
Land at Little Bushey Lane, Hertsmere

Environmental Impact Assessment Screening Report

May 2022

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Environmental Impact Assessment Screening Report

Prepared on behalf Redrow Homes Ltd

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APPENDIX A: SITE LOCATION PLAN

1 INTRODUCTION

- 1.1 This report has been prepared by Barton Willmore, now Stantec¹ on behalf of Redrow Homes Ltd ('the Applicant'). This report accompanies a request to Hertsmere Borough Council (HBC) to adopt a screening opinion to determine whether the proposed development of up to 310 residential units, land reserved for a primary school, car parking, drainage and associated earthworks, open space and all ancillary and enabling works on 18.2 hectares (ha) of land at Little Bushey Lane, Hertsmere, constitutes EIA development.
- 1.2 This report reflects the requirements of the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017, as amended*² (the "EIA Regulations") and in accordance with Regulation 6 of the EIA Regulations, this report contains:
- *"A plan sufficient to identify the land;*
 - *a description of the development, including in particular:*
 - (i) a description of the physical characteristics of the development and, where relevant, of demolition works;*
 - (ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;*
 - *a description of the aspects of the environment likely to be significantly affected by the development;*
 - *to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from:*
 - (i) the expected residues and emissions and the production of waste, where relevant; and*
 - (ii) the use of natural resources, in particular soil, land, water and biodiversity; and*
 - *such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment."*

Requirement for EIA

- 1.3 In order to determine whether the development is 'EIA development', regard must be had to the EIA Regulations and supporting Planning Practice Guidance (PPG)³. EIA development is defined by the EIA Regulations as development:

"likely to have significant effects on the environment by virtue of factors such as its nature, size or location".

¹ Institute of Environmental Management and Assessment (IEMA) qualified assessors and Environmental Impact Assessment (EIA) Quality Mark registrants

² SI 2017/571, as amended by SI 2018/695 and SI 2020/505

³ <https://www.gov.uk/guidance/environmental-impact-assessment>

1.4 EIA development falls into two Schedules of the EIA Regulations. EIA is mandatory for developments listed within Schedule 1. Schedule 2 developments require EIA if they would lead to likely significant effects on the environment.

1.5 In deciding whether a Schedule 2 development is EIA development, Regulation 5(4) states:

"Where a relevant planning authority ... has to decide under these Regulations whether Schedule 2 development is EIA development, the relevant planning authority ... must take into account in making that decision-

(a) Any information provided by the applicant;

(b) The results of any relevant EU environmental assessment which are reasonably available to relevant planning authority...; and

(c) such of the selection criteria set out in Schedule 3 as are relevant to the development."

1.6 In order to allow HBC to determine the need for EIA, this report provides a description of the site and proposed development, a review of the EIA Screening Criteria based on the EIA Regulations and the PPG, a completed EIA Screening Checklist, and a site location plan at Appendix 1.

2 SITE AND PROPOSED DEVELOPMENT

Site Context

- 2.1 The site (see Appendix 1) is located approximately 1.5km east of Bushey Town Centre, in the administrative area of HBC. The site is bound by Little Bushey Lane, a two-way carriageway subject to a 30mph speed limit, on the western boundary as well as the gardens of residential properties, located on Wayside Avenue and The Squirrels, towards of the south-western parts of the site. On the southern, south-eastern and eastern boundaries of the site lies a row of mature tree line. The north-western boundary of the site is bounded by the Harts Farm Stables whilst the north-eastern boundary is bounded by mature trees and hedgerow. Beyond the eastern boundary of the site is the town of Bushey. Beyond the southern boundary, a collection of fields separated by hedgerow is wedged between further residential properties. Within one of the fields, three sports pitches are contained and an additional hard standing sports pitch.
- 2.2 The M1 motorway, connecting London to Leeds, is located approximately 40m east of the site with the A41 located beyond. A collection of residential properties are located north of the site, with the closest property contained on Hubert Crescent approximately 80m north of the site. The Bushey New Jewish Cemetery is located beyond the residential properties.

Site Description

- 2.3 The site comprises a single parcel of land within an approximate area of 18.2 hectares. The parcel of land is segmented into nine smaller individual grassed agricultural fields, which are separated through a combination of hedgerow, mature trees and fencing. Within the southern parts of the site, there is a line of mature trees within the individual grassed fields. Two pylon towers are located within the site, the towers run overhead cables in a north-south direction. Access into the Site is currently provided via Hart's Farm. There is an additional access point located on Little Bushey Lane by residential property 104 at Little Bushey Lane, but this appears to have not been in use for some time.
- 2.4 A brook is located within the eastern part of the site and flows in a north-south direction. At the same location as the brook are several small ponds.
- 2.5 There are two Public Rights of Way (PRoW) found on the site, the first connects Little Bushey Lane on the western boundary through to the site to the eastern boundary and is classified

as 'BUSHEY 040' whilst a second path connects the western boundary to the northern boundary of the site and is classified as 'BUSHEY 033'.

