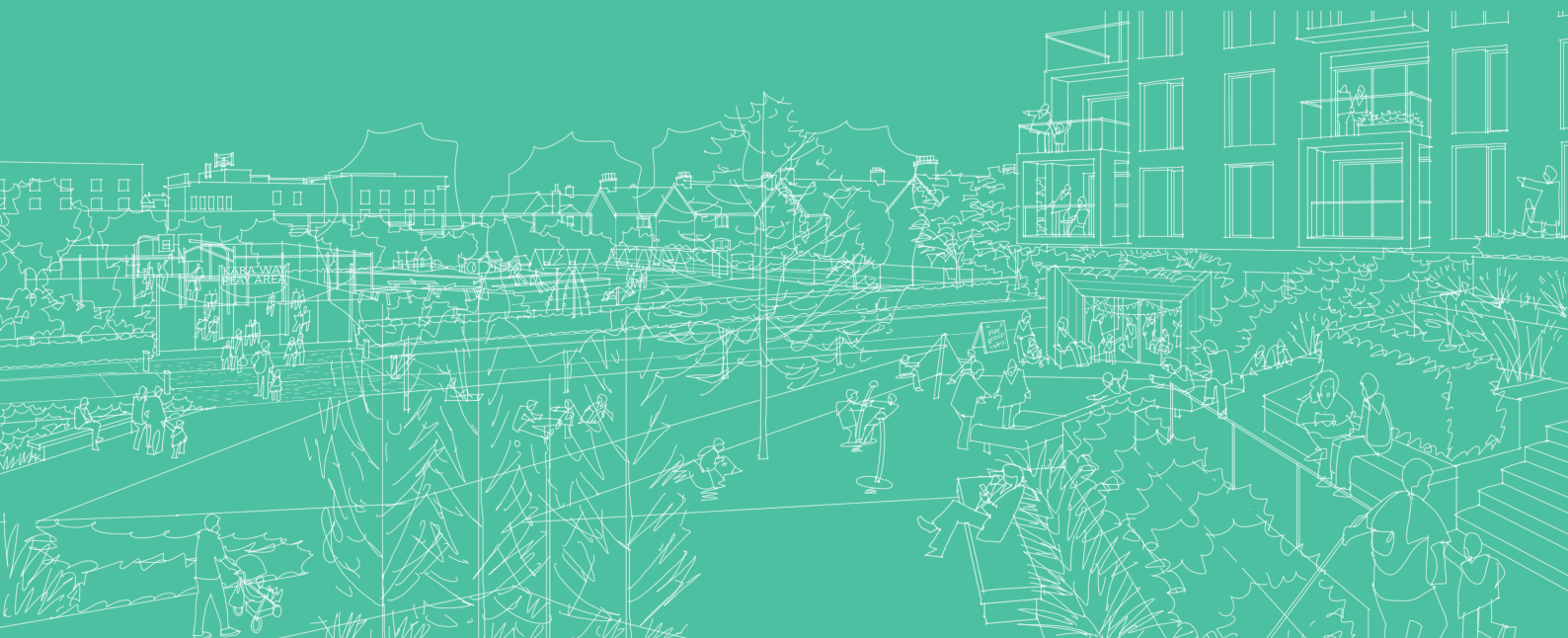


# Environmental Statement Volume I: Main Document B&Q Cricklewood, Cricklewood Lane

Montreaux Cricklewood Developments Ltd  
July 2020



# B&Q Cricklewood ES Volume I

Chapter 1: Introduction

Montreaux Cricklewood Developments Ltd

July 2020

# 1. Introduction

## 1.1 Overview

1.1.1 AECOM Infrastructure and Environment Ltd ('AECOM') has been appointed by Montreaux Cricklewood Developments Ltd (hereafter referred to as the 'Applicant') to prepare this Environmental Statement (ES) to support an outline planning application for a mixed-use development, comprising residential, community, commercial, retail, leisure and associated landscaping / public realm enhancements, known as the 'B&Q Cricklewood' scheme (hereafter referred to as the 'Proposed Development').

1.1.2 The application site (the 'Site') is located within the administrative boundary of the London Borough of Barnet (LBB), adjacent to Cricklewood railway station. The London Borough of Brent (LB Brent) is immediately to the West, whilst the London Borough of Camden (LBC) is located to the South-East, as shown in Figure 1-1.

1.1.3 The Site is approximately 2.88 hectares (ha) and is centred on National Grid Reference TQ 23857 85892 (Post code: NW2 1ES).

