sourced from Ordnance Survey / Groundsure.



2.2 Historical tanks

Records within 500m

34

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 24**

ID	Location	Land Use	Date	Group ID
K	93m N	Unspecified Tank	1954	393327
K	93m N	Unspecified Tank	1954	393327
P	127m W	Unspecified Tank	1954	403110
P	127m W	Unspecified Tank	1954	403110
L	133m SE	Unspecified Tank	1954	364472
L	140m SE	Unspecified Tank	1954	408091
L	144m SE	Unspecified Tank	1954	408091
L	144m SE	Unspecified Tank	1954	410392
M	156m N	Unspecified Tank	1865	364473
Z	221m SE	Unspecified Tank	1987	392069
Z	221m SE	Unspecified Tank	1991	392069
Z	222m SE	Unspecified Tank	1993	392069
Z	222m SE	Unspecified Tank	1991	392069
6	225m N	Unspecified Tank	1936	364235
7	246m W	Tanks	1991	376382
8	258m NE	Unspecified Tank	1936	364427
W	309m SE	Tanks	1954	403279
W	309m SE	Tanks	1954	403279
AC	331m SW	Unspecified Tank	1991	404329
AC	331m SW	Unspecified Tank	1991	404329
AC	331m SW	Unspecified Tank	1991	404329
AC	331m SW	Unspecified Tank	1991	404329
AC	332m SW	Unspecified Tank	1954	406788



ID	Location	Land Use	Date	Group ID
AC	332m SW	Unspecified Tank	1954	406788
AD	351m SE	Unspecified Tank	1896	364471
AO	392m E	Unspecified Tank	1954	390926
AO	392m E	Unspecified Tank	1954	390926
AU	435m N	Unspecified Tank	1914	404072
AU	435m N	Unspecified Tank	1865	395223
Q	446m W	Unspecified Tank	1954	403380
Q	447m W	Unspecified Tank	1954	381655
Q	447m W	Unspecified Tank	1954	381655
AL	487m NE	Unspecified Tank	1896	364426
AL	490m NE	Unspecified Tank	1914	364425

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	88
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Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 24**

ID	Location	Land Use	Date	Group ID
M	113m N	Electricity Substation	1991	278377
M	113m N	Electricity Substation	1991	278377
M	113m N	Electricity Substation	1991	278377
M	113m N	Electricity Substation	1991	278377
M	114m N	Electricity Substation	1954	278377
M	114m N	Electricity Substation	1954	278377
M	114m N	Electricity Substation	1970	278377
V	181m W	Electricity Substation	1991	263301
V	181m W	Electricity Substation	1991	263301



ID	Location	Land Use	Date	Group ID
V	186m W	Electricity Substation	1991	261657
V	186m W	Electricity Substation	1991	261657
X	216m S	Electricity Substation	1991	275243
X	216m S	Electricity Substation	1983	275243
X	216m S	Electricity Substation	1993	260042
X	217m S	Electricity Substation	1980	275243
X	217m S	Electricity Substation	1980	275243
X	217m S	Electricity Substation	1980	275243
X	217m S	Electricity Substation	1980	275243
X	217m S	Electricity Substation	1991	275243
V	218m W	Electricity Substation	1970	244748
Z	228m SE	Electricity Substation	1987	261873
Z	228m SE	Electricity Substation	1991	261873
Z	229m SE	Electricity Substation	1972	261873
Z	229m SE	Electricity Substation	1954	261873
Z	234m SE	Electricity Substation	1993	260640
Z	234m SE	Electricity Substation	1991	260640
Z	236m SE	Electricity Substation	1954	244747
AB	248m N	Electricity Substation	1976	269116
AB	248m N	Electricity Substation	1976	269116
AB	251m N	Electricity Substation	1991	269116
AB	251m N	Electricity Substation	1991	269116
AB	255m N	Electricity Substation	1986	279456
AB	255m N	Electricity Substation	1991	279456
AB	255m N	Electricity Substation	1991	279456
AE	271m SE	Electricity Substation	1987	259843
AE	271m SE	Electricity Substation	1991	259843
AE	273m SE	Electricity Substation	1993	259843



ID	Location	Land Use	Date	Group ID
AE	273m SE	Electricity Substation	1991	259843
Y	306m E	Electricity Substation	1993	270272
Y	306m E	Electricity Substation	1991	270272
Y	307m E	Electricity Substation	1991	274950
AD	324m SE	Electricity Substation	1954	284345
AD	324m SE	Electricity Substation	1954	284345
AI	351m SE	Electricity Substation	1987	257303
AI	351m SE	Electricity Substation	1991	257303
AI	353m SE	Electricity Substation	1954	264787
AI	353m SE	Electricity Substation	1972	264787
AI	353m SE	Electricity Substation	1954	264787
AI	363m SE	Electricity Substation	1993	276761
AI	363m SE	Electricity Substation	1991	276761
AK	375m S	Electricity Substation	1980	282234
AK	375m S	Electricity Substation	1980	282234
AK	375m S	Electricity Substation	1991	282234
AK	375m S	Electricity Substation	1983	255062
AK	375m S	Electricity Substation	1972	256041
AK	378m S	Electricity Substation	1993	286880
AK	378m S	Electricity Substation	1991	286880
10	386m NE	Electricity Substation	1991	244749
AN	390m N	Electricity Substation	1954	286715
AN	390m N	Electricity Substation	1954	265427
AN	390m N	Electricity Substation	1954	265427
AN	390m N	Electricity Substation	1991	286715
AN	390m N	Electricity Substation	1991	286715
AN	390m N	Electricity Substation	1991	265427
AN	390m N	Electricity Substation	1991	265427



ID	Location	Land Use	Date	Group ID
AO	398m E	Electricity Substation	1987	278585
AO	399m E	Electricity Substation	1972	278585
AR	417m SE	Electricity Substation	1985	272598
AR	417m SE	Electricity Substation	1991	272598
AR	418m SE	Electricity Substation	1991	261348
AR	418m SE	Electricity Substation	1954	261348
AR	418m SE	Electricity Substation	1954	261348
AR	418m SE	Electricity Substation	1954	261348
AR	418m SE	Electricity Substation	1976	261348
AR	418m SE	Electricity Substation	1976	261348
AH	444m SE	Electricity Substation	1985	283047
AH	444m SE	Electricity Substation	1991	283047
AH	444m SE	Electricity Substation	1991	283047
AH	445m SE	Electricity Substation	1954	283047
AH	445m SE	Electricity Substation	1954	283047
AH	445m SE	Electricity Substation	1976	283047
AH	445m SE	Electricity Substation	1976	283047
AZ	453m N	Electricity Substation	1991	275509
AZ	453m N	Electricity Substation	1991	275509
AZ	454m N	Electricity Substation	1976	275509
AZ	454m N	Electricity Substation	1976	275509
AZ	454m N	Electricity Substation	1986	275509
AZ	454m N	Electricity Substation	1991	275509
AZ	454m N	Electricity Substation	1991	275509

This data is sourced from Ordnance Survey / Groundsure.



2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

31

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 24**

ID	Location	Land Use	Date	Group ID
D	On site	Car Breaker's Yard	1991	86046
D	On site	Car Breaker's Yard	1991	82772
D	On site	Car Breaker's Yard	1991	86046
D	On site	Car Breaker's Yard	1991	82772
D	On site	Car Breaker's Yard	1991	79004
D	On site	Car Breaker's Yard	1991	86046
D	On site	Car Breaker's Yard	1991	86046
D	On site	Car Breaker's Yard	1991	82772
D	On site	Car Breakers Yard	1970	74247
Q	132m NW	Railway Repairing etc. Works	1914	74284
I	135m NW	Repairing etc. Railway Works	1936	74046
V	173m W	Carriage Shed	1914	82233
V	173m W	Carriage Shed	1936	82233
S	234m E	Carriage Shed	1936	74082
AD	266m SE	Garage	1954	85943
AD	276m SE	Garage	1954	85943

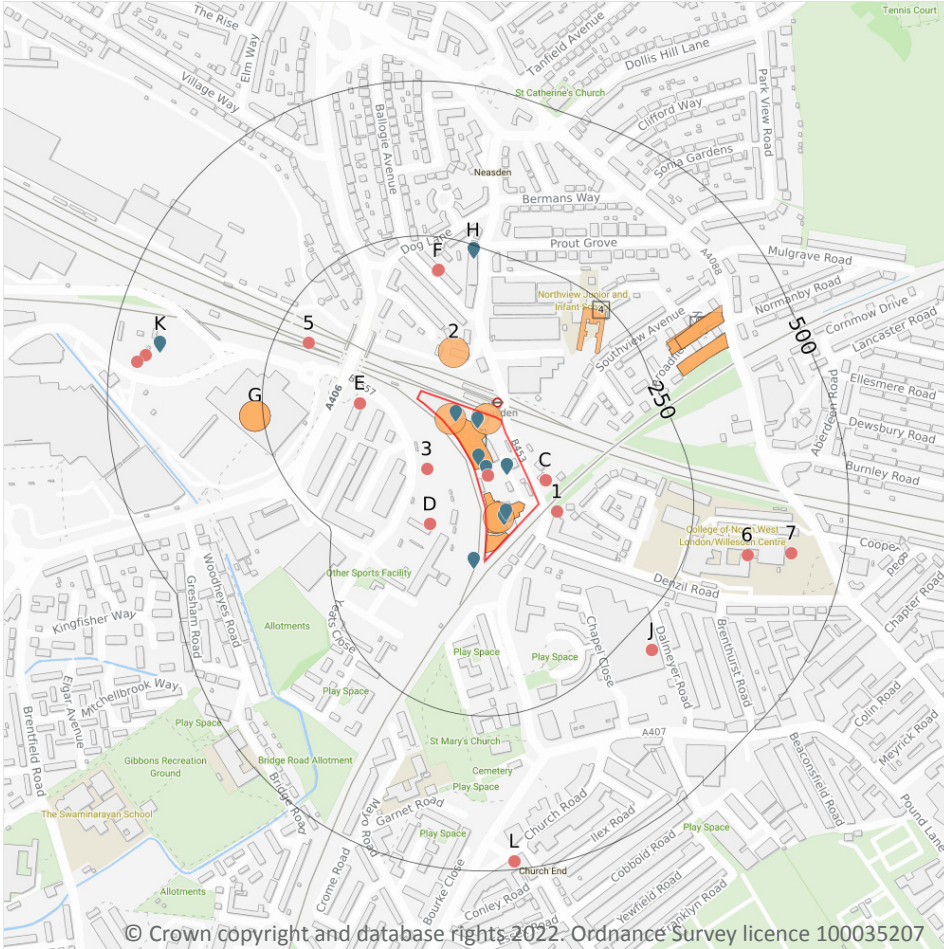


ID	Location	Land Use	Date	Group ID
Y	295m NE	Car Breakers Yard	1972	74248
AF	319m E	Garage	1993	82790
AF	319m E	Garage	1991	82790
AF	319m E	Garage	1987	82047
AF	319m E	Garage	1991	82047
AF	320m E	Garage	1954	75919
AF	320m E	Garage	1972	80332
AF	320m E	Garage	1954	80332
R	389m W	Wagon Repair Works	1936	73986
AT	426m NW	Garage	1954	75284
AT	427m NW	Garage	1976	84433
AT	427m NW	Garage	1976	84433
AT	427m NW	Garage	1954	84433
AT	430m NW	Garage	1986	75428
AV	445m NW	Carriage Shed	1914	74084

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m

21

Waste site records derived from Local Authority planning records and high detail historical mapping.

