



Environmental Statement Addendum and Non-Technical Summary Addendum

Stoney Wood Quarter

July 2026



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INTRODUCTION

1.1.1 This document is an Addendum to the Environmental Statement (ES), which was submitted in support of a detailed Planning Application (ref. 25/2743/FUL) for the redevelopment of Stoney Wood Quarter, The Fairway, London, NW7 3HJ.

1.1.2 The Addendum is submitted as 'Further Information' under Regulation 25 of the Environmental Impact Assessment (EIA) Regulations 2017 (hereafter referred to as the 'EIA Regulations'). The Further Information seeks to respond to statutory consultee comments received from the Greater London Authority (GLA) and the London Borough of Barnet and considers any potential environmental implications of the minor design changes to the planning drawings.

1.2 Context

1.2.1 In November 2025 an ES, prepared by hgh consulting, was submitted to the LBB, in support of an application for detailed planning permission on behalf of Stoney Wood Property Developments Ltd ('the Applicant'). The application is for a residential development on land which is known as Stoney Wood Quarter, The Fairway, London NW7 3HJ ('the Project Site'), and seeks planning permission for:

1.1.1. "Redevelopment of the site for residential use (Class C3), in buildings up to ground plus 5 storeys with ancillary flexible commercial spaces (Use Class E) uses at ground floor level. Together with plant, play space, car and cycle parking, hard and soft landscaping and all other works associated with the development."

1.2.2 It should be noted that following the validation of the planning application the formal description of development was changed to the wording below. This is purely an administrative point.

1.1.2. "Redevelopment of the site to provide new buildings up to six stories in height, comprising up to 463 residential units (Use Class C3), with ancillary flexible amenity and commercial facilities (Use Class E), along with hard and soft landscaping, new public squares and playspace and associated residential amenity, car and cycle parking, waste and recycling storage, plant and other infrastructure."

1.2.3 On 16 March 2026, LBB, acting under delegated authority, decided that it was minded to refuse the application, and notified the Mayor of London of that decision on 18 March 2026 under Article 5 of the 2008 Order.

1.2.4 Following this resolution on 30 March 2026 the Mayor of London issued a direction under Article 7 of the 2008 Order (in exercise of his powers under Section 2A of the Town and Country Planning Act 1990) that he would act as the local planning authority for the purpose of determining the application. , Following this direction the Case Officer at the GLA requested a number of clarifications and further information in relation to the application in relation to the design and the technical assessments.

1.2.5 This Addendum to the ES sets out the design changes and provides clarifications in relation to matters raised by the Case Officer at the GLA that are relevant to the ES.

1.3 Amendments to the Planning Application

1.3.1 Following the consultation, and as a result of RIBA Stage 4 detailed design development a number of minor changes are proposed to the following:

(a) Planning Drawings (Elevations)

(b) Planning Drawings (Block Plans)

The elevations have been developed as a result of the detailed design being evolved as part of RIBA Stage 4. Given the simultaneous finalisation of planning, via the GLA Stage 3 process, and the detailed design being developed to enable an imminent start on site these are submitted for approval now to enable works to commence immediately once planning is resolved.

The Block Plans have evolved in tandem with the elevations.

A full suite of planning drawings have been updated.

(c) Cycle Parking

There will be a reduction in the number of cycle spaces from 856 to 578.

(d) Class E Floorspace

Changes to the non-residential (Use Class E) floorspace

1.3.2 The amendments will be detailed in Section 3.

1.3.3 The description of the development has changed at the request of LBB to:

'Redevelopment of the site to provide new buildings up to six stories in height, comprising up to 463 residential units (Use Class C3), with ancillary flexible amenity and commercial facilities (Use Class E), along with hard and soft landscaping, new public squares and playspace and associated residential amenity, car and cycle parking, waste and recycling storage, plant and other infrastructure.'

1.3.4 The maximum quantum of residential development remains unchanged. The open space, public real and private amenity remains unchanged. The schedule of residential accommodation remains unchanged.

1.4 Structure of this Report

1.4.1 This ES Addendum is set out in a structured manner to allow for easier navigation.

- Section 2 details the amendments to the Project and Further Information;
- Section 3 updates the cumulative development, and
- Section 4 provides a Non-Technical Summary Addendum

1.4.2 A series of Technical Notes are appended to this ES Addendum and are referenced throughout Section 2.

1.4.3 Table 1.1 below sets out which ES appendices are superseded by revised appendices along with new appendices to be read alongside the original appendices.