1.1.4 The Applicant is seeking outline planning permission with all matters reserved except for access for the following development:

*"Outline planning application for the demolition of existing buildings and comprehensive redevelopment of the site for a mix of uses including residential and flexible commercial and community floorspace in uses classes A3/B1/D1 and D2; associated access; car and cycle parking; landscaping; and associated works."*

### Policy Context

1.1.5 The LBB and the Greater London Authority (GLA) have identified the Cricklewood, Brent Cross and West Hendon area as a major opportunity for regeneration in the borough over the next twenty years, as of 2005. This led to the production of the Cricklewood, Brent Cross and West Hendon Regeneration Area Development Framework Supplementary Planning Guidance (SPG)<sup>1</sup>. The SPG aims to deliver new jobs and homes, building upon the area's strategic location and its key rail facilities. The Site is situated within the southern aspect however the SPG does not provide specific details regarding land use principles for the redevelopment of the Site.

1.1.6 The Site is also located within the southern aspect of the Brent Cross – Cricklewood Opportunity Area<sup>2</sup>, as outlined within the Mayor's London Plan<sup>3</sup>. The Opportunity Area (324ha) has been identified to provide a minimum target of 20,000 jobs and 10,000 new homes to be delivered between 2011 and 2031. It is understood that a new town centre, developed over the London plan period, will be fully integrated into the Opportunity Area. Secured in 2010, a hybrid planning permission for the Opportunity Area was secured for a £4 billion masterplan of the Brent Cross – Cricklewood Opportunity Area, to create 841,615 ft<sup>2</sup> of retail space, 7,500 homes, 27,000 jobs, three re-built schools and new parks and community facilities. An additional train station on the Thameslink line and major road and public transport improvements were also major features of the plans.

1.1.7 Further information on the relevant planning policy context is included within *Chapter 2: Planning Policy Context* of this ES.

### Description of the Site and Surroundings

1.1.8 The Site is currently occupied by a range of retail outlets, including a large B&Q DIY Store, Pound Stretcher and Tile Depot. These large warehouse buildings are situated in the south-western corner of the Site. The northern and eastern aspects of the Site mainly consist of car parking associated with these retail outlets, as well as soft landscaping adjacent to the railway lines, and the southern entrance to the Site along Cricklewood Lane.

1.1.9 Additional retail properties are situated adjacent to the south-western boundary, including a large Co-op supermarket, as well as numerous local business such as pharmacies, food take-aways, international

<sup>1</sup> LBB, 2005; Cricklewood, Brent Cross and West Hendon Regeneration Area Development Framework Supplementary Planning Guidance

<sup>2</sup> GLA, 2014; Brent Cross – Cricklewood Opportunity Area Framework

<sup>3</sup> GLA, 2016; The London Plan Spatial Development Strategy for Greater London