Features are displayed on the Waste and landfill map on **page 40**

ID	Location	Address	Further Details	Date
A	On site	Site Address: N/A	Type of Site: Car Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1969
A	On site	Site Address: N/A	Type of Site: Car Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1991
A	On site	Site Address: N/A	Type of Site: Car Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1991

ID	Location	Address	Further Details	Date
A	On site	Site Address: N/A	Type of Site: Car Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1991
A	On site	Site Address: N/A	Type of Site: Car Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1991
A	On site	Site Address: Alloyde Neasden Goods Yard, Neasden Lane, Neasden, LONDON, Central London, NW10 2UE	Type of Site: Waste Transfer Station Planning application reference: 96/1381 Description: Erection of three waste transfer station associated buildings. An application (ref: 96/1381) for Detailed Planning permission was submitted to Brent L.B. on 6th August 1996. Data source: Historic Planning Application Data Type: Point	-
B	On site	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1969
B	On site	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1991
B	On site	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1991



ID	Location	Address	Further Details	Date
B	On site	Site Address: Neasden Goods Yard, Neasden Lane, LONDON, Central London, NW10 2TG	Type of Site: Waste Transfer Station Planning application reference: 00/0401 Description: Scheme comprises construction of a waste transfer station facility 1025 sqm with a part single and two storey storage building, sorting bays, ancillary office, staff room and toilets with associated enclosure, access road, sewer system and landscaping. Construction - metal cladding walls; metal cladding, pitched, steel truss roof; roller shutter doors; pad foundations; steel frame. The work started in January 2000, to be carried out by the clients themselves. (10/04/2000) Data source: Historic Planning Application Data Type: Point	01/01/2000
B	On site	Site Address: X-Bert Haulage, Neasden Lane, Neasden Goods Depot, LONDON, Central London, NW10 2UE	Type of Site: Waste Transfer Building (Extension) Planning application reference: Aug-27 Description: Scheme comprises construction of open fronted extension to waste transfer building. An application (ref: 08/2627) for detailed planning permission was granted by Brent L.B. Planning decision obtained Data source: Historic Planning Application Data Type: Point	-
2	51m N	Site Address: Neasden Goods Depot, Neasden Lane, William Fry & Co Ltd, LONDON, Central London, NW10 2UG	Type of Site: Recycling Facilities (Extension/Alterations) Planning application reference: May-97 Description: Scheme comprises extension to metal recycling facilities to include, construction of new fences and structure for ELV treatment, relocation of office structure and formation of hardstanding to open storage area. Construction - fencing site works. An application (ref: 05/3597) for Detailed Planning permission was granted by Brent L.B. on 24th April 2006. Planning decision obtained Data source: Historic Planning Application Data Type: Point	01/04/2006
4	166m NE	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1936



ID	Location	Address	Further Details	Date
G	238m W	Site Address: Tesco, Great Central Way, LONDON, Central London, NW10 0TL	Type of Site: Recycling Unit Planning application reference: Aug-55 Description: Scheme comprises removal of 8 car parking spaces and replacement of recycling units with new recycling unit, formation of 9 car parking spaces, installation of bollard and 2 charity bins in car park of supermarket adjacent to north circular road. Construction - black top surfacing, bollards site works. An application (ref: 08/3055) for detailed planning permission was refused by Brent L.B. A detailed planning application has been refused. Data source: Historic Planning Application Data Type: Point	-
G	238m W	Site Address: Tesco, Great Central Way, LONDON, Central London, NW10 0TL	Type of Site: Recycling Unit & Car Park Planning application reference: Jul-54 Description: Scheme comprises replacement of recycling units with a single recycling unit together with associated enabling works, recycling area to be re-instated with 8 additional parking bays. Construction - black top surfacing site works. An application (ref: 2454) for detailed planning permission was withdrawn from Brent L.B. Planning decision obtained Data source: Historic Planning Application Data Type: Point	-
I	293m NE	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1987
I	293m NE	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1971
I	294m NE	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1987

ID	Location	Address	Further Details	Date
I	295m NE	Site Address: N/A	Type of Site: Car Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1971
I	309m NE	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1954
I	309m NE	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1954

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m

24

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

Features are displayed on the Waste and landfill map on **page 40**

ID	Location	Details		
A	On site	Site Name: Neasden Goods Yard Site Address: Neasden Goods Yard, Neasden Lane, London, NW10 2UG Correspondence Address: Neasden Goods Yard, Neasden Lane, London, NW10 2UG	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: TUM001 EPR reference: - Operator: Tumbledown Recycling Limited Waste Management licence No: 80532 Annual Tonnage: 300000	Issue Date: 18/06/2001 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued



ID	Location	Details		
A	On site	Site Name: Neasden Goods Yard Site Address: Neasden Goods Yard, Neasden Lane, London, NW10 2UG Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: TUM001 EPR reference: EA/EPR/TP3897NM/A001 Operator: Tumbledown Recycling Ltd Waste Management licence No: 80532 Annual Tonnage: 300000	Issue Date: 18/06/2001 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired
A	On site	Site Name: X - Bert Haulage Site Address: Unit 6 Neasden Goods Yard, Neasden Lane, London, NW10 2UG Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: XBE002 EPR reference: EA/EPR/ZP3497NS/V002 Operator: X - Bert Haulage Limited Waste Management licence No: 80588 Annual Tonnage: 382500	Issue Date: 12/08/2003 Effective Date: 16/02/2006 Modified: 25/08/2011 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
A	On site	Site Name: X - Bert Haulage Site Address: Unit 6 Neasden Goods Yard, Neasden Lane, London, NW10 2UG Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: XBE002 EPR reference: EA/EPR/ZP3497NS/V002 Operator: X - Bert Haulage Limited Waste Management licence No: 80588 Annual Tonnage: 382500	Issue Date: 12/08/2003 Effective Date: 16/02/2006 Modified: 25/08/2011 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified



ID	Location	Details		
B	On site	Site Name: Neasden Lane, London Site Address: Powerday plc, Neasden Goods Yard, Neasden Lane, London, NW10 2UG Correspondence Address: Powerday plc, Crossan House, 28- 31, Hythe Road, London, NW10 6RS	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: POW001 EPR reference: - Operator: Powerday P L C Waste Management licence No: 80018 Annual Tonnage: 0	Issue Date: 26/02/1996 Effective Date: - Modified: 11/12/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
B	On site	Site Name: Neasden Lane, London Site Address: Powerday plc, Transfer Station, Neasden Goods Yard, Neasden Lane, London, NW10 2UG Correspondence Address: Powerday plc, Crossan House, 28- 31, Hythe Road, London, NW10 6RS	Type of Site: Household, Commercial & Industrial Waste T Stn Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: POW001 EPR reference: - Operator: Powerday Plc Waste Management licence No: 80018 Annual Tonnage: 206225	Issue Date: 26/02/1996 Effective Date: - Modified: 11/12/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
B	On site	Site Name: Neasden Lane Transfer Station Site Address: Powerday plc, Neasden Goods Yard, Neasden Lane, London, NW10 2UG Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: POW001 EPR reference: EA/EPR/NP3396NH/V007 Operator: Powerday Plc Waste Management licence No: 80018 Annual Tonnage: 206225	Issue Date: 26/02/1996 Effective Date: - Modified: 25/08/2011 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified



ID	Location	Details		
B	On site	Site Name: Mitre Works Site Address: Neasden Goods Yard, Neasden Lane, Neasden, London, NW10 2UG Correspondence Address: -	Type of Site: Metal Recycling Site (Vehicle Dismantler) Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MET092 EPR reference: EA/EPR/HB3330RH/V002 Operator: Metal And Waste Recycling Limited Waste Management licence No: 80743 Annual Tonnage: 70500	Issue Date: 06/04/2006 Effective Date: 16/06/2012 Modified: 08/04/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
B	On site	Site Name: European Metal Recycling Limited Site Address: Mitre Works, Neasden Lane, London, NW10 2UG Correspondence Address: -	Type of Site: Metal Recycling Site (Vehicle Dismantler) Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: EUR012 EPR reference: EA/EPR/HB3602LF/V002 Operator: European Metal Recycling Limited Waste Management licence No: 80743 Annual Tonnage: 75999	Issue Date: 06/04/2006 Effective Date: 03/10/2019 Modified: 15/05/2020 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
B	On site	Site Name: Mitre Works Site Address: Neasdon Goods Yard, Neasden Lane, London, NW10 2UG Correspondence Address: -	Type of Site: Metal Recycling Site (Vehicle Dismantler) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MET091 EPR reference: EA/EPR/HB3330DD/T001 Operator: Metal & Waste Recycling Limited Waste Management licence No: 80627 Annual Tonnage: 4999	Issue Date: 25/04/2005 Effective Date: 30/05/2012 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired

ID	Location	Details		
B	On site	Site Name: Alloyde 2, Neasden Lane Site Address: Robert Wallace, Alloyde 2, Neasden Goods Yard, Neasden Lane, London, NW10 2UG Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LLO001 EPR reference: EA/EPR/VP3396NA/A001 Operator: Lloyd Anthony Christopher Waste Management licence No: 80040 Annual Tonnage: 75000	Issue Date: 26/02/1996 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked
B	On site	Site Name: Land At Neasden Goods Yard Site Address: Neasden Goods Yard, Neasden Lane, Wembley, London, NW10 2UG Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: XBE001 EPR reference: EA/EPR/GB3507KW/T001 Operator: X - Bert Haulage Limited Waste Management licence No: 100180 Annual Tonnage: 80000	Issue Date: 25/03/2008 Effective Date: 28/08/2018 Modified: 25/08/2011 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
B	On site	Site Name: Ace Waste - Neasden Goods Yard Site Address: Neasden Goods Yard, Neasden Lane, Wembley, London, NW10 2UG Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ACE008 EPR reference: EA/EPR/YP3095EM/V002 Operator: Ace Waste Haulage Ltd Waste Management licence No: 100180 Annual Tonnage: 80000	Issue Date: 25/03/2008 Effective Date: - Modified: 25/08/2011 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified



ID	Location	Details		
B	On site	Site Name: Land At Neasden Goods Yard Site Address: Neasden Goods Yard, Neasden Lane, Wembley, London, NW10 2UG Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: XBE001 EPR reference: EA/EPR/GB3507KW/T001 Operator: X - Bert Haulage Limited Waste Management licence No: 100180 Annual Tonnage: 80000	Issue Date: 25/03/2008 Effective Date: 28/08/2018 Modified: 25/08/2011 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
B	On site	Site Name: European Metal Recycling Limited Site Address: Mitre Works, Neasden Lane, London, NW10 2UG Correspondence Address: -	Type of Site: Metal Recycling Site (Vehicle Dismantler) Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: EUR012 EPR reference: EA/EPR/HB3602LF/V002 Operator: European Metal Recycling Limited Waste Management licence No: 80743 Annual Tonnage: 75999	Issue Date: 06/04/2006 Effective Date: 03/10/2019 Modified: 15/05/2020 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
B	On site	Site Name: Mitre Works Site Address: Neasden Goods Yard, Neasden Lane, Neasden, London, NW10 2UG Correspondence Address: -	Type of Site: Metal Recycling Site (Vehicle Dismantler) Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MET092 EPR reference: EA/EPR/HB3330RH/V002 Operator: Metal And Waste Recycling Limited Waste Management licence No: 80743 Annual Tonnage: 70500	Issue Date: 06/04/2006 Effective Date: 16/06/2012 Modified: 08/04/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified

ID	Location	Details		
B	On site	Site Name: Neasden Goods Yard Site Address: Powerday plc, Neasden Lane, London, NW10 2UG Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MET090 EPR reference: EA/EPR/EB3633AS/T001 Operator: Metal & Waste Recycling Ltd Waste Management licence No: 80018 Annual Tonnage: 206225	Issue Date: 26/02/1996 Effective Date: 26/03/2012 Modified: 25/08/2011 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired
A	19m W	Site Name: William Fry Neasden Site Address: Mitre Works, Neasden Lane, Neasden, London, NW10 2UG Correspondence Address: Albert Works, Kenninghall Road, Edmonton, London, N18 2PD	Type of Site: Metal Recycling Site (Vehicle Dismantler) Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WIL008 EPR reference: - Operator: William Fry & Company Limited Waste Management licence No: 80743 Annual Tonnage: 0	Issue Date: 06/04/2006 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
A	19m W	Site Name: William Fry Mitre Works Site Address: Mitre Works, Neasden Goods Depot, Neasden Lane, London, NW10 2UG Correspondence Address: -	Type of Site: Metal Recycling Site (Vehicle Dismantler) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WIL005 EPR reference: EA/EPR/VP3197NV/A001 Operator: William Fry & Company Ltd Waste Management licence No: 80627 Annual Tonnage: 4999	Issue Date: 25/04/2005 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued



ID	Location	Details		
A	19m W	Site Name: William Fry & Co Ltd Site Address: Neasden Goods Depot, Neasden Lane, Neasden, London, NW10 2UG Correspondence Address: -	Type of Site: Metal Recycling Site (Vehicle Dismantler) Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WIL008 EPR reference: EA/EPR/SP3393EP/A001 Operator: William Fry & Company Ltd Waste Management licence No: 80743 Annual Tonnage: 70500	Issue Date: 06/04/2006 Effective Date: - Modified: 25/08/2011 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
H	241m N	Site Name: L & B Haulage, Neasden Site Address: L & B Haulage, Hannah Close, Great Central Way, Neasden, Middx, NW10 0UX Correspondence Address: L & B Haulage & Civil Eng.Contractors, 10b, Colin Parade, Sheaves Hill Avenue, Collindale, London, NW9 6SG	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LBH001 EPR reference: - Operator: L & B Haulage & Civil Eng.Contractors Waste Management licence No: 80361 Annual Tonnage: 0	Issue Date: 11/12/1998 Effective Date: - Modified: 21/09/2001 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
H	241m N	Site Name: L & B Haulage, Neasden Site Address: L & B Haulage, Hannah Close, Great Central Way, Neasden, Middx, NW10 0UX Correspondence Address: 10b, Colin Parade, Sheaves Hill Avenue, Collindale, London, NW9 6SG	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LBH001 EPR reference: - Operator: L & B Haulage & Civil Engineering.contractors Ltd Waste Management licence No: 80361 Annual Tonnage: 0	Issue Date: 11/12/1998 Effective Date: - Modified: 21/09/2001 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified



ID	Location	Details		
K	424m W	Site Name: Neasden Sidings Site Address: Drury Way, Wembley, London, NW10 0JJ Correspondence Address: -	Type of Site: Inert & Excavation WTS Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: FCC022 EPR reference: EA/EPR/JB3508FW/V002 Operator: F C C Environment (U K) Limited Waste Management licence No: 403481 Annual Tonnage: 249999	Issue Date: 26/01/2018 Effective Date: - Modified: 16/10/2020 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
K	424m W	Site Name: Ferns Surfacing Ltd Site Address: Ferns Surfacing Ltd, Drury Way, Wembley, London, NW10 0JJ Correspondence Address: -	Type of Site: Physical Treatment Facility Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: FER001 EPR reference: EA/EPR/EB3402KL/A001 Operator: Ferns Surfacing Limited Waste Management licence No: 403481 Annual Tonnage: 49999	Issue Date: 26/01/2018 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m	23
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Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 40**

ID	Location	Site	Reference	Category	Sub-Category	Description
B	On site	-	WEX203180	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	On site	-	WEX203180	Treating waste exemption	Not on a farm	Recovery of scrap metal
B	On site	-	WEX203180	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)



ID	Location	Site	Reference	Category	Sub-Category	Description
C	24m NE	-	WEX263922	Storing waste exemption	Not on a farm	Storage of waste in secure containers
C	24m NE	54, NEASDEN LANE, LONDON, NW10 2UJ	WEX121826	Storing waste exemption	Not on a farm	Storage of waste in secure containers
1	32m SE	54 Neasden Lane LONDON NW10 2UJ	EPR/YF0105U N/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
3	69m SW	Aggregate Industries Great Central Way LONDON NW10 0UZ	EPR/ZF0901SY /A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
D	91m W	OLD CHARRINGTON COAL YARD, GREAT CENTRAL WAY, LONDON, NW10 0UZ	WEX256307	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	91m W	OLD CHARRINGTON COAL YARD, GREAT CENTRAL WAY, LONDON, NW10 0UZ	WEX115383	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	94m W	5 CENTRAL BUSINESS CENTRE, IRON BRIDGE CLOSE, LONDON, NW10 0UR	WEX215790	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
E	94m W	5 CENTRAL BUSINESS CENTRE, IRON BRIDGE CLOSE, LONDON, NW10 0UR	WEX179556	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
F	195m N	1, Hannah Close, Great Central Way, Neasden, NW10 1PR	WEX012695	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	196m N	1, Hannah Close, Great Central Way, Neasden, NW10 1PR	WEX151929	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
5	196m NW	202 Chiswick High Road London W4 1PD	EPR/QE5484Y B/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
J	294m SE	-	WEX266124	Treating waste exemption	Not on a farm	Sorting mixed waste
J	294m SE	-	WEX266124	Storing waste exemption	Not on a farm	Storage of waste in secure containers
J	294m SE	-	WEX266124	Storing waste exemption	Not on a farm	Storage of waste in a secure place

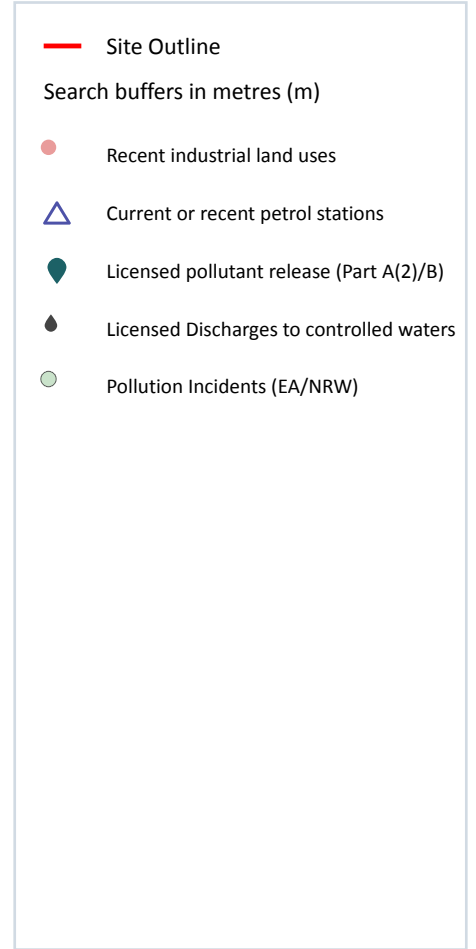
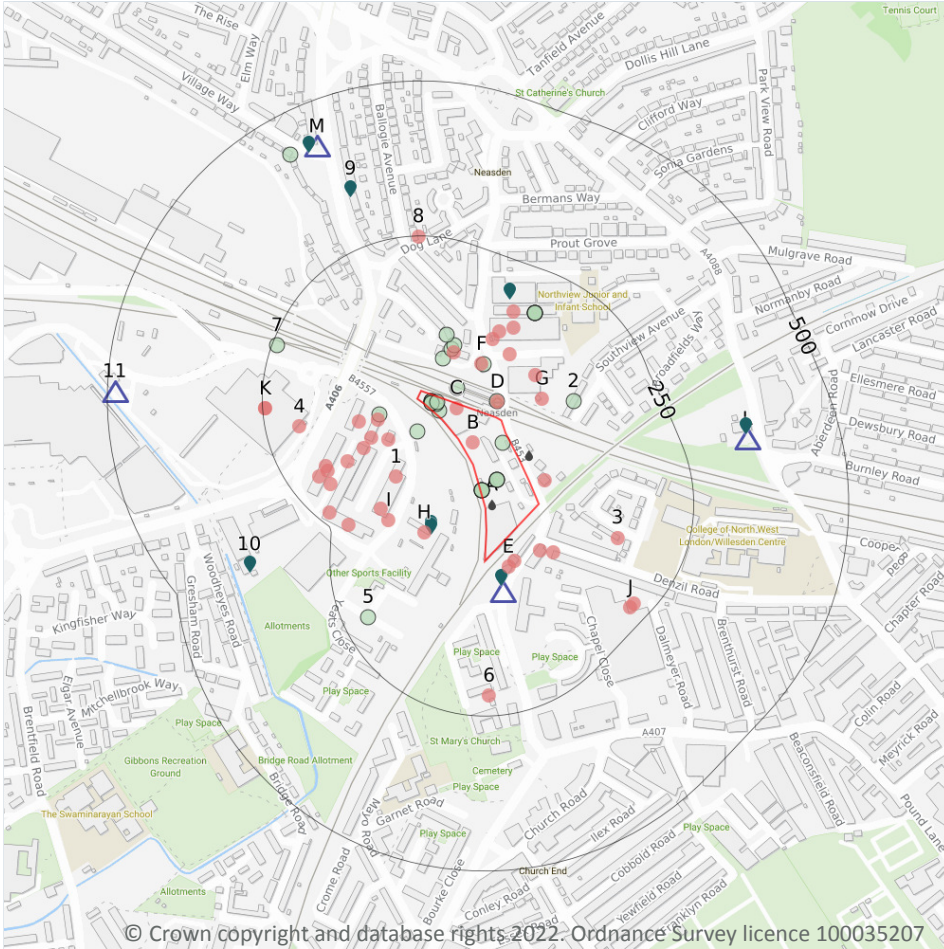