Environmental Baseline Conditions

- 2.6 There are no internationally and nationally designated sites on or within close proximity to the site with a review of the baseline conditions set out below. The nearest statutorily designated site is the Grade II Listed building named 'Oundle', located approximately 300m south of the site.

Landscape and Visual

- 2.7 The site is not located within an Area of Outstanding Natural Beauty (AONB), National Park or Area of High Landscape Value (AHLV). The nearest statutory landscape designation is located 9.5km west of the site and contains the Chilterns AONB.

Biodiversity

- 2.8 There are no Special Areas of Conservation (SAC), Special Protection Areas (SPA) or Ramsar Sites within 5km of the site. The nearest 'sensitive area', as defined by the EIA Regulations is Hillfield Park Reservoir (LNR), located approximately 700m to the east of the site. Stanmore Common (LNR) is located 1.1km to the south-east of the site. In addition, Bentley Priory (LNR) is located approximately 2.0km to the south.
- 2.9 In addition to the three LNR found proximate to the site, an additional 15 non-statutory Local Wildlife Site are located within 2km of the site.
- 2.10 Previous assessment of the site in April 2017 in the form of an Ecology Assessment⁴ which was subsequently updated in October 2020 through an Ecology Update⁵ concluded that the site is dominated by heavily grazed poor semi-improved grassland. The site is therefore considered not to be ecologically important.

Agricultural Land

- 2.11 The agricultural land within the site is classified as a combination of Grade 3 agricultural land and urban by the Provisional Agricultural Land Classification (ALC)⁶, where Grade 1 is best

⁴ Ecology Assessment (April 2017) LDA Design

⁵ Ecology Update (October 2020) BSG Ecology

⁶ as illustrated on the Magic GIS online map (<https://magic.defra.gov.uk>)

quality and Grade 5 is poorest quality. Grade 3 agricultural land may be considered Best and Most Versatile (BMV) agricultural land depending on whether it is classified as Grade 3a (BMV) or Grade 3b (not BMV). The Provisional ALC does not specify this and therefore it is unknown whether the site is considered BMV agricultural land, as it could be Grade 3a or Grade 3b, however it is not Grades 1 or 2 (which are the best quality grades). The site is not designated BMV Agricultural Land by the ALC post-1988 ALC surveys. It is not anticipated that the soils would have changed significantly since the ALC post-1988 ALC surveys were undertaken and therefore it is anticipated that the agricultural land within the site is Grade 3b.

Heritage and Archaeology

2.12 The site is not located within or in close proximity to a World Heritage site, Registered Battlefield or Conservation Area. The closest Registered Park and Garden is Aldenham House (Grade II), located approximately 1.2km to the north-east of the site. The nearest Scheduled Monument is the 'Penne's Place moated site, Aldenham', located approximately 2.0km to the north-east of the site. The nearest listed buildings to the site are (all Grade II):

- Oundle, located 300m to the south of the site;
- Prospect Cottage the Hermitage, located 310m to the south of the site;
- Tylers Farm House, located 360m to the north of the site;
- Lodge to Hilfield Castle, located 480m to the north east of the site;
- Rosary Priory High School, located 530m to the south of the site.

2.13 As stated in the Historic Environmental Desk-Based Assessment⁷, the report indicates that should any archaeological remains be present within the site, they are likely to be no more than locally significant.

2.14 The site is not within a conservation area, as defined through the Hertsmere Local Plan Policies Map⁸.

Air Quality

2.15 The site is not located within an Air Quality Management Area (AQMA)⁹. The nearest AQMA is Harrow AQMA, located approximately 1.2km to the south of the site. The London Borough of Harrow declared the area as an AQMA due to exceedances in PM₁₀ and NO₂ concentrations over both 24-Mean and Annual Mean timeframes.

⁷ Orion Heritage Ltd (2022) Historic Environmental Desk-Based Assessment

⁸ <https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/New-Local-Plan-mapv3-Bushey.pdf>

⁹ <https://uk-air.defra.gov.uk/aqma/maps/>

Noise and Vibration

- 2.16 The dominant noise source affecting the site is from road traffic from the M1, that is located approximately 40m east of the site. The existing noise-sensitive receptors are the residents located adjacent to the western boundary of the site.

Water Resources and Flood Risk

- 2.17 The site is primarily located within Flood Zone 1¹⁰ and is at low risk of flooding (less than 1 in 1,000 annual probability of flooding). Within the western part of the site, an unnamed watercourse is found that exhibits a localised Flood Zone 2 and 3 areas and therefore is at high risk of flooding (1 in 100 or greater annual probability of flooding). The site is not contained within a Source Protection Zone (SPZ).

The Development

- 2.18 The proposed development will comprise the construction of up to 310 residential dwellings and land reserved for a primary school, car parking, drainage and associated earthworks, open space and all ancillary and enabling works.