November 2025 Appendix Reference	Appendix Name	Superseded by
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Appendix 2.4	Energy and Sustainability Strategy	Appendix 2.4R
Appendix 2.5	Whole Life Carbon	Appendix 2.5R
Appendix 2.6	Circular Economy	Appendix 2.6R

- 1.4.4 An Addendum to the Townscape and Visual Assessment (Appendix 2.3 of the November 2025 ES) has been produced and is submitted with the ES Addendum (see TVIA Addendum).
- 1.4.5 In support of this ES Addendum a series of Technical Notes have been produced to provide clarifications and further information. See below table.

Technical Notes	
Daylight and Sunlight	Appendix A of this ES Addendum
Ecology	Appendix B of this ES Addendum
Green Infrastructure	Appendix C of this ES Addendum
Air Quality	Appendix D of this ES Addendum
Air Quality Positive	Appendix E of this ES Addendum
Noise	Appendix F of this ES Addendum
Drainage and SUDS	Appendix G of this ES Addendum

- 1.4.6 In addition to the above the following stand-alone planning application documents have been submitted:
- (e) Design and Access Statement Addendum,
 - (f) Planning Statement Addendum;
 - (g) Transport Assessment Addendum;
 - (h) Landscape Strategy; and
 - (i) Operational Waste Management Plan.

2.0 AMENDMENTS TO THE PROJECT AND FURTHER INFORMATION

2.1 Design Changes

Drawings and Elevations

- 2.1.1 In order to address comments from the GLA, in relation to the perceived impact onto the existing residential properties to the west of the Project Site, namely 17-20 Fairway Court, minor alterations have been made to Block A, whereby the roof profile has been amended to reduce the roof pitch.
- 2.1.2 As part of RIBA Stage 4 detailed design the elevations and block plans have also evolved and are attached.

Non-Residential Floorspace

- 2.1.3 The overall amount of non-residential floorspace has been amended. See below for a comparison.

Uses	November 2025 ES	Amended Design
Gym (Class E)	142 sqm	240 sqm
Café (Class E)	83 sqm	93 sqm
Soft play (Class E)	-	166 sqm
Co-working (Class E)	176 sqm	207 sqm
Community (Ancillary Class C3)	-	93 sqm
Residents lounge (Ancillary Class CE)	132 sqm	132 sqm
Concierge (Ancillary Class C3)	64 sqm	64 sqm
Total	597sqm	995qm

Cycle Parking

- 2.1.4 The cycle parking is being reduced from a total of 856 spaces to 579 spaces, in line with the Support for Housebuilding London Plan Guidance (March 2026).

2.2 Further Technical Information

Daylight and Sunlight

- 2.2.1 A further assessment has been undertaken to address the reprofiling of the roof of Block A. This can be found at Daylight and Sunlight Technical Note, see Appendix A of this ES Addendum).
- 2.2.2 The Daylight and Sunlight Technical Note (see Appendix A) demonstrates that as a result of the reprofiling improved results were demonstrated for the windows within 17-20 Fairway Court.

- 2.2.3 These results demonstrate that all ground floor windows continue to experience no worse than negligible changes in daylight with the Project in place following the minor alterations to Block A. Furthermore, all first-floor windows retain more daylight with the revised Project in place compared to the previous results.
- 2.2.4 In terms of first floor windows, the Daylight and Sunlight Technical Note finds that all first floor windows would retain in excess of 27% VSC (i.e. the target value in the BRE Guidelines at which point it is considered that a window is provided with sufficient daylight) with the Project in place were it not for the overhanging eaves which have a significant effect when the eaves are in situ. Furthermore, all windows are shown to experience no worse than minor adverse impacts to daylight in relative terms; the daylight impact to the property as a whole therefore remains as considered in the ES Chapter i.e. minor adverse and not significant.

Ecology and Trees

- 2.2.5 The GLA requested a number of clarifications on the Arboricultural Report and Ecology:
- Clarification on tree retention and removal plan;
 - Capital Asset Value for Amenity Trees (CAVAT) assessment of the trees proposed for removal;
 - Aerial inspection of trees T1 and T2 to determine presence or likely absence of Potential Roost Features (PRFs);
 - Ground level tree assessment of the trees in the west of the woodlands;
 - Detailed badger mitigation strategy, and
 - Updated reptile surveys and mitigation strategy (as required).
- 2.2.6 It should be noted that the Arboricultural Report was not appended to the November 2025 ES. However, for completeness an Ecology Technical Note and Green Infrastructure Technical Notes has been produced and can be found at Appendix B and Appendix C of this ES Addendum.