ID	Location	Site	Reference	Category	Sub-Category	Description
6	346m E	The College of North West London Willesden Centre London NW10 2XD	EPR/GH0214J N/A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in the construction of entertainment or educational installations etc
7	415m E	The College of North West London Willesden Centre London NW10 2XD	EPR/JH0075M P/A001	Treating waste exemption	Non-Agricultural Waste Only	Crushing waste fluorescent tubes
K	445m W	Unit 6, The Goods Yard Drury Way Neasden NW10 0JJ	EPR/AF0308N W/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
K	457m W	Yard 1 Drury Way LONDON NW10 0JJ	EPR/YE5382Q R/A001	Treating waste exemption	Non-Agricultural Waste Only	Screening and blending of waste
L	487m S	168, CHURCH ROAD, LONDON, NW10 9NH	WEX237537	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
L	487m S	168, CHURCH ROAD, LONDON, NW10 9NH	WEX092741	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

This data is sourced from the Environment Agency and Natural Resources Wales.



4 Current industrial land use



4.1 Recent industrial land uses

Records within 250m

41

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 56**

ID	Location	Company	Address	Activity	Category
B	On site	Simpson Eco Skip Hire	Neasden Goods Depot, Neasden Lane, London, Greater London, NW10 2UG	Construction and Tool Hire	Hire Services
C	On site	Metal & Waste Recycling	Neasden Goods Depot, Neasden Lane, London, Greater London, NW10 2UG	Recycling, Reclamation and Disposal	Recycling Services

ID	Location	Company	Address	Activity	Category
B	24m NE	Glynn's Skips	54, Neasden Lane, London, Greater London, NW10 2UJ	Construction and Tool Hire	Hire Services
D	24m N	Neasden	Neasden Station, Neasden Lane, London, Greater London, NW10 1PH	Underground Network Stations	Public Transport, Stations and Infrastructure
E	34m SE	Emmi Cars Ltd	Neasden Lane Service Station, Brent, London, Greater London, NW10 2UE	Secondhand Vehicles	Motoring
E	35m SE	Texaco	91, Neasden Lane, London, Greater London, NW10 2UE	Petrol and Fuel Stations	Road and Rail
E	53m SE	Flintham Cabins Ltd	34, Neasden Lane, London, Greater London, NW10 2UN	Container and Storage	Transport, Storage and Delivery
E	70m SE	D P S Gas	1, Denzil Road, London, Greater London, NW10 2UR	Fuel Distributors and Suppliers	Household, Office, Leisure and Garden
C	72m SW	Malini	Unit 7 Central Business Centre, Great Central Way, London, Greater London, NW10 0UR	Carpets, Flooring, Rugs and Soft Furnishings	Consumer Products
F	73m N	Welbrit Ltd	Suite 304 Dephna House 119, Neasden Lane, London, Greater London, NW10 1PH	Mechanical Engineers	Engineering Services
G	74m NE	Pumping Station	Greater London, NW10	Water Pumping Stations	Industrial Features
F	77m N	Glynn's	Neasden Goods Depot, Neasden Lane, London, Greater London, NW10 2UG	Construction and Tool Hire	Hire Services
C	81m SW	Brent Cross Commercial s	Central Business Centre, Iron Bridge Close, London, Greater London, NW10 0UR	Vehicle Hire and Rental	Hire Services
G	92m NE	Tate Technologies UK Ltd	9 Falcon Park Industrial Estate, Neasden Lane, London, Greater London, NW10 1RZ	Measurement and Inspection Equipment	Industrial Products
C	97m SW	Medical Diagnosis	12 Central Business Centre, Iron Bridge Close, London, Greater London, NW10 0UR	Dental and Medical Laboratories	Health Practitioners and Establishments
H	100m W	Chimney	Greater London, NW10	Chimneys	Industrial Features
C	101m W	Central Business Centre	Greater London, NW10	Business Parks and Industrial Estates	Industrial Features
F	104m N	Falcon Park Industrial Estate	Greater London, NW10	Business Parks and Industrial Estates	Industrial Features



ID	Location	Company	Address	Activity	Category
1	116m SW	Audiolink	Unit 17, Iron Bridge Close, London, Greater London, NW10 0UF	Radar and Telecommunications Equipment	Industrial Products
C	118m SW	Eco Air	Unit 7 N C R Business Centre, 400 North Circular Road, Brent, London, Greater London, NW10 0AB	Cooling and Refrigeration	Industrial Products
F	118m N	Electricity Sub Station	Greater London, NW10	Electrical Features	Infrastructure and Facilities
F	132m N	Lasgo Worldwide Media	1 Falcon Park Industrial Estate, Neasden Lane, London, Greater London, NW10 1RZ	Electronic Media	Industrial Products
3	138m SE	London Squirrel Control	1, Severn Way, London, Greater London, NW10 2UU	Pest and Vermin Control	Contract Services
F	145m N	Brent Ambulance Station	Greater London, NW10	Ambulance and Medical Transportation Services	Health Support Services
C	152m SW	Electricity Sub Station	Greater London, NW10	Electrical Features	Infrastructure and Facilities
I	156m W	Electricity Sub Station	Greater London, NW10	Electrical Features	Infrastructure and Facilities
I	163m W	Dent O Care	Unit 14, Iron Bridge Close, London, Greater London, NW10 0UF	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
F	171m N	Works	Greater London, NW10	Unspecified Works Or Factories	Industrial Features
C	184m SW	V W Sun Fung Food	Unit 3 North Circular Business Park, Great Central Way, London, Greater London, NW10 0AB	Catering and Non Specific Food Products	Foodstuffs
C	185m SW	Furl	Datapoint House 400, North Circular Road, London, Greater London, NW10 0AB	Beds and Bedding	Consumer Products
4	195m W	Electricity Sub Station	Greater London, NW10	Electrical Features	Infrastructure and Facilities
C	197m SW	North Circular Business Park	Greater London, NW10	Business Parks and Industrial Estates	Industrial Features
C	202m SW	Milky's UK Ltd	Unit 2 North Circular Business Park, Great Central Way, London, Greater London, NW10 0AB	Dairy Products	Foodstuffs



ID	Location	Company	Address	Activity	Category
6	217m S	Electricity Sub Station	Greater London, NW10	Electrical Features	Infrastructure and Facilities
C	219m W	Holliday Concrete Testing Ltd	Unit 11, Iron Bridge Close, London, Greater London, NW10 0UF	Industrial Engineers	Engineering Services
J	222m SE	Tank	Greater London, NW10	Tanks (Generic)	Industrial Features
J	223m SE	Electricity Sub Station	Greater London, NW10	Electrical Features	Infrastructure and Facilities
C	233m SW	Fairview Health Ltd	Unit 19 North Circular Business Park, Great Central Way, London, Greater London, NW10 0AB	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
K	246m W	Avis Rent A Car	Wembley Tesco Extra, London, Greater London, NW10 0TL	Vehicle Hire and Rental	Hire Services
K	246m W	Budget Rent A Car	Wembley Tesco Extra, London, Greater London, NW10 0TL	Vehicle Hire and Rental	Hire Services
8	249m N	Electricity Sub Station	Greater London, NW10	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

4

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 56**

ID	Location	Company	Address	LPG	Status
E	57m SE	TEXACO	91, Neasden Lane, Willesden, London, Outer London, NW10 2UE	No	Closed
L	353m E	ESSO	Dudden Hill Lane, Willesden, London, Outer London, NW10 1DE	No	Open
M	429m NW	SHELL	369, North Circular Road, Village Way, Neasden, London, Outer London, NW10 0SH	No	Open
11	488m W	TESCO EXTRA	Great Central Way, Neasden, London, Outer London, NW10 0TL	No	Open

This data is sourced from Experian.



4.3 Electricity cables

Records within 500m	0
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High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0
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High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0
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Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0
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Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0
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Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m

8

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on **page 56**

ID	Location	Address	Details	
E	36m SE	Harvest Neasden Lane, 91 Neasden Lane, Neasden, London, NW10 2UE	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
H	90m W	Aggregate Industries, Great Central Way, London, NW10 0JD	Process: Roadstone Coating Processes Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

ID	Location	Address	Details	
H	90m W	London Concrete, Great Central Way, Neasden, London, NW10 0UZ	Process: Use of Bulk Cement Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
F	198m N	Days Accident Repair Centre, 60 Neasden Lane, London, NW10 2UW	Process: Respraying of Road Vehicles Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
9	345m N	Towerway Ltd, North Circular Road, NW10	Process: Use of Bulk Cement Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
L	356m E	Esso Dudden Hill, Dudden Hill Service Station, Dudden Hill Lane, Neasden, London, NW10 1DE	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
10	380m W	Procon Ready Mix Ltd, Great Central Way, Neasden, London, NW10 0LD	Process: Use of Bulk Cement Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
M	437m NW	Shell Neasden, 369 North Circular Road, Neasden, London, NW10 0HS	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.



4.13 Licensed Discharges to controlled waters

Records within 500m

4

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on **page 56**

ID	Location	Addresses	Details	
A	On site	Neasden Lane	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: TEMP.2813 Permit Version: 1 Receiving Water: MITCHELL BROOK	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 02/09/2010
A	On site	Neasden Lane	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: TEMP.2813 Permit Version: 2 Receiving Water: Mitchell Brook	Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 13/10/2015
B	16m NE	Neasden Lane	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: TEMP.2814 Permit Version: 1 Receiving Water: MITCHELL BROOK	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 02/09/2010
B	16m NE	Neasden Lane	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: TEMP.2814 Permit Version: 2 Receiving Water: Mitchell Brook	Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 13/10/2015

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.



