

Our ref: 2021/2770/P  
Please ask for: David Fowler  
Telephone: 0207 974 2123

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Luke Davies Senior Associate  
Gerald Eve LLP  
One Fitzroy  
6 Mortimer Street  
London, W1T 3JJ

Email: [lukedavies@geraldeve.com](mailto:lukedavies@geraldeve.com)

Date: 7th October 2022

Dear Mr Davies,

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)  
REGULATIONS 2017 (as amended in 2018 and 2020)**

**RE: O2 Centre Masterplan – Request for EIA Scoping Opinion**

The applicant made a request to the Local Planning Authority for an EIA Scoping Opinion in respect of a an EIA Scoping Report which they commissioned and was prepared by Plowman Craven (May 2021). The EIA scoping report was to help inform the content of an Environmental Statement relating to the comprehensive redevelopment of the above site to deliver a mixed-use residential led development including up to 2000 homes and 200,000 sqft of non-residential floorspace. The request was received by the Council on 8<sup>th</sup> June 2021 and consulted upon the same day, advice was subsequently provided by the Local Planning Authority (an independent review of the scoping report was undertaken by CBRE on behalf of the Council) and was used to inform the scope of the Environmental Statement which was submitted with the current planning application (Ref: 2022/0528/P), however, a formal letter was not issued.

For completeness of records, please accept this letter as the Council's formal Scoping Opinion in accordance with Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), herein referred to as the 'EIA Regulations 2017'.

In adopting this Scoping Opinion, the Council confirms that it carried out consultation with relevant bodies (Regulation 15(4)) and had regard to:

- a) any information provided by the applicant about the proposed development;
- b) the specific characteristics of the particular development;
- c) the specific characteristics of development of the type concerned; and
- d) the environmental features likely to be significantly affected by the development (Regulation 15(6)).

The following consultees were consulted in preparing this scoping opinion:


- LBC – Conservation
- LBC – Economic Development
- LBC – Environmental Health
- LBC – Green Space
- LBC – Nature Conservation
- LBC – Sustainability (air quality and climate change, water, drainage and flood risk)
- LBC – Transport
- LBC – Trees and Landscaping
- LBC – Urban Design
- Fortune Green and West Hampstead Neighbourhood Forum
- Environment Agency
- Historic England / Greater London Archaeological Advisory Service
- Greater London Authority (GLA)
- Network Rail
- Natural England
- Thames Water
- Public Health
- Transport for London
- Metropolitan Police Service
- Sport England

The consultation responses received are enclosed within Appendix 1 of this letter.

The Council's comments on the proposed scope of the Environmental Impact Assessment (EIA) and resultant Environmental Statement (ES), as detailed within the Scoping Report, are incorporated in the CBRE report. For clarity, comments have been provided on each relevant section of the scoping report.

The objections received from local groups and individuals are to the development in general rather than the EIA Scoping opinion and these will be reported in the committee report for the planning application 2022/0528/P in due course.

Yours faithfully



Bethany Cullen  
Head of Development Management  
London Borough of Camden