CAVAT

- 2.2.7 A CAVAT assessment has been undertaken using the 'Quick Method'. It is considered that a full tree-by-tree CAVAT assessment would be likely to produce an artificial and potentially misleading valuation. It would require each tree to be treated as a separate public amenity asset, when the actual value of the tree population arises from its collective woodland function. This is particularly relevant where many of the affected trees are lower-category trees, self-set trees, edge trees or trees forming part of woodland canopy structure rather than individually prominent public trees.
- 2.2.8 The CAVAT Quick Method Assessment is based on the of trees identified for removal as part of the Project.
- 2.2.9 The purpose of the CAVAT assessment is to provide an objective indication of the public amenity value of trees affected by the Project. The valuation is intended to inform the planning balance by assisting decision-makers in understanding the scale of tree-related impact arising from the proposal.

- 2.2.10 It is therefore not considered to be an environmental assessment as such it is not appended to the ES. The CAVAT Quick Method Assessment is submitted as an Appendix to the Green Infrastructure Technical Note (see Appendix C of this ES Addendum).

Bat Roost Potential

- 2.2.11 An assessment of trees identified as T1 and T2 has been carried out (see Ecology Technical Note, Appendix B of this ES Addendum). The assessment together with all other trees identified in the Preliminary Ecological Appraisal (PEA) within the small wooded area as having potential to support roosting bats. This has included the ivy-clad trees in the western woodland, where dense ivy can conceal cracks, cavities and splits that may constitute potential roost features. The ecologist has confirmed that all of the trees flagged in the PEA within the small wooded area, including trees T1 and T2, have been assessed.
- 2.2.12 The assessment has found no active bat roosts. Of the six Potential Roost Features (PRFs) recorded on the tree previously categorised as moderate (PRF-M), four have been downgraded to low (PRF-L) following inspection.
- 2.2.13 It is anticipated that a planning condition will secure a the proposed dark corridor and to ensure that during construction sensitive working practices will be employed to mitigate any residual risk associated with the PRF-M features.

Detailed Badger Mitigation Strategy

- 2.2.14 A detailed Badger Mitigation Strategy is set out at Technical Note Ecology and Trees (see Appendix B). The aim of the strategy is to ensure that badgers are not excluded from the existing sett without suitable replacement provision. The artificial sett will therefore be created in advance of closure of the existing sett, outside the 30m disturbance zone, and in a location that maintains ecological connectivity to existing foraging routes and habitat.
- 2.2.15 The existing sett will only be closed or destroyed once a qualified ecologist is satisfied, in accordance with licence, that the badgers have been excluded and the sett is no longer occupied. Post closure monitoring of the sett will continue throughout the enabling and construction works.

Updated reptile surveys and mitigation strategy

- 2.2.16 A reptile survey has identified the presence of reptiles on site therefore a planning condition is to secure a Reptile Mitigation Strategy is anticipated, which will mitigate the impact to the reptile population. Prior to site operation works reptiles will be removed from the areas in which they are present prior to works commencing in those areas.
- 2.2.17 A full report setting out the mitigation strategy will be provided once the on-site survey works have concluded, and the final mitigation approach will be confirmed at that stage.
- 2.2.18 It is not anticipated that the conclusions of the ES will change in respect of reptiles. No significant impacts on the reptile population are anticipated.

Air Quality

- 2.2.19 The GLA requested a number of clarifications in relation to the Air Quality Assessment, including the request for an Air Quality Positive Statement. The clarifications are set out within Air Quality Technical Note (Appendix C).
- 2.2.20 The Air Quality Positive Statement can be found at Appendix D.
- 2.2.21 The clarifications do not change the findings of the November 2025 ES.

Noise

- 2.2.22 The Environmental Health Officer (EHO) at LBB requested a number of clarifications in relation to the noise survey. These are set out within a Noise Technical Note (see Appendix E).
- 2.2.23 The EHO queried the noise survey data location in relation to the nearest point to the M1 having only short-term data measurements. The Technical Note (see Appendix E), seeks to demonstrate that the short-term survey for this location was intentional, this location comprised an open and easily accessible location adjacent to the western boundary of the site and that it was not used in isolation to the assessment. Continuous long-term unattended monitoring was also undertaken.
- 2.2.24 The EHO also requested additional noise measurements to be taken at the boundary to the west of the site.
- 2.2.25 However, as explained within the Noise Technical Note (see Appendix E), the assessment as undertaken already incorporates long-term unattended monitoring and the attended measurement at Position A was not intended to represent the full temporal variation at the site in isolation. This is detailed within the Technical Note.
- 2.2.26 As such it is considered that the information presented within the November 2025 ES, along with the clarification presented within the Noise Technical Note provides a robust assessment.