4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m

33

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on **page 56**

ID	Location	Details	
A	On site	Incident Date: 26/09/2001 Incident Identification: 33170 Pollutant: Contaminated Water:Oils and Fuel Pollutant Description: Firefighting Run-Off:Mixed/Waste Oils	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
A	On site	Incident Date: 26/09/2001 Incident Identification: 33170 Pollutant: Oils and Fuel Pollutant Description: Mixed/Waste Oils	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)

ID	Location	Details	
A	On site	Incident Date: 24/04/2002 Incident Identification: 74377 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	On site	Incident Date: 24/04/2002 Incident Identification: 74377 Pollutant: Specific Waste Materials Pollutant Description: Vehicles and Vehicle Parts	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	On site	Incident Date: 26/09/2001 Incident Identification: 33170 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
A	On site	Incident Date: 24/04/2002 Incident Identification: 74377 Pollutant: Specific Waste Materials Pollutant Description: Other Non-Metal Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	On site	Incident Date: 24/04/2002 Incident Identification: 74377 Pollutant: Specific Waste Materials:Specific Waste Materials:Specific Waste Materials Pollutant Description: Tyres:Vehicles and Vehicle Parts:Other Non-Metal Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
B	On site	Incident Date: 05/09/2003 Incident Identification: 187903 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
C	On site	Incident Date: 02/09/2002 Incident Identification: 104783 Pollutant: Atmospheric Pollutants and Effects:Other Pollutant Pollutant Description: Dust:Noise	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
C	On site	Incident Date: 02/09/2002 Incident Identification: 104783 Pollutant: Other Pollutant Pollutant Description: Noise	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
C	On site	Incident Date: 02/09/2002 Incident Identification: 104783 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
C	On site	Incident Date: 26/09/2002 Incident Identification: 110708 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)



ID	Location	Details	
C	On site	Incident Date: 05/07/2002 Incident Identification: 89613 Pollutant: Other Pollutant Pollutant Description: Noise	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
C	On site	Incident Date: 12/07/2001 Incident Identification: 15771 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
C	On site	Incident Date: 12/07/2001 Incident Identification: 15771 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
C	On site	Incident Date: 01/08/2001 Incident Identification: 21060 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
C	24m N	Incident Date: 08/08/2012 Incident Identification: 1023304 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 2 (Significant)
D	25m N	Incident Date: 11/01/2003 Incident Identification: 130485 Pollutant: Oils and Fuel Pollutant Description: Gas and Fuel Oils	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
C	40m SW	Incident Date: 16/07/2001 Incident Identification: 16805 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
F	60m N	Incident Date: 08/04/2003 Incident Identification: 149333 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
C	66m W	Incident Date: 17/04/2003 Incident Identification: 152083 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 1 (Major)
F	74m N	Incident Date: 31/05/2002 Incident Identification: 82232 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)



ID	Location	Details	
F	79m N	Incident Date: 24/03/2003 Incident Identification: 145781 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
F	87m N	Incident Date: 06/01/2003 Incident Identification: 129500 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
F	99m N	Incident Date: 24/08/2005 Incident Identification: 340884 Pollutant: Other Pollutant Pollutant Description: Noise	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 2 (Significant)
2	120m E	Incident Date: 10/08/2012 Incident Identification: 1024593 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 2 (Significant)
F	180m N	Incident Date: 05/07/2001 Incident Identification: 13946 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
F	180m N	Incident Date: 16/08/2001 Incident Identification: 24640 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
F	180m N	Incident Date: 21/03/2002 Incident Identification: 65601 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
F	180m N	Incident Date: 18/08/2003 Incident Identification: 183052 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
5	208m SW	Incident Date: 04/07/2001 Incident Identification: 13427 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
7	242m W	Incident Date: 08/08/2001 Incident Identification: 22846 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)



ID	Location	Details	
M	435m NW	Incident Date: 06/08/2012 Incident Identification: 1022400 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Other Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 2 (Significant)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m	0
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The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m	0
----------------------------	----------

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory radioactive waste

Records within 500m	0
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The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

5 Geology (basic)

5.1 Superficial geology (625k)

Records within 500m

0

Generalised geology data based on BGS's published poster maps of the UK (North and South). Superficial related themes digitised from 1977 first edition Quaternary map (North and South).

This data is sourced from the British Geological Survey.

5.2 Bedrock geology (625k)

Records within 500m

1

Generalised geology data based on BGS's published poster maps of the UK (North and South). Bedrock related themes created through generalisation of 1:50,000 data.

Location	Lex code	Description	Rock type
On site	THAM-CLSSG	THAMES GROUP	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.

6 Hydrogeology - Superficial aquifer

6.1 Superficial aquifer

Records within 500m

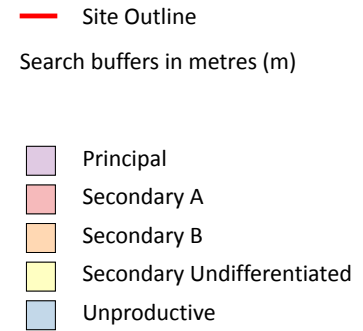
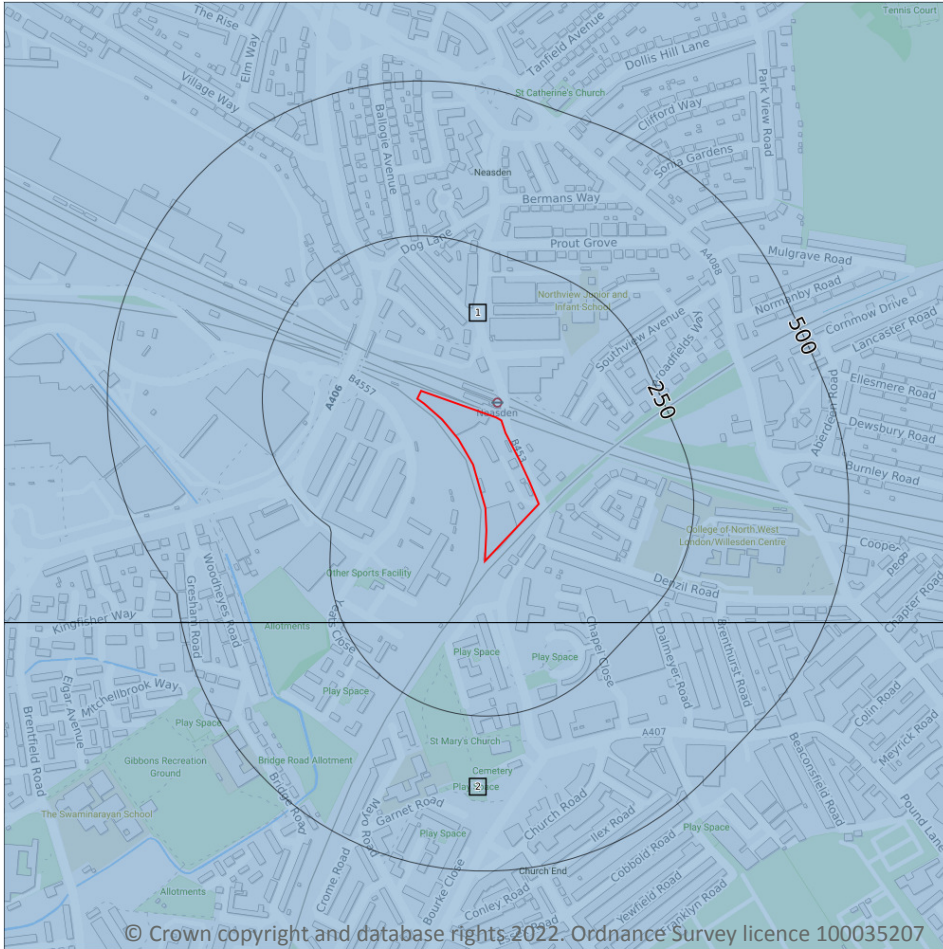
0

Aquifer status of groundwater held within superficial geology.

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



6.2 Bedrock aquifer

Records within 500m

2

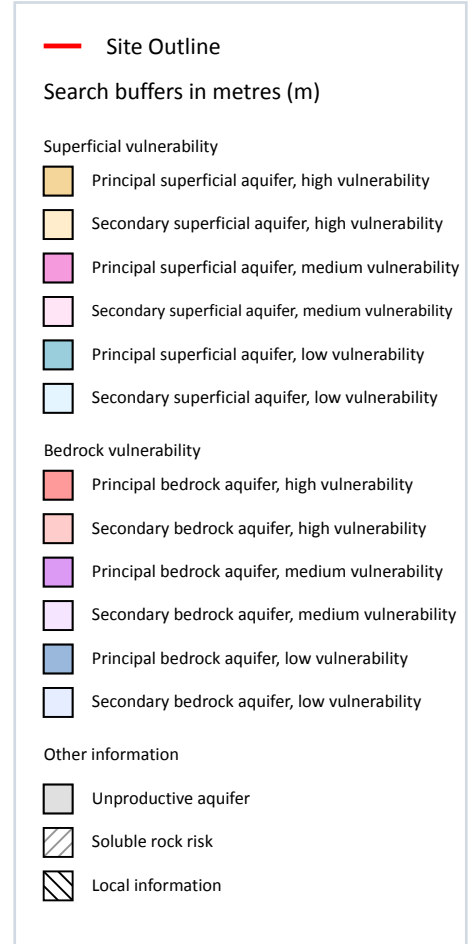
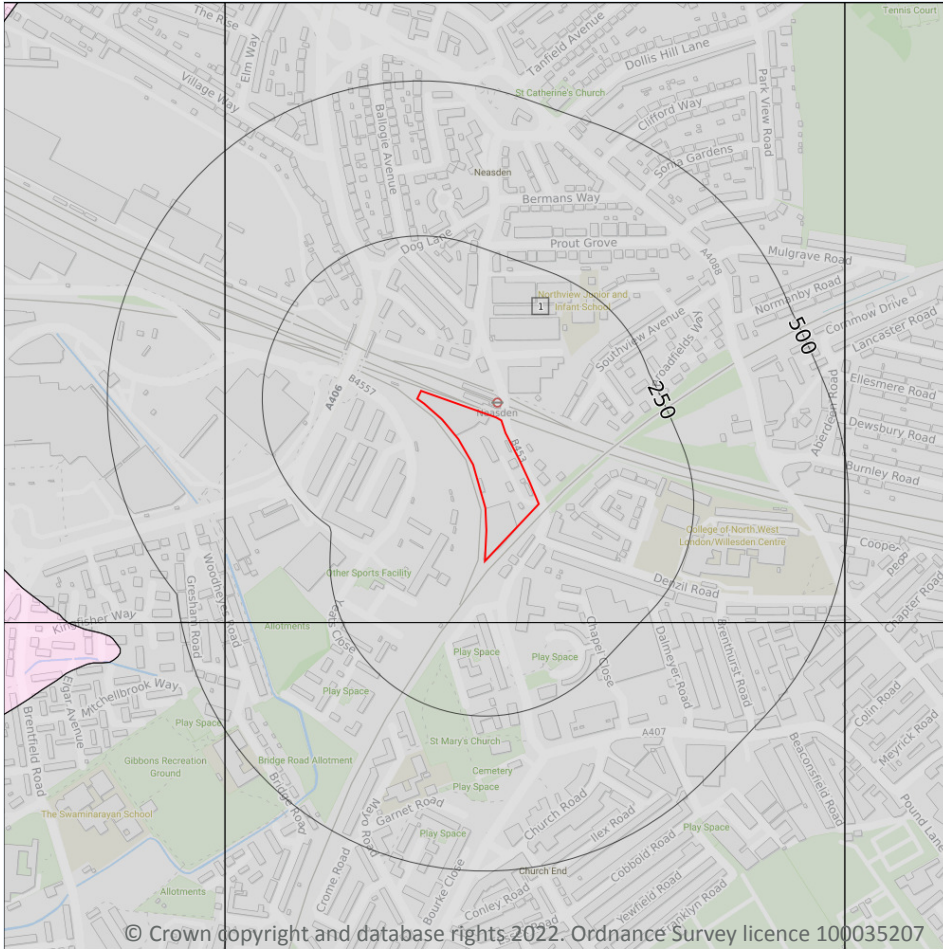
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 71**