Description of the Proposed Development

- 2.19 An outline planning application will be submitted for:

'Outline planning application with means of access from Little Bushey Lane for approval, all other matters (internal access, scale, layout, appearance and landscaping) reserved for subsequent approval for residential development and land reserved for primary school, along with car parking, drainage and earthworks to facilitate drainage, open space and all ancillary and enabling works'

Mitigation

- 2.20 In accordance with Regulation 6, (2), e) of the EIA Regulations, a number of mitigation measures have been committed to at screening stage as part of the proposed development. This includes adherence to best practice measures during the construction phase, such as through a Construction Environmental Management Plan (CEMP), which will be secured by a planning condition. This will include:

¹⁰ <https://flood-map-for-planning.service.gov.uk/>

- A table showing the objectives, activities (mitigation/optimisation measures), and responsibilities for the implementation of those activities;
- The broad plan of the work programme including working hours and delivery times;
- Details of prohibited or restricted operations (location, hours etc.);
- Institutional arrangements for its implementation and for environmental monitoring: responsibilities, role of the environmental authorities, participation of stakeholders;
- Contact during normal working hours and emergency details outside working hours;
- Provision for reporting, public liaison, and prior notification of particular construction related activities;
- The mechanism for the public to register complaints and the procedures for responding to such complaints; and
- The details of proposed routes for Heavy Good Vehicles (HGVs) travelling to and from the site.

2.21 A Construction Traffic Management Plan (CTMP) will be implemented as part of the CEMP. All management of construction traffic and access will be carried out in accordance with the CTMP, as set out below:

- Planning and managing both vehicle and pedestrian routes;
- The elimination of reversing, where possible;
- Safe driving and working practices;
- Protection to the public;
- Adequate visibility splays and sight lines;
- Provision of signs and barriers; and
- Adequate parking for off-loading storage areas.

2.22 **Ecology:** Relevant mitigation will be implemented as part of the CEMP which will include:

- Protection of retained hedgerows and trees;
- Pollution prevention safeguards to protect the watercourse and implementation of a buffer;
- Construction safeguards in respect of Badger, Hedgehog and other mammals;
- Appropriate timing of vegetation clearance to safeguard nesting birds where practicable; and
- Other faunal specific mitigation measures.

2.23 Mitigation measures to safeguard protected species will be informed by ongoing ecological survey work in respect of bats, Dormouse and breeding birds. This will include a sensitive

lighting design to ensure foraging and commuting habitat suitable for bats and other nocturnal fauna is retained, and the retention of trees and hedgerows where possible. The scheme design will also include new tree, hedgerow and scrub planting. Should survey work find roosting bats or Dormice to be present on-site then mitigation will be implemented under a Natural England development licence, including careful vegetation clearance during the appropriate season.

2.24 **Noise and Vibration:** A noise survey was carried out at the site from 1st to 7th March 2022 to assess existing noise levels in the area. Average noise levels across the site were generally dictated by road traffic on the M1. Average noise levels at the western edge of the site were also affected by vehicle movements on Little Bushey Lane. To address noise from demolition and construction, an assessment will be carried out in line with BS522811.

2.25 **Landscape:** A number of landscape and visual mitigation measures have been incorporated into the development to minimise any likely significant effects, which include the following:

- Set development parcels within proximity to the existing settlement edge in the south of the Site and retain view corridors to features within the local skyline where possible, to reduce adverse visual effects;
- Retain landscape features of merit across the Site, reducing adverse effects on landscape character;
- Planting of street trees along key routes within the development parcels will further assimilate the new homes into the locally characteristic adjacent treed skyline;
- Retain open space within the north and north-east of the site and make this publicly accessible, with compensatory improvements to the environmental quality and accessibility of this area. The existing watercourse will be retained, and new water bodies / SuDS features introduced, enhancing biodiversity. Sensitive grassland management will be introduced, existing trees will be retained where possible and small stands of trees will be planted, to reinforce the local character of the adjacent former parkland and further support the landscape strategies as set out in published landscape character guidance;
- Integrate the proposed areas of open space with the existing network of rights of way, to provide positive connectivity with the local landscape;
- Planting of woodland / tree belts along the northern and eastern boundaries, within proximity to the M1, to supplement existing tree cover. The woodland / tree belts are to be managed to differentiate between different woodland habitats, including coppice and scrub. Tree planting will enhance the Watling Chase Community Forest and together, with positive management strategies will support the landscape strategies and guidelines for

¹¹ The scope of the BS5228 is to recommend methods for controlling noise and vibration related to construction and open site operations, which produce significant noise levels.

managing change as set out in the South Hertfordshire Landscape Character Assessment - Area 23 Elstree Ridge and Slopes¹²;

- Tree planting will additionally filter views towards the development from receptors using PRow 040 beyond the Site to the northeast. The woodland / tree belts are to be managed to differentiate between different woodland habitats, including coppice and scrub; and
- Planting of additional species to supplement existing hedgerows along the north-western boundary to provide screening and connectivity. Incorporation of buffers around retained hedgerow within the Site and utilising existing hedge breaks and gaps to minimise fragmentation and severance impacts.