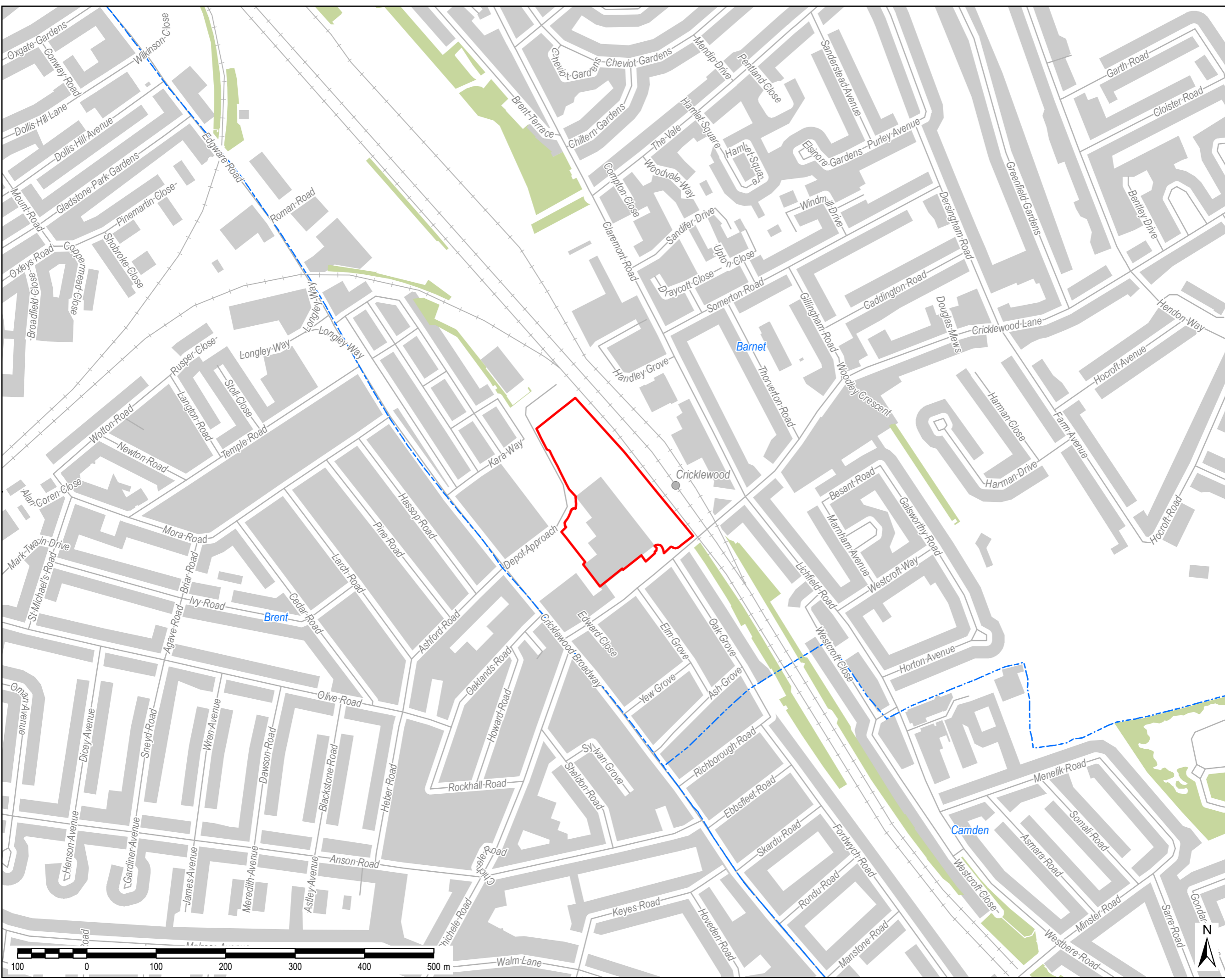
supermarkets, barbers and other general stores. Towards the north-eastern boundary of the Site, a Travel Lodge, Cricklewood Timber and Building Supplies, Beacon Bingo, Jewson building materials supplier and a Tesco Direct. Residential properties are situated on the eastern boundary of the railway lines, southern boundary of Cricklewood Lane, western boundary of Cricklewood Broadway and to the north of the Travelodge, all within approximately 150m of the Site boundary.

- 1.1.10 In line with the Cricklewood, Brent Cross and West Hendon Regeneration Area Development Framework, the surrounding area is under significant regeneration, including the 'Asda' and 'Co-op' sites immediately to the west and south-west respectively, and further developments planned throughout the wider Brent Cross Cricklewood Regeneration Area, including a Rail Freight Facility and Waste Transfer Station to the north-west.
- 1.1.11 Further information on the existing Site and surroundings is provided within *Chapter 3: Site and Surroundings*.

## Overview of the Proposed Development

- 1.1.12 The design options and alternatives considered within the context of existing planning policy, Site and surroundings and with the objective to minimise any potential environmental effects resulting from the Proposed Development are summarised in *Chapter 4: Alternatives and Design Evolution*. The key components of the Proposed Development include:
- Demolition of existing buildings and structures within the Site;
  - Up to 1,100 residential units (Use Class C3), with an aspiration to provide 35% affordable units including a Built to Rent (BtR) element;
  - Up to 1200 sqm of commercial, retail, non-residential institutions and leisure floorspace;
  - Associated Public, Semi-Private and Private Realm (including landscaped roof terraces), Public Open Space; and
  - Access and a new internal road network.
- 1.1.13 Further information on the Proposed Development and its construction is provided within *Chapter 5: The Proposed Development* and *Chapter 6: Demolition and Construction*.