ID	Location	Designation	Description
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	99m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Groundwater vulnerability



6.3 Groundwater vulnerability

Records within 50m

1

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on **page 72**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

6.4 Groundwater vulnerability- soluble rock risk

Records on site	0
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This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

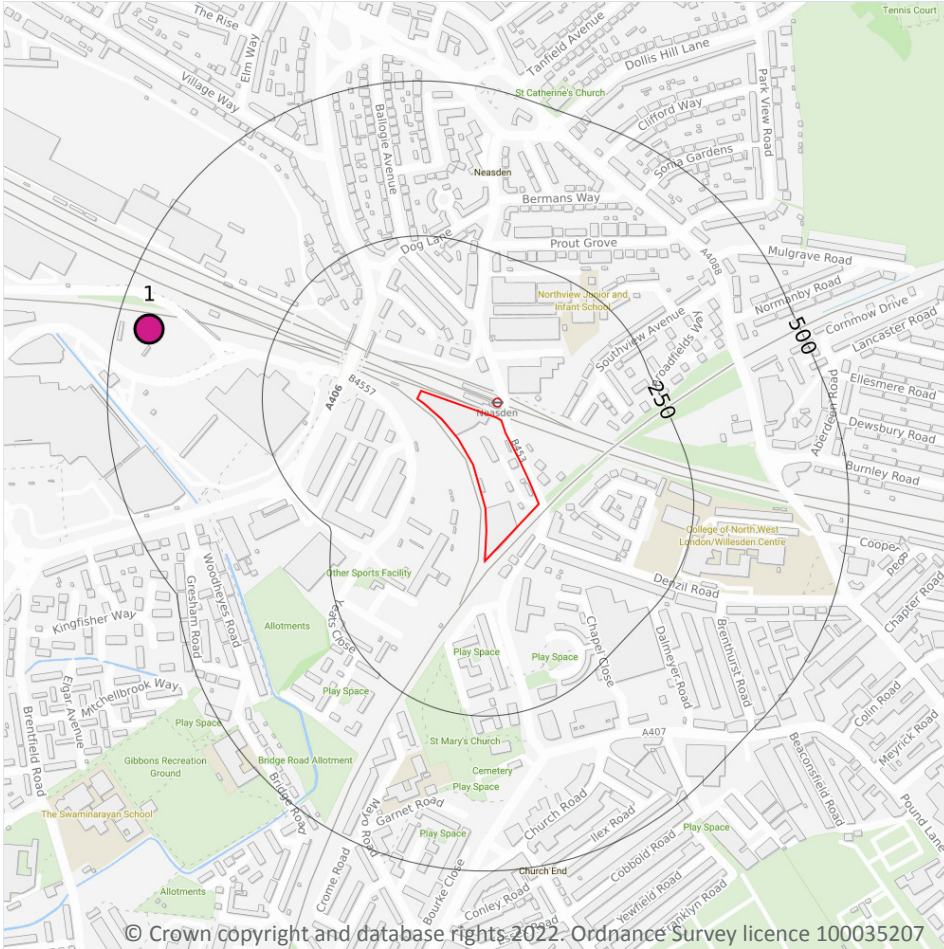
6.5 Groundwater vulnerability- local information

Records on site	0
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This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



6.6 Groundwater abstractions

Records within 2000m

4

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 74**

ID	Location	Details	
1	446m W	Status: Active Licence No: TH/039/0038/027 Details: Process Water Direct Source: THAMES GROUNDWATER Point: DRURY WAY, WEMBLEY BOREHOLE Data Type: Point Name: CAPITAL CONCRETE LTD Easting: 520878 Northing: 185473	Annual Volume (m ³): 36,650 Max Daily Volume (m ³): 177 Original Application No: NPS/WR/030807 Original Start Date: 14/07/2020 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 14/07/2020 Version End Date: -
-	1081m SE	Status: Historical Licence No: 28/39/38/0043 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: 67 POUND LANE, WILLESDEN- BOREHOLE A Data Type: Point Name: BRAHMA KUMARIS W S UNIVERSITY Easting: 522279 Northing: 184434	Annual Volume (m ³): 9000 Max Daily Volume (m ³): 52 Original Application No: - Original Start Date: 17/06/2003 Expiry Date: 31/03/2025 Issue No: 2 Version Start Date: 01/04/2013 Version End Date: -
-	1081m SE	Status: Historical Licence No: TH/039/0038/011 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: 67 POUND LANE, WILLESDEN- BOREHOLE A Data Type: Point Name: BRAHMA KUMARIS W S UNIVERSITY Easting: 522279 Northing: 184434	Annual Volume (m ³): 9000 Max Daily Volume (m ³): 52 Original Application No: - Original Start Date: 01/04/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 01/04/2013 Version End Date: -
-	1085m SE	Status: Historical Licence No: 28/39/38/0043 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: 67 POUND LANE, WILLESDEN- BOREHOLE A Data Type: Point Name: BRAHMA KUMARIS W S UNIVERSITY Easting: 522280 Northing: 184430	Annual Volume (m ³): 9000 Max Daily Volume (m ³): 51.6 Original Application No: - Original Start Date: 17/06/2003 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 01/04/2008 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.



6.7 Surface water abstractions

Records within 2000m

0

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

6.8 Potable abstractions

Records within 2000m

3

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 74**

ID	Location	Details	
-	1081m SE	Status: Historical Licence No: 28/39/38/0043 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: 67 POUND LANE, WILLESDEN- BOREHOLE A Data Type: Point Name: BRAHMA KUMARIS W S UNIVERSITY Easting: 522279 Northing: 184434	Annual Volume (m ³): 9000 Max Daily Volume (m ³): 52 Original Application No: - Original Start Date: 17/06/2003 Expiry Date: 31/03/2025 Issue No: 2 Version Start Date: 01/04/2013 Version End Date: -
-	1081m SE	Status: Historical Licence No: TH/039/0038/011 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: 67 POUND LANE, WILLESDEN- BOREHOLE A Data Type: Point Name: BRAHMA KUMARIS W S UNIVERSITY Easting: 522279 Northing: 184434	Annual Volume (m ³): 9000 Max Daily Volume (m ³): 52 Original Application No: - Original Start Date: 01/04/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 01/04/2013 Version End Date: -

ID	Location	Details	
-	1085m SE	Status: Historical Licence No: 28/39/38/0043 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: 67 POUND LANE, WILLESDEN- BOREHOLE A Data Type: Point Name: BRAHMA KUMARIS W S UNIVERSITY Easting: 522280 Northing: 184430	Annual Volume (m ³): 9000 Max Daily Volume (m ³): 51.6 Original Application No: - Original Start Date: 17/06/2003 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 01/04/2008 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

6.9 Source Protection Zones

Records within 500m	0
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Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.

6.10 Source Protection Zones (confined aquifer)

Records within 500m	0
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Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.

7 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

7.1 Water Network (OS MasterMap)

Records within 250m

0

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

This data is sourced from the Ordnance Survey.

7.2 Surface water features

Records within 250m

0

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

This data is sourced from the Ordnance Survey.

7.3 WFD Surface water body catchments

Records on site	1
------------------------	----------

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 78**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Lower Brent	GB106039023590	Brent Rivers and Lakes	London

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 WFD Surface water bodies

Records identified	1
---------------------------	----------

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on **page 78**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	993m W	River	Lower Brent	GB106039023590	Moderate	Fail	Moderate	2019

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 WFD Groundwater bodies

Records on site	0
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Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

This data is sourced from the Environment Agency and Natural Resources Wales.

8 River and coastal flooding

8.1 Risk of flooding from rivers and the sea

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

8.2 Historical Flood Events

Records within 250m

0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

8.3 Flood Defences

Records within 250m

0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.



8.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

8.5 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.