2.26 **Transport:** During the construction period the potential impacts of transportation will be mitigated through a range of measures including:

- Use of a booking system to allocate arrival times and disperse these through the day;
- Restriction on deliveries to take place outside the peak hours on the highway network where possible;
- Taking opportunities to use consolidation centres where possible to minimise the number of deliveries required; and
- Encouraging contractors to travel to and from the site via sustainable transport means where possible.

2.27 Following occupation of the site, the potential impacts of transportation will be mitigated through measures such as:

- A Travel Plan will be provided to future residents to highlight the importance of sustainable travel and provide information relating to local sustainable travel opportunities;
- A School Travel Plan will be provided to encourage staff, parents and pupils to travel via sustainable means;
- A community hub will be provided to include third place working areas, cycle hire and electric vehicle charging facilities with the aim to encourage sustainable travel; and
- New bus stops will be provided on Little Bushey Lane in the vicinity of the site access to increase the convenience of bus travel among residents and other site users.

¹² Available at: <https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/landscape/landscape-character-assessments/area023.pdf>

3 SCREENING ASSESSMENT

Determining the Screening Approach

3.1 In determining whether a proposed development constitutes EIA development, consideration should be had to the following questions:

- Is the proposed development of a type listed in Schedule 1;
- If not, it is listed in Schedule 2;
- Is it located within a sensitive area;
- Does it meet any of the relevant thresholds and criteria set out in Schedule 2; and/or
- Would it lead to likely significant effects on the environment?

3.2 These questions are explored further in this section with reference to the EIA Regulations and supporting PPG.

Schedule 1 Projects

3.3 EIA is mandatory for projects listed in Schedule 1 of the EIA Regulations. Schedule 1 developments are large scale projects for which significant effects would be expected and comprise developments such as new airports and power stations. The proposed development is not of a type listed in Schedule 1.

Schedule 2 Projects

3.4 EIA is discretionary for projects listed in Schedule 2. If the development proposed is of a type listed in Schedule 2 then it may be classified as EIA development depending on the location of the development (i.e. if it is within a sensitive area) and/or whether it meets any of the relevant thresholds or criteria in Column 2.

3.5 Sensitive Areas are defined in the EIA Regulations as:

- Sites of Special Scientific Interest and European Sites;
- National Parks, the Broads, and Areas of Outstanding Natural Beauty; and
- World Heritage Sites and Scheduled Monuments.

3.6 In certain cases, local designations which are not included in the definition of sensitive areas, but which are nonetheless environmentally sensitive, may also be relevant in determining whether an assessment is required. Furthermore, in considering the sensitivity of a particular

location, regard should also be had to whether any national or internationally agreed environmental standards (e.g. air quality) are already being approached or exceeded.

- 3.7 The proposed development falls within category 10 of Schedule 2, 'Infrastructure Projects', sub-section (b) 'Urban Development Projects'. The site is not located within a sensitive area and therefore the thresholds should be applied. The thresholds for this type of development as set out in Schedule 2 relate to developments that "*includes more than 150 dwellings, or the overall area of the development exceeds 5 hectares*". At 18.2 ha and up to 310 dwellings, the proposed development exceeds the thresholds. Accordingly, this screening assessment has been prepared to determine whether the proposed development would be likely to result in significant environmental effects. To achieve this, Schedule 3 of the EIA Regulations and PPG need to be considered. Information on these is set out below.

Schedule 3

- 3.8 Schedule 3 of the EIA Regulations sets out selection criteria which relate to specific matters including: the characteristics of the development; the location of the development; and the characteristics of the potential impact. These factors should be taken into account as part of the screening process and are set out below:

Characteristics:

- the size and design of the whole development;
- cumulation with other existing development and/or approved development;
- the use of natural resources, in particular land, soil, water and biodiversity;
- the production of waste;
- pollution and nuisances;
- the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge;
- the risks to human health (for example, due to water contamination or air pollution).

Location:

- the existing and approved land use;
- the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground; and
- the absorption capacity of the natural environment.

Potential Impact:

- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- the nature of the impact;
- the transboundary nature of the impact;
- the intensity and complexity of the impact;
- the probability of the impact;
- the expected onset, duration, frequency and reversibility of the impact;
- the cumulation of the impact with the impact of other existing and/or approved development; and
- the possibility of effectively reducing the impact.

Consideration of Cumulative Effects

- 3.9 Schedule 4 of the EIA Regulations requires consideration of a proposed development cumulatively with other existing and/or approved development. Guidance on the consideration of cumulative effects in the EIA screening process is set out in the PPG, which echoes the requirements of the EIA Regulations:

"each application (or request for a screening opinion) should be considered on its own merits. There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a Proposed Development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development."

- 3.10 No approved developments have been identified through a search of permitted developments on the HBC planning website within close proximity of the site that it may be considered to act cumulatively and cause adverse environmental impacts.