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THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

**LEGEND**

- Application Boundary
- Borough Boundary

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Client  
**MONTREAU CRICKLEWOOD DEVELOPMENTS LTD**

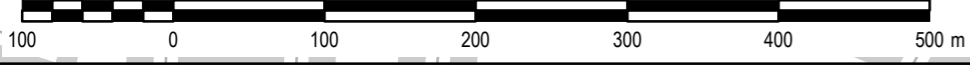
Project Title  
**B&Q CRICKLEWOOD**

Drawing Title  
**SITE CONTEXT**

Drawn LL	Checked AD	Approved CS	Date 30/07/2020
AECOM Internal Project No. <b>60608627</b>		Scale @ A3 <b>1:5,000</b>	

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Drawing Number  
**FIGURE 1-1**

Rev  
**FINAL**

## 1.2 The Environmental Statement

### Requirement for an EIA

- 1.2.1 The requirement for an EIA is set out in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the 'EIA Regulations')<sup>4</sup>. The Proposed Development falls under Schedule 2 (10) (b) Infrastructure Projects – Urban Developments category of the EIA Regulations and exceeds the development thresholds set for this category. Therefore, given the scale of the Proposed Development, the location of the Site and the potential for environmental effects, the Proposed Development is considered to constitute an 'EIA Development' under the EIA Regulations. The requirement for a statutory EIA is discussed further in *Chapter 7: EIA Methodology*.
- 1.2.2 To meet the requirements of the EIA Regulations and to allow for environmental considerations to be taken into account as part of the design process, AECOM has been commissioned to undertake an EIA and to prepare this ES, which is submitted to support the outline planning application for the Proposed Development.
- 1.2.3 The aim of this ES is to describe the likely significant environmental effects of the Proposed Development during the demolition, and construction phase, and once it is complete and operational. It has been prepared to inform readers of the nature of the Proposed Development; the likely significant environmental effects; and the mitigation measures envisaged to avoid, prevent, reduce, or if possible, offset any significant adverse effects on the environment. Any effects remaining after mitigation measures have been implemented are identified as 'residual effects'.
- 1.2.4 The ES also includes an assessment of any likely significant cumulative effects that arise from both, the interactions of individual effects arising from the Proposed Development (these are presented in *Chapter 17: Effect Interactions*) and of the potential effects of the Proposed Development together with the effects arising from other committed developments in the area (these are included within each technical chapter, *Chapters 8 – 16*).

### Structure of the Environmental Statement

- 1.2.5 The ES has been structured in accordance with the B&Q Cricklewood EIA Scoping Report (refer to *ES Volume III: Appendix 7-A*) and *Chapter 7: EIA Methodology*. In summary, the ES consists of three volumes and a non-technical summary:
- **ES Volume I: Main Report** – This document forms the main body of the ES detailing the results of the environmental assessments, likely significant effects arising from the Proposed Development and the proposed mitigation measures. The ES also identifies opportunities for social and economic benefits and environmental enhancement, where appropriate. The ES is divided into a number of background and technical chapters supported with figures and tabular information. ES Volume I considers the environmental effects associated with a number of topics (for details on the structure of the individual chapters refer to *Chapter 7 EIA Methodology*). Each topic has been assigned a separate technical chapter in the ES. The non-technical chapters and technical chapters are as follows:
    - Chapter 1: Introduction;
    - Chapter 2: Planning Policy Context;
    - Chapter 3: Existing Site and Surroundings;
    - Chapter 4: Alternatives and Design Evolution;
    - Chapter 5: The Proposed Development;
    - Chapter 6: Demolition and Construction;
    - Chapter 7: EIA Methodology;

<sup>4</sup> HMSO, 2017; 'The Town and Country Planning (Environmental impact Assessment)' Regulations 2017

- Chapter 8: Air Quality;
- Chapter 9: Archaeology;
- Chapter 10: Climate Change;
- Chapter 11: Daylight, Sunlight & Overshadowing;
- Chapter 12: Ground Conditions and Contamination;
- Chapter 13: Noise & Vibration;
- Chapter 14: Socio-economics and Health;
- Chapter 15: Traffic and Transport; and
- Chapter 16: Wind Microclimate.
- Chapter 17: Effect Interactions;
- Chapter 18: Summary of Mitigation; and
- Chapter 19: Residual Effects and Conclusions.