River and coastal flooding - Flood Zones

8.6 Flood Zone 2

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

8.7 Flood Zone 3

Records within 50m

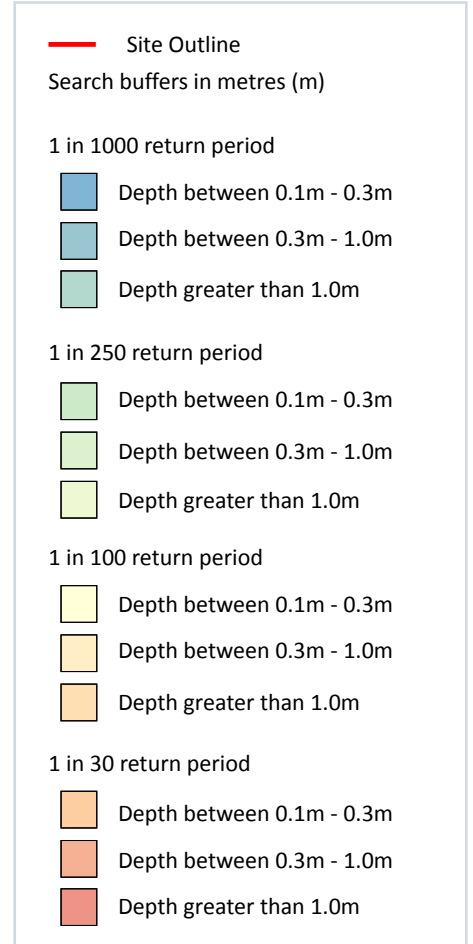
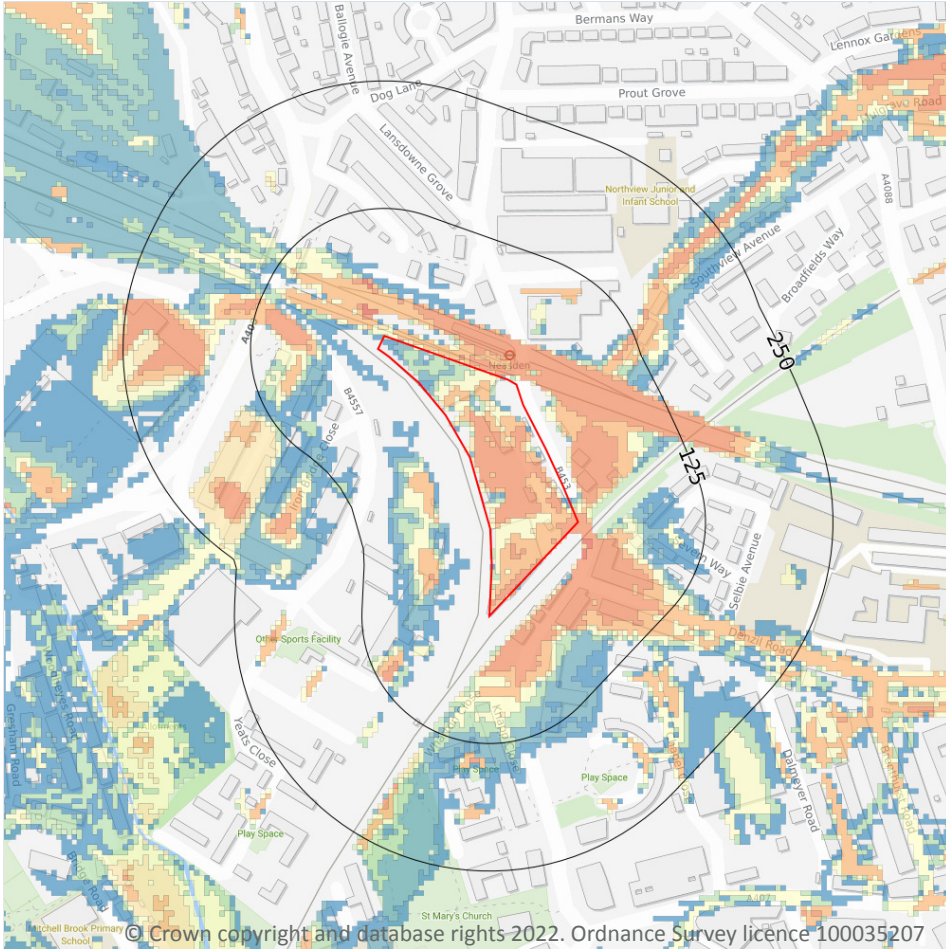
0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.



9 Surface water flooding



9.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, Greater than 1.0m

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on **page 84**

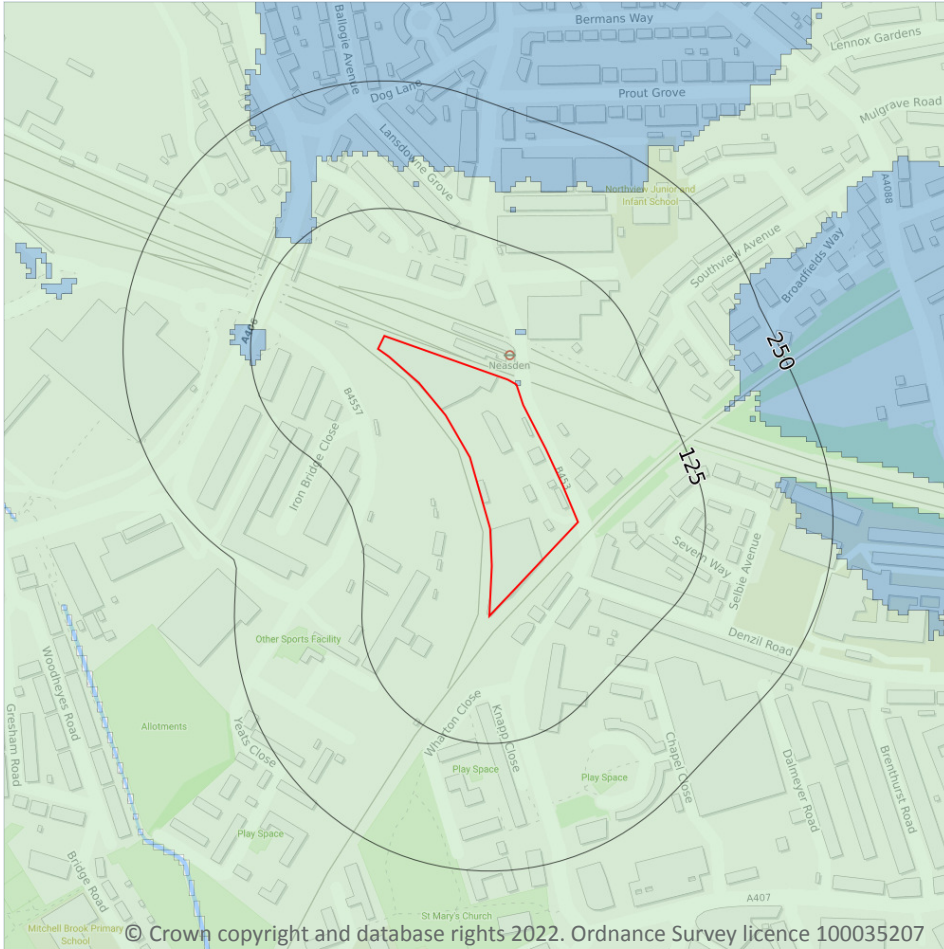
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Greater than 1.0m
1 in 100 year	Greater than 1.0m
1 in 30 year	Between 0.3m and 1.0m

This data is sourced from Ambiental Risk Analytics.

10 Groundwater flooding



10.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

Low

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 86**

This data is sourced from Ambiantal Risk Analytics.

11 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- + Local Nature Reserves (LNR)

11.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

1

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

Features are displayed on the Environmental designations map on **page 87**

ID	Location	Name	Data source
-	1268m N	Brent Reservoir	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 Special Areas of Conservation (SAC)

Records within 2000m

0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.4 Special Protection Areas (SPA)

Records within 2000m

0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.5 National Nature Reserves (NNR)

Records within 2000m

0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



11.6 Local Nature Reserves (LNR)

Records within 2000m

1

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on **page 87**

ID	Location	Name	Data source
-	1268m N	Brent Reservoir / Welsh Harp	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.7 Designated Ancient Woodland

Records within 2000m

0

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.9 Forest Parks

Records within 2000m

0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.



11.10 Marine Conservation Zones

Records within 2000m

0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.11 Green Belt

Records within 2000m

0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

11.12 Proposed Ramsar sites

Records within 2000m

0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

11.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

11.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.



11.15 Nitrate Sensitive Areas

Records within 2000m

0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

11.16 Nitrate Vulnerable Zones

Records within 2000m

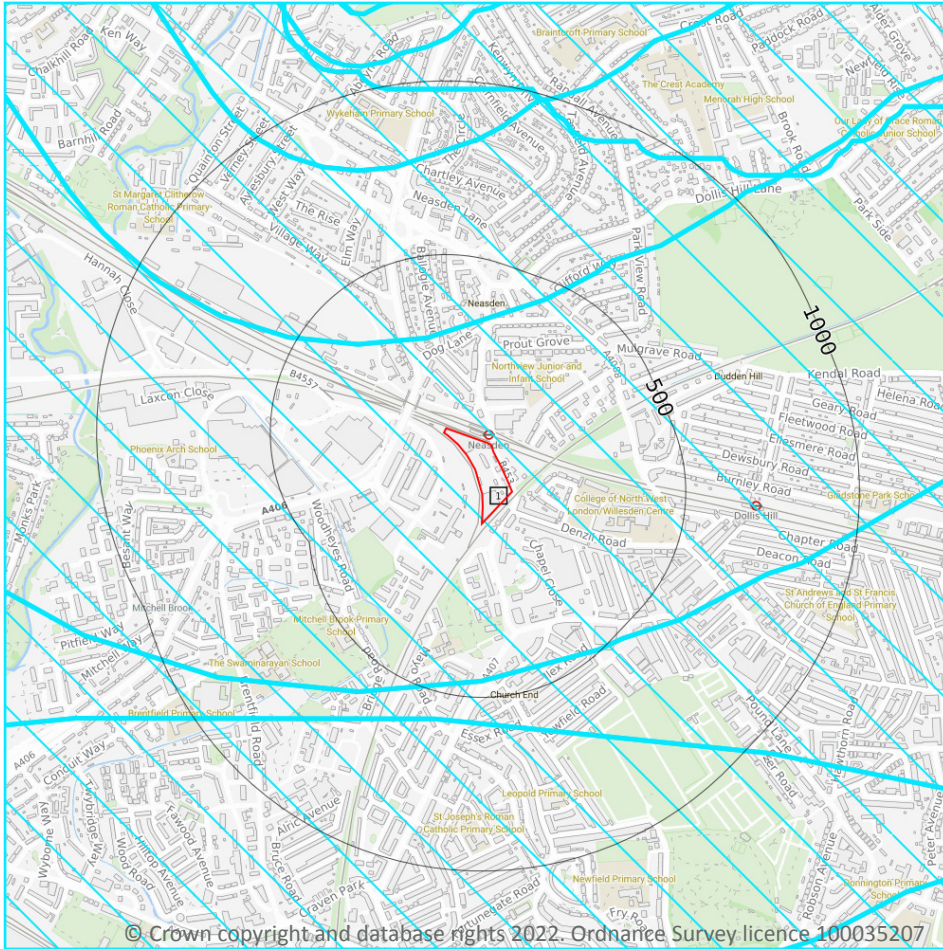
0

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

This data is sourced from Natural England and Natural Resources Wales.



SSSI Impact Zones and Units



11.17 SSSI Impact Risk Zones

Records on site

1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on **page 92**

ID	Location	Type of developments requiring consultation
1	On site	<p>Infrastructure - Pipelines, pylons and overhead cables. any transport proposal including road, rail and by water (excluding routine maintenance). airports, helipads and other aviation proposals.</p> <p>Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, review of minerals permissions (romp), extensions, variations to conditions etc. oil & gas exploration/extraction.</p> <p>Air pollution - Any industrial/agricultural development that could cause air pollution (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t).</p> <p>Combustion - General combustion processes >20mw energy input. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p>Waste - Landfill. incl: inert landfill, non-hazardous landfill, hazardous landfill.</p> <p>Composting - Any composting proposal with more than 75000 tonnes maximum annual operational throughput. incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.</p> <p>Water supply - Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m² or more.</p>

This data is sourced from Natural England.

