

Avison Young
By email

25 May 2023

Dear Sir / Madam,

Re: Neasden Goods Yard, Neasden EIA Scoping Opinion.

Thank you for your e-mail on the 21st April 2023 requesting the Council's scoping opinion on the Environmental Statement for the redevelopment of the Neasden Goods Yard site. To assist, you submitted a detailed EIA Scoping Report. The Council consulted Statutory Consultees as identified in the EIA Regulations 2017 (as amended) on the proposed scope. It also consulted others it considered whose input might assist in identifying a suitable scope for the submitted Environmental Statement. There was a four week period for all to respond. Consultation responses have been summarised in Appendix A of this opinion. Copies of the full responses are also provided with this opinion. The planning related issues raised should be considered in relation to both the technical reports required in association with the application, and where appropriate the EIA.

Council's Scoping Opinion:

The Council considers that the EIA Scoping Report April 2023 prepared by the applicant for the Neasden Goods Yard development to be a comprehensive document which is consistent with the requirements of the regulations and associated guidance. It considers that the scope of the Environmental Assessment should be as set out in that report taking account of the consultation responses appended for items scoped in. It is agreed that for the purposes of the Assessment that it should focus on the matters laid out in section 7 of the report, including matters identified as having a potentially significant impact relating to: Townscape, Visual and Above Ground Heritage Effects; Socio-Economics; Transport and Access; Air Quality; Noise and Vibration; Wind Micro-Climate; Daylight, Sunlight, Overshadowing and Solar Glare; and Ecology. This leaves the matters scoped out as being insignificant as falling under: Archaeology; Water Resources, Drainage and Flood Risk; Ground Conditions and Contamination; Light Pollution; Risk of Major Accidents and Disasters; Greenhouse Gases and Climate Change; Health and Wellbeing; and Waste Management.

A summary of consultee responses can be found in Appendix A of this document. These include comments from the Environment Agency, Natural England, Historic England, the Health and Safety Executive, and Network Rail. These may contain some comments that although falling outside the remit of the EIA the applicant will need to address in any planning application submitted.

Please do not hesitate to contact me should you require any additional input.

Yours sincerely

P. Lewin

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Team Leader Planning Policy

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APPENDIX A

Summary of consultee responses:

Environment Agency –

Consider there to be no environmental constraints within their remit on site and therefore have no comments at this time.

Historic England –

Consider the development has the potential to impact upon a number of designated, non-designated heritage assets and their settings, including those of historic, architectural, archaeological or artistic interest. Therefore the Environmental Statement should contain a thorough assessment of the likely effects the proposed development might have on these assets. Given the heights proposed, the development is likely to impact a wide area, and therefore the extent of the proposed study area must be demonstrated and justified. It is strongly recommended that the Council's Conservation Officer and the Greater London Archaeology Advisory Service is involved in the production of this assessment. Specifically, the assessment should also take account of how other related activities, such as construction, servicing and maintenance, and traffic might impact upon the perceptions, understanding and appreciation of the heritage assets in the area. Further consideration where appropriate should also include how the development might lead to the in situ decomposition or destruction of below ground archaeological remains and deposits, and can also lead to subsidence of buildings and monuments.

Health and Safety Executive (HSE) –

The proposed development would not store or process hazardous substances, and nor is it located within a safeguarding zone of an Explosives site.

The site is however located near HSE's land-use-planning consultation zone for a major accident hazard pipeline (Birchen Gr to Kensal Gr) (HSE ref:8009). It is noted in the EIA scoping report in section 2.4 that this pipeline had not been picked up as it states that there are no high-pressure gas pipelines within 500 metres of the site. There is potential to initiate a major accident, for example during the construction phase and potentially operational phase of the proposed development because the development site intersects the route of the pipeline. HSE therefore suggest that the EIA demonstrates that the operator (Cadent Gas Ltd.) have been consulted regarding the following issues, or that these have been considered in the assessment:

- How the development has considered the development restricted area due to the pipeline
- How the integrity of the pipeline and the protection of the pipeline from development and operational works has been considered and ensured.

Natural England –

A robust assessment of environmental impacts and opportunities based on relevant and up to date environmental information should be undertaken prior to a decision on whether to grant planning permission. Annex A to their letter provides Natural England's advice on the scope of the Environmental Impact Assessment (EIA) for the proposed development. This includes advice regarding the below:

- General principles
- Cumulative and in-combination effects

- Environmental data
- Biodiversity and Geodiversity
- Nationally designated sites
- Regionally and Locally Important sites
- Protected Species
- District Level Licensing for Great Crested Newts
- Priority Habitats and Species
- Ancient Woodland, ancient and veteran trees
- Biodiversity net gain
- Landscape and visual impacts
- Heritage Landscapes
- Connecting People with nature
- Soils and Agricultural Land Quality
- Air Quality
- Water Quality
- Climate Change
- Contribution to local environmental initiatives and priorities

Network Rail –

The proposed site is on former railway land, adjacent to a 3 line railway, and includes a number of restrictive covenants. The applicant is therefore required to fill in and submit the Asset Protection Initial Inquiry Questionnaire (attached) prior to the submission of any forthcoming planning application. In addition, the below comments/ queries should be considered as part of the EIA and planning application as appropriate:

- Signal sighting might need check as proposal could impact train drivers' ability to perceive railway signals
- Glare study required e.g. high rise impacts of glass, glazing, glint
- Aspro would like to review designs and RAMS for works within 10m of our boundary
- And – crane lift plans
- Tower crane working
- Drainage enclosed and directed away from rail boundary
- No soak away or attenuation ponds etc
- High risk of surface water flooding, noted – NR will need to review surface water management proposals
- Windows on rail elevations – non opening or limited opening only to prevent residents throwing rubbish onto the tracks or window opening over-sailing the railway boundary and impacting infrastructure
- Structures set back minimum 2m from rail boundary – more if possible
- Vibro-impact works
- No oversailing rail boundary during the Works
- Notify TOCs / TfL / LuL
- No increased flows through culverts under rail lines
- Access to site – under / over rail lines / heavy goods etc
- Include relevant noise, vibration, dust, debris mitigation