1.2.6 The remaining volumes of the ES include:

- **ES Volume II: Townscape, Visual and Built Heritage Impact Assessment** – a separate Townscape, Visual Impact and Built Heritage Impact Assessment (TVBHIA) has been produced and is submitted as part of this ES. This volume is accompanied by a full set of views as agreed with LBB as part of the EIA Scoping process;
- **ES Volume III: Technical Appendices** – a complete set of appendices is provided for reference. These comprise background data, technical reports, tables, figures and surveys which support the assessments in ES Volume I. The appendices provided are as follows:
  - Appendix 1-1: Statement of Competence;
  - Appendix 7-1: EIA Scoping Report and Scoping Opinion;
  - Appendix 9-1: Archaeology Desk Based Assessment;
  - Appendix 9-2: Archaeology GLAAS Consultation;
  - Appendix 10-1: Climate Change Resilience Assessment;
  - Appendix 11-1: Daylight and Sunlight and Overshadowing Impacts on Neighbouring Properties;
  - Appendix 11-2: Overshadowing Assessment;
  - Appendix 12-1: Ground Conditions - Envirocheck Report;
  - Appendix 12-2: Capita Ground Investigations Report;
  - Appendix 12-3: Site Walkover Photographs;
  - Appendix 12-4: Asbestos Report;
  - Appendix 13-1: Noise and Vibration Terminology;
  - Appendix 13-2: Noise and Vibration Monitoring;
  - Appendix 13-3: Noise and Vibration Construction Noise Predictions;
  - Appendix 15-1: Transport Assessment; and
  - Appendix 16-1: Wind Microclimate Technical Report.
- **Non-Technical Summary** – This comprises a summary of the ES in non-technical language as required under the EIA Regulations . It is presented as a separate document, prepared to provide a concise, accessible overview of the Proposed Development and the findings of the EIA for a wider and non-technical audience.

## Location of Information in the Environmental Statement

- 1.2.7 Schedule 4 of the EIA Regulations identifies information that is “*reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile*”. This information and its location within this ES are presented in Table 1-1.

**Table 1-1 Location of Information within this ES**

Schedule 4 Ref.	Information Required under the EIA Regulations	Location within Environmental Statement
1.	Description of the development, including in particular:	
a)	a description of the location of the development;	Chapter 3: Existing Site and Surroundings
b)	a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases;	Chapter 5: The Proposed Development Chapter 6: Demolition and Construction
c)	a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used; and	Chapter 5: The Proposed Development Chapter 6: Demolition and Construction
d)	an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases	Chapter 5: The Proposed Development Chapter 6: Demolition and Construction Technical Chapters 8 – 16
2.	A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.	Chapter 4: Alternatives and Design Evolution
3.	A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.	Technical Chapters 8 – 16 ES Volume II: Townscape, Visual and Built Heritage Impact Assessment
4.	A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to	Technical Chapters 8 – 16 Chapter 17: Effect Interactions Chapter 19: Residual Effects and Conclusions ES Volume II: Townscape, Visual and Built Heritage Impact Assessment



**Schedule 4 Ref.**      **Information Required under the EIA Regulations**      **Location within Environmental Statement**

	adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.	
<b>5.</b>	A description of the likely significant effects of the development on the environment resulting from, inter alia:	
<b>a)</b>	the construction and existence of the development, including, where relevant, demolition works;	Technical Chapters 8 – 16 Chapter 17: Effect Interactions Chapter 19: Residual Effects and Conclusions ES Volume II: Townscape, Visual and Built Heritage Impact Assessment
<b>b)</b>	the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources	Technical Chapters 8 – 16 Chapter 17: Effect Interactions Chapter 19: Residual Effects and Conclusions
<b>c)</b>	the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;	Technical Chapters 8 – 16 Chapter 17: Effect Interactions Chapter 18: Residual Effects and Conclusions
<b>d)</b>	the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);	Technical Chapters 8 – 16 Chapter 17: Effect Interactions Chapter 19: Residual Effects and Conclusions ES Volume II: Townscape, Visual and Built Heritage Impact Assessment
<b>e)</b>	the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;	Technical Chapters 8 – 16 Chapter 18: Residual Effects and Conclusions ES Volume II: Townscape, Visual and Built Heritage Impact Assessment
<b>f)</b>	the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;	Chapter 10: Climate Change Chapter 5: Proposed Development
<b>g)</b>	the technologies and the substances used.	Technical Chapters 8 – 16 ES Volume II: Townscape, Visual and Built Heritage Impact Assessment
	The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into	Technical Chapters 8 – 16 ES Volume II: Townscape, Visual and Built Heritage Impact Assessment