National Planning Practice Guidance

- 3.11 Paragraphs 057¹³ and 058¹⁴ of the PPG provide guidance to help determine whether significant effects are likely. In general, the more environmentally sensitive the location, the lower the threshold will be at which significant effects are likely. Table 1 below sets out the indicative criteria, thresholds and key issues to be considered in determining whether a development is

¹³ ID: 4-057-2070720

¹⁴ ID: 4-058-20150326:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/630689/eia-thresholds-table.pdf

likely to be EIA development identified in the PPG.

Table 1: Planning Practice Guidance Indicative Screening Criteria¹⁵

Development type	Indicative criteria and threshold	Key issues to consider
10 (b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas.	<p>Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.</p> <p>Sites which have not previously been intensively developed:</p> <p>(i) area of the scheme is more than 5 hectares; or</p> <p>(ii) it would provide a total of more than 10,000 m² of new commercial floorspace; or</p> <p>(iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).</p>	Physical scale of such developments, potential increase in traffic emissions and noise.

Screening Assessment

- 3.12 This section assesses the proposed development against the EIA screening criteria outlined above and presents the assessment of the environmental effects likely to occur as a result of the proposed development. Table 2 sets out a review of all of the above criteria and requirements and specifically addresses the proposed development at the site.

Table 2: Planning Practice Guidance EIA Screening Matrix

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
1. Natural Resources		
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	<p>Y The principal land use will change from a primarily undeveloped site, defined through previous ecological report as heavily grazed poor semi-improved grassland, to land used for up to 310 residential dwellings and land reserved for a primary school and associated uses.</p> <p>There would be changes to the site during the construction phase as soil would be excavated for the earthworks, building foundations, parking, landscaping, drainage, attenuation basins and access.</p>	<p>N There will be no material changes to topography, other than localised regrading to achieve development platforms, open space and landscaping.</p> <p>The proposed development is intended to be permanent, so decommissioning is not anticipated for the foreseeable future.</p>
1.2 Will construction or operation of the project use natural	Y The construction and operational phases of the proposed development will use resources in	N The Applicant will include measures in the CEMP to minimise the consumption of

¹⁵ eia-thresholds-table.pdf (publishing.service.gov.uk)

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
resources above or below ground such as land, soil, water, materials / minerals or energy which are non-renewable or in short supply?		terms of land, water and energy as would be expected for a mixed-use development.		natural resources, particularly those non-renewable, where possible. The development will be designed to reduce any likely significant effects on natural resource consumption and include sustainable building methods where feasible to minimise the buildings' energy consumption.
1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	N	There are no locations on/around the location which contain important, high quality or scarce resources which could be affected by the project. The site has the potential to be Grade 3 land which may include BMV but given the site's location, it is unlikely to be used for purposes other than its current land use of grazing and therefore would be a loss to agriculture.	N/A	
2. Waste				
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	Y	As with nearly all construction, the development will result in waste materials from the preparation and undertaking of works. There would be waste generated by the operational phase of the proposed development.	N	Construction waste would be reused and recycled where possible. Any construction waste would be managed in accordance with the CEMP and all applicable legislation and disposed of in line with best practice. Waste would be managed and reduced in accordance with all applicable legislation and disposed of in line with best practice. Operational waste would be minimised as far as possible and disposed of in line with HBC requirements and managed in accordance with all applicable legislation. HBC's recycling scheme provides recycling bins in which to recycle waste, including household food waste, cans, paper, plastic and glass. Significant quantities of construction or operational waste are not anticipated as a result of the proposed development.
3. Pollution and Nuisances				
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Y	The site is not located in an AQMA and the nearest AQMA to the site is approximately 1.2km south however, the site is located in an area whereby the air quality is	N	An Air Quality Assessment ¹⁶ has been produced to determine baseline conditions at the site, to assess the suitability for the proposed

¹⁶ SLR (2022) Air Quality Assessment.

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
	<p>mainly influenced by road traffic emissions along the M1 to the east, approximately 40m from the site. As such, elevated pollutant concentrations may be experienced at this location.</p> <p>Additionally, there are residential properties in close proximity to the site to the west in the town of Bushey, which will be sensitive to changes in local air quality conditions and may be adversely affected by an increase in localised emissions.</p> <p>The proposed uses are not associated with hazardous substances or poisonous chemicals. There is not anticipated to be a requirement to store large volumes of hazardous materials. Any such materials would be stored and handled in accordance with relevant legislation.</p> <p>The proposed development has the potential to cause adverse impacts to existing pollution levels at nearby sensitive receptors as well as to expose future site users to elevated levels of air pollution, as a result of fugitive dust and plant/vehicle emissions during construction and road vehicle exhaust emissions during operation.</p>	<p>end-use, and to consider potential local air quality effects as a result of the development, in accordance with the requirements of the NPPF.</p> <p>The Air Quality Assessment considered ambient pollutant concentrations, namely nitrogen dioxide (NO₂) and particulate matter (PM₁₀ and PM_{2.5}), across the site and in the vicinity of the site.</p> <p>The report identified that during the construction phase there is to be neutral / insignificant effects on air quality from construction generated vehicle emissions. This is due to the short-term nature of the phase. Additionally, during the operation phase the likely concentrations of NO₂, PM₁₀ and PM_{2.5} are receptor locations positioned around the site are considered to be negligible and not significant as a result of the proposed development.</p> <p>Dust generation would be managed in accordance with standard best practice measures, enforced through a CEMP and is not anticipated to generate significant adverse effects. The construction phase is expected to be phased, with the arrival and departure of Heavy Goods Vehicles (HGV) dispersed across the working day to avoid a concentration of released pollutants associated with the plant and vehicles required for the construction phase. All management of construction traffic and access will be carried out in accordance with the CTMP, as set out in Chapter 2 of this report.</p>
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	<p>Y Average noise levels across the site are generally dictated by road traffic on the M1. Average noise levels at the western edge of the site were also affected by vehicle movements on Little Bushey Lane. The nearest sensitive receptors</p>	<p>N Construction effects will be managed in accordance with best practice measures, implemented through the CEMP.</p>

