

13 February 2020

Our Reference
Project Oriel

Mr John Diver
Planning Officer
London Borough of Camden
5 Pancras Square
Kings Cross
London
N1C 4AQ

Project Oriel, Proposed Approach to the Assessment of Environmental Effects

Dear John,

Further to our request for an Environmental Impact Assessment (EIA) Screening Opinion in respect of Project Oriel dated 19th December 2019, this letter provides additional information regarding the relationship between Project Oriel and the adjacent development within the St Pancras hospital site, which is to be developed by Argent LLP.

A detailed planning application will be submitted for the Project Oriel site to provide a specialised ophthalmology clinical, research and education facility, with associated access, public realm and utilities connections. As you are aware, the design for Project Oriel is progressing and the design team are actively engaging with your officers and a range of stakeholders. It is the aspiration of our client to submit a detailed planning application in September 2020.

During preliminary discussions between Jones Lang LaSalle (JLL) (Project Oriel Planning Consultants) and Argent LLP (the appointed development partner for the neighbouring site), we have been informed that the development design for the neighbouring site is at a very early stage. At present indicative conceptual design information is available, and the above ground uses and commercial offerings have not been developed. We are also aware that due to the preliminary and emerging status of the design for this site, it is likely that the associated planning application will be submitted in mid to late 2021, at least 9 months after the planning submission date for Project Oriel.

We are seeking to co-ordinate the design for the two sites to the extent that information is available and we will keep the team led by Argent LLP apprised of the design of Project Oriel. This collaboration is at the initial stages and will increase over time, reflective of the differing planning programmes and independent design and project teams, as well as each scheme being funded by unrelated parties.

The environmental studies to support the planning application for Project Oriel will be based on existing conditions within the neighbouring site and the assessment scenarios will take account of the emerging design information for the neighbouring site that is available in the public domain at the time of the technical assessments and modelling. This information may include, for example maximum built development parameters (height and massing) and maximum floor areas for different use classes.

This approach is in accordance with the requirements of the Town and County Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the EIA Regulations) and will allow the progression of two separate developments according to different timescales and both applications will each be considered appropriately in accordance with the EIA Regulations. The applications are being brought forward separately by two unrelated applicants at different timescales. In addition, each application would likely be required to consider the potential for cumulative effects, as described for Project Oriel above.

Yours sincerely,
Jessamy Funnell
Associate Director
AECOM Infrastructure & Environment UK Limited
M: 07554 415441
E: jessamy.funnell@aecom.com