Schedule 4 Ref.	Information Required under the EIA Regulations	Location within Environmental Statement
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	account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC(a) and Directive 2009/147/EC(b).	
6.	A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved	Chapter 7: EIA Methodology Technical Chapters 8 – 16 ES Volume II: Townscape, Visual and Built Heritage Impact Assessment
7.	A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases	Chapter 5: The Proposed Development Chapter 6: Demolition and Construction Technical Chapters 8 – 16 Chapter 18: Summary of Mitigation ES Volume II: Townscape, Visual and Built Heritage Impact Assessment
8.	A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(c) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(d) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.	As discussed in the EIA Scoping Report (refer to ES Volume III: Appendix 7-A), no significant effects as a result of the vulnerability of the Proposed Development to major accidents and hazards are considered likely and therefore, this assessment has been scoped out of the EIA.
9.	A non-technical summary of the information provided under paragraphs 1 to 8.	Non-Technical Summary (NTS)
10.	A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.	ES Volume I Chapters 1 – 19 ES Volume II: Townscape, Visual and Built Heritage Impact Assessment ES Volume III: Technical Appendices

## Supporting Documents

1.2.8 In addition to the ES, a number of other documents will be submitted to the LBB as part of the planning application. These include:

- Application Drawings (Site location plan(s), Illustrative Masterplan, , Parameter Plans);
- CIL Questionnaire;
- Contamination Assessment Phase 1;
- Design Guidelines;
- Masterplan Design and Access Statement;
- Energy Statement and Sustainability Assessment;
- Flood Risk Assessment and Sustainable Urban Drainage System Strategy;
- Foul Sewerage and Utilities Statement;
- Landscaping Strategy;
- Planning Statement;
- Operational Waste Management Plan;
- Statement of Community Involvement;
- Sustainability Statement;
- Transport Assessment (Incl. Travel Plan);
- Tree Survey and Arboriculture Impact Assessment; and
- Viability Statement (including Affordable Housing Statement)

## EIA Project Team

1.2.9 This ES has been compiled by AECOM and presents the results of an EIA carried out by AECOM and a number of specialist designers and consultants appointed by the Applicant. These designers and consultants are identified in Table 1-2, along with their respective disciplines, project roles and contribution to the EIA.

1.2.10 AECOM is a registrant to the EIA Quality Mark scheme run by the Institute of Environmental Management and Assessment (IEMA), demonstrating AECOM's EIA credentials and competency for the preparation of an ES. Further evidence on AECOM's and the EIA technical team's competency has been provided within *ES Volume III: Appendix 1-A Statement of Competence*.

**Table 1-2 Project Team Input into Environmental Impact Assessment**

Organisation	Project Role / EIA Input
Montreaux Cricklewood Developments Ltd	The Applicant
Iceni Projects	Planning Consultant
AECOM	EIA Project Management and Co-ordination  Production of the following technical ES chapters: Air Quality, Archaeology, Climate Change, Ground Conditions, Noise & Vibration and Socio-economics and Health

## Organisation

## Project Role / EIA Input

	Production of the following supporting planning documents: Arboriculture Impact Assessment, Ecological Appraisal, Flood Risk Assessment and Sustainable Urban Drainage Strategy, Foul Water Drainage and Utilities Assessment, Operational Waste Management Strategy, Rapid Health Impact Assessment
	Civil Engineering Design Advice
EPR Architects	Architect and Principal Designer
Iceni Projects Engagement	Public Engagement
Entran Ltd	Traffic and Transport Consultant
GIA	Daylight, Sunlight and Overshadowing Consultant
Meinhardt	Energy & Sustainability
RWDI	Wind Microclimate Consultant
Exterior Architecture	Landscape Architects
Montagu Evans LLP	Townscape, Visual Impact and Built Heritage Assessment
Elementa Consulting	Fire
GTech Surveys	Telecommunications Consultant

## Environmental Statement Availability

- 1.2.11 This ES is available for viewing by the public via the LBB public access portal: (<https://publicaccess.barnet.gov.uk/online-applications/>).
- 1.2.12 Please contact LBB (by telephone 0208 359 3000 or by email [planning.enquiry@barnet.gov.uk](mailto:planning.enquiry@barnet.gov.uk)) to make arrangements to view the ES in hard copy. The charges associated with requesting printed copies of documents are set out online at: <https://www.barnet.gov.uk/planning-and-building/planning/planning-administration-fees>
- 1.2.13 Comments on the planning application should made via the LBB public access portal (<https://publicaccess.barnet.gov.uk/online-applications/>).