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
	<p>are the residents that are contained within the residential area of Bushey to the west of the site.</p> <p>During construction, the potential exists for light pollution (at night) associated with construction activities and upon completion of the proposed development.</p> <p>No heat, energy or electromagnetic radiation will be caused or released.</p>	<p>A Construction Phase Qualitative Assessment would be undertaken to be submitted with the application and form part of the CEMP detailing the required mitigation during the construction phase. The assessment would consider typical construction tasks and likely site operations and provide methods / recommendations for mitigating any noise impact where required.</p> <p>To address noise from demolition and construction, an assessment will be carried out in line with BS5228.</p> <p>Additionally, the residential dwellings will be set back from the M1 to reduce the noise levels that will be exposed to the future residents of the proposed development.</p>
3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	<p>N There is a single unnamed watercourse in the eastern part of the site. Adjacent to the watercourse are several ponds. The site is not located within a SPZ.</p> <p>As part of the development, a drainage strategy will control the surface water runoff. A Flood Risk and Drainage Appraisal was prepared in November 2020 with the proposed drainage strategy updated in November 2021. An updated Flood Risk Assessment and Drainage Strategy is being prepared and these will be submitted in support of the planning application. The masterplan shows that all development will be within the Flood Zone 1. The development will not result in any significant adverse effects to water related to contamination.</p> <p>A Phase 1 Geo-Environmental Desk Study was completed in November 2020 and will accompany the planning application. The study identified that the site has a history of being farmed and is unlikely to be contaminated.</p>	N/A

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3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	<p>N</p> <p>As stated in section 2 of this report, the site is not contained within an AQMA or SPZ.</p> <p>During construction, effects will be managed by a CEMP which will include standard, best practice measures such as ensuring bulk cement and other fine powder materials are delivered to the site in enclosed tankers. Dust generation would be managed in accordance with standard best practice measures, enforced through a CEMP and is not anticipated to generate significant adverse effects.</p> <p>The development is not considered to release levels of pollutants (including traffic related effects) that would significantly affect the environment during construction or operation, following the implementation of mitigation measures.</p> <p>As stated above, further to the implementation of standard mitigation measures implemented through a CEMP, significant effects on contamination are not anticipated.</p> <p>In addition, the planning application will be accompanied by a suite of technical reports including an Air Quality Assessment, a Preliminary Ecological Appraisal and Phase 1 Geo-Environmental Desk Study.</p>	N/A
4. Population and Human Health		
4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	<p>N</p> <p>During the construction activities, the contractor(s) will implement measures in accordance with Health and Safety legislation/requirements, and best practice to minimise the risks of accidents that could have adverse effects on people or the environment. All such measures will form part of the CEMP which would be secured by condition of the planning consent for the proposed development. There are no anticipated significant risks of accidents during operation as the proposed development will not involve users dealing with hazardous substances. Any such substances required to be used as part of the employment land would</p>	N/A

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	<p>be regulated with all applicable workplace health and safety legislation. A Design and Access Statement will be submitted with the planning application and will ensure the proposed development is suitable for future users. The development will comply with all best practice safety legislation.</p> <p>The development will include measures to increase adaptation to climate change, that will be set out within a Climate Change and Energy Statement. The proposed development will include Sustainable Drainage Systems (SuDS) and water efficiency measures to reduce consumption and will include new planting that will provide natural cooling and channel surface water runoff. The drainage strategy for the proposed development will be designed to ensure there is no increase to flood risk on site or elsewhere which will also accommodate an allowance for climate change and extreme rainfall events. The proposed buildings will be designed to adapt to climate extremes using best practice by reducing water consumption and reducing overheating in hot temperatures and improving ventilation whilst retaining heat in cold temperatures. The scale of the proposed development and the implementation of the measures outlined above are such that climate change effects would not be significant.</p> <p>The site is primarily located within Flood Zone 1 with eastern parts of the site located in Flood Zones 2 and 3. As above, a FRA and drainage strategy will be submitted in support of each of the planning application and will include the measures proposed to mitigate the flood risk on the site, including allowances for climate change and will ensure that flood risk to the site and surrounding area from surface water is not increased due to an increase in impermeable surfaces (for example the potential primary school and mobility & community hub). In addition, the built development will not occur in</p>	