Waste

- 2.2.27 The November 2025 ES stated that operational waste would be managed by the LBB standard service. Waste was not within the Scope of the EIA.
- 2.2.28 A detailed Operational Waste Management Plan (OWMP) has since been produced and is submitted as a stand alone planning document. The original waste strategy was detailed in the Design and Access Statement and proposed the use of an Iceberg underground bin system as the preferred storage solution, but it did not clarify that the containers need to be collected by a specialist collection vehicle.
- 2.2.29 Following the submission of the planning application, the Waste team at LBB were consulted on the application and the waste strategy. The team have confirmed that the Iceberg collection is not compatible with their standard waste collection within the borough.
- 2.2.30 As such and set out in the OWMP, a private specialist will collect the waste and deal with the onward transfer and disposal arrangements. This will form part of the overall management and it is anticipated

that a suitably worded planning condition will be attached to the planning permission to secure the private collection of the operational waste.

Drainage and SUDS

- 2.2.31 In response to clarification sought by the GLA and LBB as the Lead Local Flood Authority (LLFA), updated drainage information has been produced and can be found within a Drainage and Flood Technical Note, see Appendix G of this ES Addendum.
- 2.2.32 The Technical Note provides clarification in relation to runoff rates (greenfield equivalent as far as reasonable practicable); attenuation (via blue roofs and permeable paving and attenuation storage); SUDS (via attenuation and green roofs); climate change allowance (3.3%); watercourse connectivity (via Dean's Brook), and Finished Floor Levels.
- 2.2.33 The findings of the November 2025 ES remain unchanged.

Energy and Sustainability

- 2.2.34 The Energy and Sustainability Strategy, Whole Life Carbon and Circular Economy Assessment have been updated to response to technical clarifications from the GLA. However, the overarching strategy remains unchanged.

3.0 CUMULATIVE DEVELOPMENT

- 3.1.1 Table 2.5 of the November ES lists the potentially cumulative schemes that have been considered, with a corresponding map at Table 2.5.
- 3.1.2 No new cumulative developments have been identified.

4.0 NON-TECHNICAL SUMMARY

- 4.1.1 This section is an Addendum to the Non-Technical Summary (NTS) of the Environmental Statement which was submitted in support of the detailed planning application (ref. 25/2743/FUL) for the redevelopment of Stoney Wood Quarter, The Fairway, London, NW7 3HJ.
- 4.1.2 In November 2025 an ES, prepared by hgh consulting, was submitted to the London Borough Barnet, in support of an application which seeks planning permission for:
- 1.1.3. “Redevelopment of the site for residential use (Class C3), in buildings up to ground plus 5 storeys with ancillary flexible commercial spaces (Use Class E) uses at ground floor level. Together with plant, play space, car and cycle parking, hard and soft landscaping and all other works associated with the development.”
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- 4.1.4 On 16 March 2026, LBB, acting under delegated authority, decided that it was minded to refuse the application, and notified the Mayor of London of that decision on 18 March 2026 under Article 5 of the 2008 Order.
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- 4.1.6 An Addendum to the ES has been prepared which sets out the design changes and provides clarifications in relation to matters raised by the Case Officer at the GLA that are relevant to the ES.
- 4.1.7 With the exception of the non-residential floorspace and the cycle parking provision the information contained within the Non-Technical Summary remains the same as reported within the November 2025 ES and NTS.
- 4.1.8 A series of Addendums to Technical Appendices of the November 2025 ES have been made, including an Addendum to the to the Townscape and Visual Impact Assessment (TVIA), these are as follows:

November 2025 Appendix Reference	Appendix Name	Superseded by
Appendix 2.4	Energy and Sustainability Strategy	Appendix 2.4R
Appendix 2.5	Whole Life Carbon	Appendix 2.5R
Appendix 2.6	Circular Economy	Appendix 2.6R

4.1.9 Additionally, a series of Technical Notes have been submitted in support of the ES Addendum, including:

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4.1.11 As part of RIBA Stage 4 detailed design the elevations and block plans have also evolved and are attached.

Non-Residential Floorspace

4.1.12 The overall amount of non-residential floorspace has been amended. See below for a comparison.

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Total	597sqm	995qm

Cycle Parking

4.1.13 The cycle parking is being reduced from a total of 856 spaces to 579 spaces, in line with the Support for Housebuilding London Plan Guidance (March 2026).

Technical Information

4.1.14 The environmental assessment conclusions of the November 2025 ES remain unchanged, as does the environmental information contained within the November 2025 ES NTS.



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