

EIA Scoping Response Addendum Document

An EIA Scoping Report was submitted to the London Borough of Camden (LBC) in November 2022 for the redevelopment of the West Kentish Town Estate (Application Reference: 2022/5281/P). The following EIA Scoping Report Addendum Note was prepared following further discussion with the LBC and their appointed EIA Advisor in December 2022 after their review of the EIA Scoping Report.

Table 1 EIA Scoping Opinion Request – Further Clarifications

Topic	Additional Information
Cumulative Effects Assessment	<p>The potential for significant cumulative effects will be considered as part of each technical assessment where relevant within the ES. The cumulative effects assessment will be based on the information available on the local authorities planning register as well as publicly available information on potential schemes coming forward. Due to the evolving nature of the surrounding local area a tiered approach is to be considered where appropriate. The cumulative criteria can be assigned in tiers which descend from Tier 1 (most certain) to Tier 3 (least certain) and reflect a diminishing degree of certainty which can be assigned to each development.</p> <p>At this stage this would include:</p> <ul style="list-style-type: none"> • Tier 1 Developments – project(s) which are under construction or permitted under the Town and County Planning Act 1990 (as amended) but not yet implemented; or submitted under the Town and County Planning Act 1990 (as amended) but not yet determined; • Tier 2 Developments – project(s) on the Planning Inspectorate's Programme of Projects and / or projects allocated within planning policy and/or the Local Plan that are subject to a request for an EIA Scoping Opinion or submitted and awaiting decision; and • Tier 3 Developments – projects(s) on the Planning Inspectorate's Programme of Projects and / or projects allocated within planning policy and the Local Plan that are NOT yet subject to a request for an EIA Scoping Opinion. <p>At the time of writing, there is one (1) cumulative scheme, as defined in Table 2 of the EIA Scoping Report (paragraph 83), which would constitute a Tier 1 Development - Land Bounded by Haverstock Road, Wellesley Road and Vicars Road (Planning Reference: 2020/1019/P). The previous submitted Murphy's Yard scheme (Figure 8) will be considered as a Tier 3 cumulative scheme due to its proximity to the site the potential for significant cumulative effects.</p> <p>Where there are any additional known Tier 1, Tier 2 and Tier 3 schemes that the LBC would like to be considered as part of the Environmental Statement if these can be shared with the Applicant team each will be reviewed and considered where relevant as part of the ES.</p>
Visual Impact Assessment – Study Area	<p>The site is located within the viewing corridor of View 2B.1 (Parliament Hill: east of the summit – at the prominent oak tree to: Palace of Westminster) and as such, this view will be included as part of the visual impact assessment within the ES. Although the study area of the visual impact assessment is set with a 1km radius from the site, views beyond this 1km radius have been considered and no other sensitive views are considered necessary for inclusion within the visual impact assessment. The Townscape and Visual Impact Assessment will be submitted as Volume 2 of the ES.</p>
Ground Conditions, Groundwater and Soils – Basements	<p>A drafting error was noted at paragraph 23 of the Geo-Environmental (Ground Conditions, Groundwater and Soils) scoping text of the EIA Scoping Opinion Report. It was incorrectly stated within the topic sheet that there are no basements as proposed across the Proposed Development. As per the main text of the EIA Scoping Opinion Report scoping report text, basements are proposed across some of the buildings of the Proposed Development, and these are expected to be a maximum of 4m below ground level. There have been no records of ground water according to a series of hazard assessment produced by the British Geological Survey within 50m of the site. Basements will be designed in a way that there are no significant effects to or from groundwater.</p>

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	<p>The location of these basements will be fully defined in the Parameter Plans, as application control documents, which will accompany the planning application. The technical specialists have reviewed the baseline data and consider that no significant effects would arise through the construction of basements of this depth across the Proposed Development. Therefore, it remains appropriate to scope out an assessment to ground conditions, given the no significant adverse effects are considered likely.</p>
Electronic Interference	<p>Since the replacement of analogue TV with digital, there has been a reduced need to assess signal interference from new buildings, whilst mobile reception interference is unlikely to be affected in the site locality due to the lack of surrounding tall buildings. EIA best practice recognise that telecommunication issues do not constitute environmental effects and that such issues can be dealt with by way of standard planning conditions. Telecommunications has successfully been scoped out from many urban regeneration EIAs in the London Boroughs, which have subsequently not been questioned or challenged in this respect. Consequently, an assessment of the impacts on interference of telecommunication services is deemed unnecessary.</p> <p>Whilst there is the potential for some impact to occur as a result of the Proposed Development, taking into account the size and extent of potential impacts and the availability of standard measures to remedy potential impacts, the likely residual effects on satellite and TV reception to surrounding receptors are not considered to be significant. On this basis, no further consideration of TV, Mobile and Radio Interference effects will be presented within the ES.</p> <p>It is considered likely that the LBC as the Local Planning Authority would secure such standard measures in the form of a planning condition which could comprise the following:</p> <p><i>'Appointment of a TV reception consultant within one month of commencement of construction works to carry out a survey to assess the standard of digital terrestrial and satellite television reception to properties within the areas of potential shadow of the Proposed Development.</i></p> <p><i>Given there are likely to be dwellings within the Proposed Development's Digital Terrestrial Television (DTTV) shadow area, there are standard measures available to mitigate the potential adverse effect, these include:</i></p> <ul style="list-style-type: none"> • <i>Upgrading of the existing satellite dishes by increasing their height and gain;</i> • <i>Linking affected residential dwellings up to the existing available CATV network at a one-off cost.</i> <p><i>These standard measures are straight forward to implement and would remove the adverse effects to satellite TV reception.</i></p> <p><i>In the event that:</i></p> <ul style="list-style-type: none"> • <i>More than 10 complaints are received in relation to the Proposed Development from occupiers of properties in the survey area (see Demolition and Construction above) regarding a deterioration in terrestrial and/or satellite television reception; and</i> • <i>the appointed consultant considers it reasonable in his or her opinion to carry out a second reception survey as a result of the receipt of those complaints;</i> • <i>then a second reception survey will be commissioned, the results of which shall be submitted to the LBC.</i> <p><i>In the event that any secondary reception survey identifies a material deterioration in terrestrial and/or satellite television reception to any property or properties since the date of the first reception survey, and such deterioration is in the reasonable opinion of the consultant attributable to the Proposed Development, the owner will complete such mitigation measures as the consultant considers reasonably necessary to restore the quality of terrestrial and/or satellite television reception to the affected property or properties where able to do so, or otherwise make arrangements to make a one off payment to the owner or occupier of the affected property or properties equivalent to the estimated cost of carrying out such mitigation measures.'</i></p>