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	<p>areas that have been classified as Flood Zone 3 areas. Therefore, it is considered that significant effects as a result of climate change are not anticipated.</p>	
<p>4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)</p>	<p>Y</p> <p>The nearest sensitive receptors are residential properties located to the west of the site in the town of Bushey, specifically on the roads adjacent to the site.</p> <p>During the construction phase of the proposed development, dust would be generated.</p> <p>There will be no risks of contamination of water sources. Noted above, given the farming history of the site it has been concluded that contamination is unlikely on the site or in the immediate vicinity. Surface water run-off and foul water drainage will be managed on-site during the construction and operational phases, as will be detailed further in the FRA and Drainage Strategy that will be submitted in support of the planning application.</p> <p>The proposed development is not anticipated to significantly affect sunlight access and daylight amenity and as such, effects on human health in respect of daylight and sunlight exposure are not anticipated. The proposed development is also unlikely to result in significant effects on the local wind microclimate conditions which would cause any discomfort for pedestrians at street level.</p> <p>The development would likely generate beneficial socio-economic effects. The proposed development will provide jobs through the potential primary school and mobility & community hub as well school places for children. Furthermore, the construction and operational phases of the proposed development will increase employment opportunities which will subsequently increase the local economy. The proposed development is anticipated to generate beneficial socio-economic effects to the future population of the development, as well as the surrounding</p>	<p>N</p> <p>Dust generation and contamination would be managed in accordance with standard best practice measures, enforced through a CEMP as outlined above. The proposed development is not considered to release levels of dust or pollutants that would significantly affect the environment during construction or operation, following the implementation of mitigation measures. An Air Quality Assessment will be submitted in support of the planning application. As stated above, further to the implementation of standard mitigation measures implemented through a CEMP, significant effects on contamination are not anticipated.</p> <p>A Noise Impact Assessment will be submitted with the planning application and will further identify the detailed design specifications required to ensure an appropriate acoustic environment for future users of the site. Such design measures are standard and well understood. If required, planning conditions would be secured on the permitted noise levels of the plant and any machinery needed for the non-residential elements of the proposed development, following planning approval.</p>

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
	communities.	
5. Water Resources		
5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Y There is an unnamed watercourse in the eastern part of the site, with associated small ponds. The site is primarily contained within a Flood Zone 1, however regions in close proximity to the watercourse mentioned above are classified as Flood Zone 2 and 3.	N As above, surface water run-off and foul water drainage will be managed on-site during the construction and operational phases of the proposed development. An FRA and Drainage Strategy will be submitted with the planning application and will include measures proposed to mitigate the flood risk on the site. No significant effects are anticipated to water resources from the proposed development.
6. Biodiversity (Species and Habitats)		
6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).	N There are no SAC, SPA or Ramsar Sites within 5km of the site. The nearest 'sensitive area', as defined by the EIA Regulations is Hillfield Park Reservoir LNR. Previous assessment of the site in April 2017 in the form of an Ecology Assessment which was subsequently updated in October 2020 through an Ecology Update, concluded that the site is dominated by heavily grazed poor semi-improved grassland. The site is therefore considered not be ecologically important. Standard mitigation and best practice measures will be enforced through a CEMP. In addition to this, appropriate landscaping will be provided and as a result, the proposed development is not considered to generate any significant adverse ecological effects.	N/A
6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Y There is potential for the proposed development to impact on the sensitive species of flora and fauna through the construction and operational phases.	N The Ecological Assessment carried out in 2017 provided enhancement and mitigation measures where appropriate. The watercourse that is located in the eastern parts of the site has been assessed to have low ecological value and mitigation will centre on pollution prevention safeguards and buffering of

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		<p>the watercourse. Appropriate landscaping will be designed to enhance the watercourse corridor. Survey work will be carried out as part of the application after recommendation from the initial ecological survey that further work should be carried out in respect of dormouse, breeding birds and bats. The ecological surveys will inform appropriate mitigation measures for the proposed development.</p> <p>In most cases, impacts can be avoided. Where these cannot be avoided, mitigation or compensation measures will be implemented to ensure that no significant effect is likely. Existing hedgerows and trees will be retained where practicable and new planting will compensate for any losses and ensure connectivity across the site and with the wider landscape is retained.</p> <p>Surveys will be undertaken prior to the construction phase of the proposed development by qualified ecologists and any works necessary will be undertaken in accordance with legislation. Should any roosting bats be recorded with trees to be removed, or should Dormouse be recorded on site, then a Natural England mitigation licence will be required and mitigation implemented during vegetation clearance.</p> <p>The removal of any suitable vegetation will be undertaken outside of the bird nesting season (March to July inclusive) and where this cannot be achieved, a suitable qualified ecologist will undertake a survey prior to the removal of any nesting habitat on the site to avoid any significant adverse effects on birds. Lighting would be designed carefully in accordance with relevant</p>

