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Our ref 14034/IR/SH/8027252v2
Your ref

Dear Ms Walsh

Town & Country Planning (Environmental Impact Assessment) Regulations 2011: Request for Formal Scoping – Former Gondar Gardens Reservoir

On behalf of our client, Linden Wates (West Hampstead) Ltd, we request Camden Council's formal opinion on the scope of an Environmental Statement ('ES') to be submitted in conjunction with a planning application for residential development at the former reservoir site, Gondar Gardens. The request is made under Regulation 13 of the Town & Country Planning (Environmental Impact Assessment ('EIA')) Regulations 2011 ('the 2011 Regulations') as set out in the enclosed EIA Scoping Report prepared by Peter Radmall Associates (December 2014).

The proposed development falls within part 10(b) (Infrastructure Projects) of Schedule 2 of the 2011 Regulations. Part 10(b) relates to "*urban development projects*" where sites are over 0.5 hectares. For Schedule 2 developments, the 2011 Regulations require an EIA be undertaken where the development is "*likely to have significant effects on the environment by virtue of factors such as its nature, size or location*".

The site has been the subject of three previous applications for residential development, all of which were considered by Camden Council to be EIA development under the 2011 Regulations given the scale and nature of the proposals and their location in relation to various potentially environmentally sensitive receptors; Environmental Statements therefore accompanied these applications. It has therefore been agreed that an EIA of the current proposed development will be undertaken. This will ensure that the potential significant environmental effects can be identified, assessed and presented to assist the Council in its consideration of the subsequent planning application.

To assist the Council in forming its scoping opinion, the enclosed Scoping Report provides the following information:-

- 1 Site location and description;
- 2 Description of the proposed development;



- 3 Possible significant environmental effects and the manner in which these are proposed to be addressed; and
- 4 The proposed form of the ES

We note that it is proposed to adopt the same scope for this EIA as was accepted for the previous assessments, given the character of the proposed development is similar to that previously assessed. Nonetheless, the scope has been reviewed against the regulatory requirements in the enclosed Scoping Report and an explanation provided for the 'scoping out' of topics.

In considering the content of the ES, we note that the focus of Schedule 4 of the 2011 Regulations is on the "significant effects". Other lesser effects need not be assessed as part of the EIA process. On this basis, and following review of those matters specified in the enclosed report and addressed as part of previous ESs, it is considered that the scope of the EIA should include consideration of the following:

- 1 Air quality
- 2 Climate change
- 3 Cultural heritage
- 4 Ecology
- 5 Flood risk and drainage
- 6 Ground contamination
- 7 Noise and vibration
- 8 Sunlight and daylight
- 9 Townscape and views
- 10 Transport

The environmental assessment for each input will be considered during both the construction period and following completion of the development. Direct, indirect, secondary and cumulative effects will also be addressed as relevant.

We seek your confirmation as to the scope of the EA. We trust that the above and the enclosed document provide you with sufficient information to adopt a scoping opinion and we look forward to receiving this as soon as possible within the five weeks allowed by the 2011 Regulations.

Please contact me or my colleague, Sophie Hitchins, if you require any further information or wish to discuss this further.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Iain Rhind'.

Iain Rhind
Senior Director, Head of Heritage

Copy Peter Radmall
Lisa Probyn

Peter Radmall Associates
Linden Homes