11.18 SSSI Units

Records within 2000m	2
-----------------------------	----------

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

Features are displayed on the SSSI Impact Zones and Units map on **page 92**

ID: -
 Location: 1268m N
 SSSI name: Brent Reservoir
 Unit name: Brent Reservoir South - Brent
 Broad habitat: Standing Open Water And Canals
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Lowland open waters and their margins	Favourable	20/03/2019



ID: -
Location: 1603m N
SSSI name: Brent Reservoir
Unit name: Brent Reservoir South - Barnet
Broad habitat: Standing Open Water And Canals
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Lowland open waters and their margins	Favourable	20/03/2019

This data is sourced from Natural England and Natural Resources Wales.



12 Visual and cultural designations

12.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

12.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

12.4 Listed Buildings

Records within 250m

0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.



This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12.5 Conservation Areas

Records within 250m

0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12.7 Registered Parks and Gardens

Records within 250m

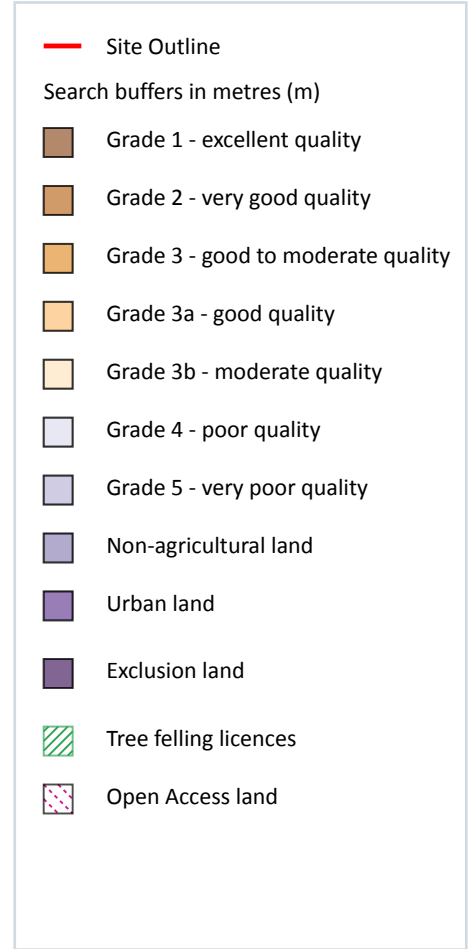
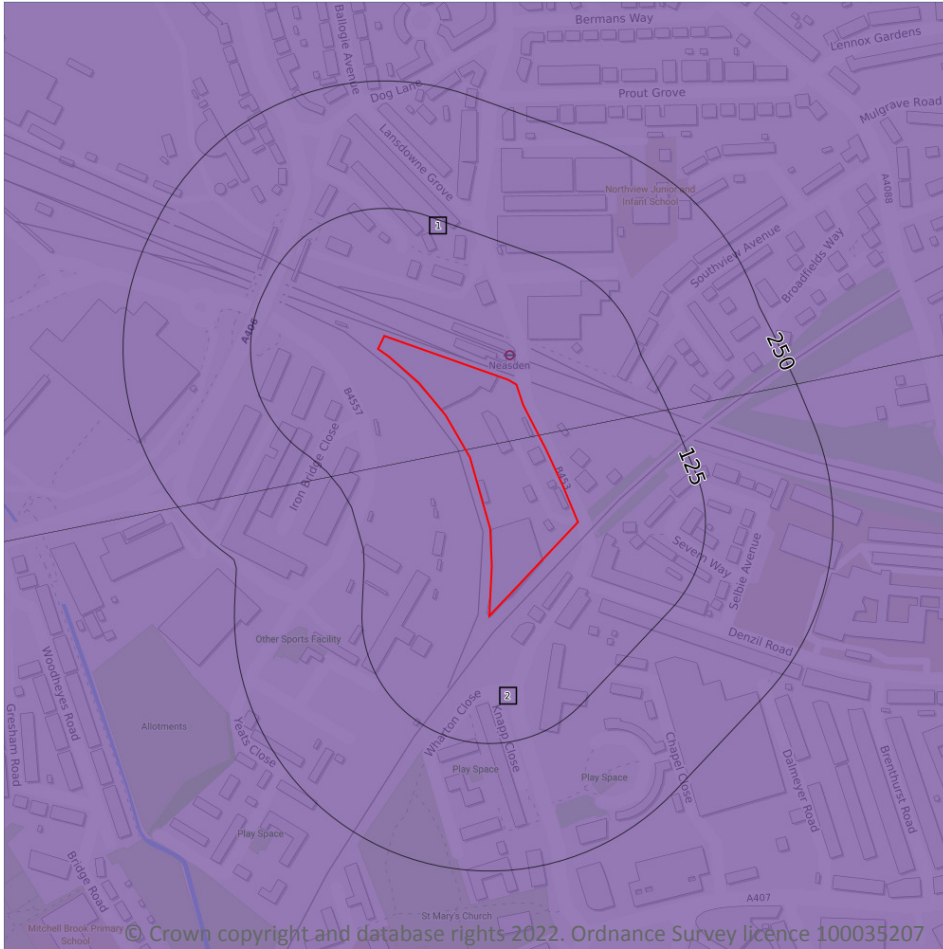
0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



13 Agricultural designations



13.1 Agricultural Land Classification

Records within 250m

2

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 97**

ID	Location	Classification	Description
1	On site	Urban	-
2	On site	Urban	-

This data is sourced from Natural England.

13.2 Open Access Land

Records within 250m

0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

13.3 Tree Felling Licences

Records within 250m

0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

13.4 Environmental Stewardship Schemes

Records within 250m

0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

13.5 Countryside Stewardship Schemes

Records within 250m

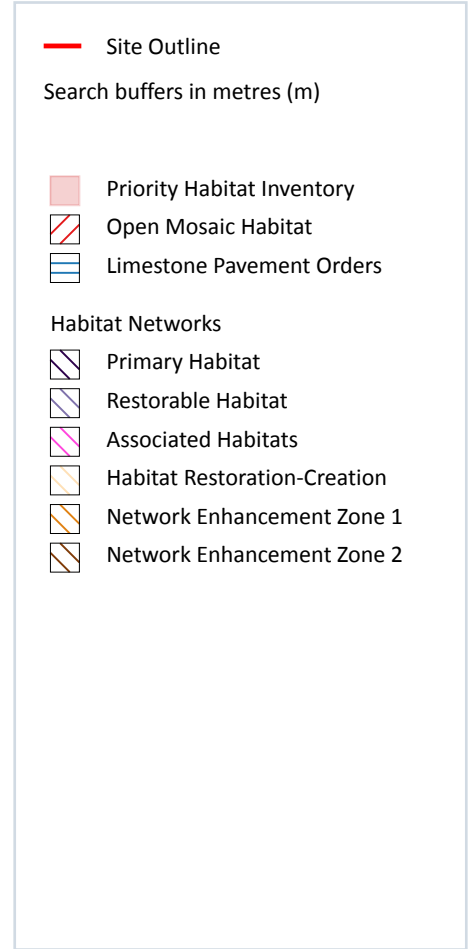
0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.



14 Habitat designations



14.1 Priority Habitat Inventory

Records within 250m

4

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on **page 99**

ID	Location	Main Habitat	Other habitats
A	197m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	231m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	237m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	243m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

14.2 Habitat Networks

Records within 250m

0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

14.3 Open Mosaic Habitat

Records within 250m

2

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

Features are displayed on the Habitat designations map on **page 99**

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
1	On site	Vacant land and railway embankment, Church End	Low	BugLife All Of A Buzz Data	National Land Use Database - Previously Developed Land	UK Perspectives Aerial Photography
2	206m W	Ex Travellers site Neasden	Low	BugLife All Of A Buzz Data	National Land Use Database - Previously Developed Land	UK Perspectives Aerial Photography

This data is sourced from Natural England.

14.4 Limestone Pavement Orders

Records within 250m

0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.



This data is sourced from Natural England.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference>.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: <https://www.groundsure.com/terms-and-conditions-jan-2020/>.





Appendix D **UXO Report**

RE: Your Risk Map

Cameron Muncer <Cameron.Muncer@zetica.com>


Wed 01/06/2022 16:31

To: Gibbs, Deanne <Deanne.Gibbs@walsh.co.uk>;

Cc: Uxo <Uxo@zetica.com>; Research <Research@zetica.com>;

Good afternoon Deanne

Please find the PDSA below as requested. Any further queries, don't hesitate to contact us.

	
Pre-Desk Study Assessment	
Site:	Neasden Lane, Willesden, London
Client:	Walsh
Contact:	Deanne Gibbs
Date:	1 st June 2022
Pre-WWI Military Activity on or Affecting the Site	None identified.
WWI Military Activity on or Affecting the Site	None identified.
WWI Strategic Targets (within 5km of Site)	The following strategic targets were located in the vicinity of the Site: <ul style="list-style-type: none">• Transport infrastructure and public utilities.• Industries important to the war effort, including explosives factories.• Military barracks.• Anti-Aircraft (AA) guns.
WWI Bombing	None identified on the Site.
Interwar Military Activity on or Affecting the Site	None identified.
WWII Military Activity on or Affecting the Site	None identified.
WWII Strategic Targets (within 5km of Site)	The following strategic targets were located in the vicinity of the Site: <ul style="list-style-type: none">• Transport infrastructure and public utilities.• Industries important to the war effort, including engineering and motor repair works.• Military barracks.• AA defences.
WWII Bombing Decoys (within 5km of Site)	None.
WWII Bombing	During WWII the Site was located in the Municipal Borough (MB) of Willesden, which officially recorded 648No. High Explosive (HE) bombs with a regional bombing density of 139.8 bombs per 405 hectares (ha). Readily available records have been found to indicate that several HE bombs fell in close proximity to the Site.
Post-WWII Military Activity on or Affecting the Site	None identified.
Recommendation	It is recommended that a detailed desk study is commissioned to assess, and potentially zone, the Unexploded Ordnance (UXO) hazard level on the Site.
Further information	For information about Zetica's detailed UXO desk studies and other UXO services, please visit our website: www.zeticauxo.com . Details and downloadable resources covering the most common sources of UXO hazard affecting sites in the UK can be found here . If you have any further queries, please don't hesitate to get in contact with us at uxo@zetica.com or 01993 886 682.
This summary is based on a cursory review of readily available records. Caution is advised if you plan to action work based on this summary.	
It should be noted that where a potentially significant source of UXO hazard has been identified on the Site, the requirement for a detailed desk study and risk assessment has been confirmed and no further research will be undertaken at this stage. It is possible that further in-depth research as part of a detailed UXO desk study and risk assessment may identify other potential sources of UXO hazard on the Site.	

Many thanks

Cameron

Cameron Muncer
Risk Assessor
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