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		British Standards and ILP and Bat Conservation Trust guidance, as above, to ensure light spill is kept to a minimum and prevent adverse effects on species sensitive to light. Further to the above, significant effects are not anticipated on fauna or flora.
7. Landscape and Visual		
7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? Where designated indicate level of designation (international, national, regional or local).	<p>N The site is not located within an AONB, National Park, or an Area of High Landscape Value.</p> <p>Inherent mitigation measures will be incorporated into the design of the proposed development, as landscape planting will be implemented in the western part of the site and on the site boundary.</p> <p>Through careful and sensitive design, the proposed development is not considered to generate significant effects on landscape and views.</p>	N/A
7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	<p>Y The development will be visible from nearby receptors on the western boundary of the site. These receptors will be the residents within the town of Bushey, specifically on the roads adjacent to the site. Additionally, the proposed development will be visible to motorists on the M1 and the two PRoW on the site.</p>	<p>N A Landscape and Visual Impact Assessment will be submitted with the planning application. The assessment will advise on the landscaping mitigation measures that will ensure that the proposed development will not have adverse impacts on the landscape.</p>
8. Cultural Heritage/Archaeology		
8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated	<p>Y The site is not located within or within proximity to a World Heritage site, Registered Battlefield or Conservation Area. The closest Registered Park and Garden is Aldenham House (Grade II), located approximately 1.2km to the north-east of the site. The nearest Scheduled Monument is the 'Penne's Place moated site, Aldenham', located approximately 2.0km to the north-east of the site. The identified listed buildings proximate to the site are situated between 300m and 530m from the site boundary and can be seen in Chapter 2.</p> <p>Additionally, the site is not expected to contain archaeological</p>	<p>N Construction activities at the site would be managed in accordance with standard best practice measures, enforced through a CEMP as outlined above.</p> <p>Due to relative distance of the heritage assets it is considered there will be no significant effects resulting from the development. An Historic Desk Based Assessment will be submitted with the planning application which will consider the significance of surrounding heritage assets, including the contribution made to this significance by setting, and</p>

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indicate level of designation (international, national, regional or local).	remains that are more than locally significant. The site is not located in or adjacent to a conservation area.	the impacts arising from the proposed development. It is anticipated that if there any aspects of harm identified at this stage they would fall into the lowest end of the 'less than substantial' category and would be weighed against the various heritage and public benefits brought about by the development.
9. Transport and Access		
9.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Y The site is bound by Little Bushey Lane on the western boundary, beyond which lie residential properties within the town of Bushey. The M1 lies approximately 40m to the east of the site. Stables are located on the north boundary as well a further grassed fields, beyond which further residential dwellings are found.	N During the Construction phases, standard, best practice measures will be adopted to prevent any significant effects, such as phased delivery of goods onto the site to prevent congestion and impacts on the services surrounding the site. These measures will be enforced through a CEMP and CTMP, which will be secured via a planning condition. HGV movements in the demolition, construction, and operational phases are anticipated to be low in frequency and volume. No significant effects on transport routes are anticipated. A Transport Assessment and Travel Plan will be included as part of the planning application. During construction, standard, best practice measures will be adopted to prevent any significant effects such as, loading and unloading of materials will occur within the site and appropriate hoarding/fencing will be placed around the site's boundaries. These measures will be enforced through a CEMP.
9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Y The site is bound to the west by Little Bushey Lane.	N During the construction phase, standard, best practice measures will be adopted to prevent any significant effects, such as phased delivery of goods onto the site to prevent congestion and impacts on the services surrounding the site. These measures will be enforced through a CEMP and CTMP,

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		<p>which will be secured via a planning condition.</p> <p>HGV movements in the construction, and operational phases are anticipated to be low in frequency and volume. No significant effects on transport routes are anticipated.</p> <p>A Transport Assessment and Travel Plan will be included as part of the planning application.</p>	
10. Land Use			
10.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	Y	<ul style="list-style-type: none"> • Residential dwellings to the west of the site; • Residential dwellings to the north of the site; and • Stables on the northern boundary. 	N
The construction and operational phases of the proposed development will result in traffic and potentially noise however these effects will be managed through best practice measures, appropriate mitigation, and effective design. A noise impact assessment will be produced and will submitted alongside the planning application.		10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	N/A
11. Land Stability and Climate			
11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	N	No.	N/A
12. Cumulative Effects			
12.1 Could this project together with existing and/or approved development result in cumulation of impacts	N	No approved developments have been identified within a 2km radius that could give rise to likely significant cumulative effects on the environment together with the proposed development.	N/A

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during the construction/operation phase?			
Transboundary Effects			
13.1 Is the project likely to lead to transboundary effects?	N	No.	N/A



4 CONCLUSION

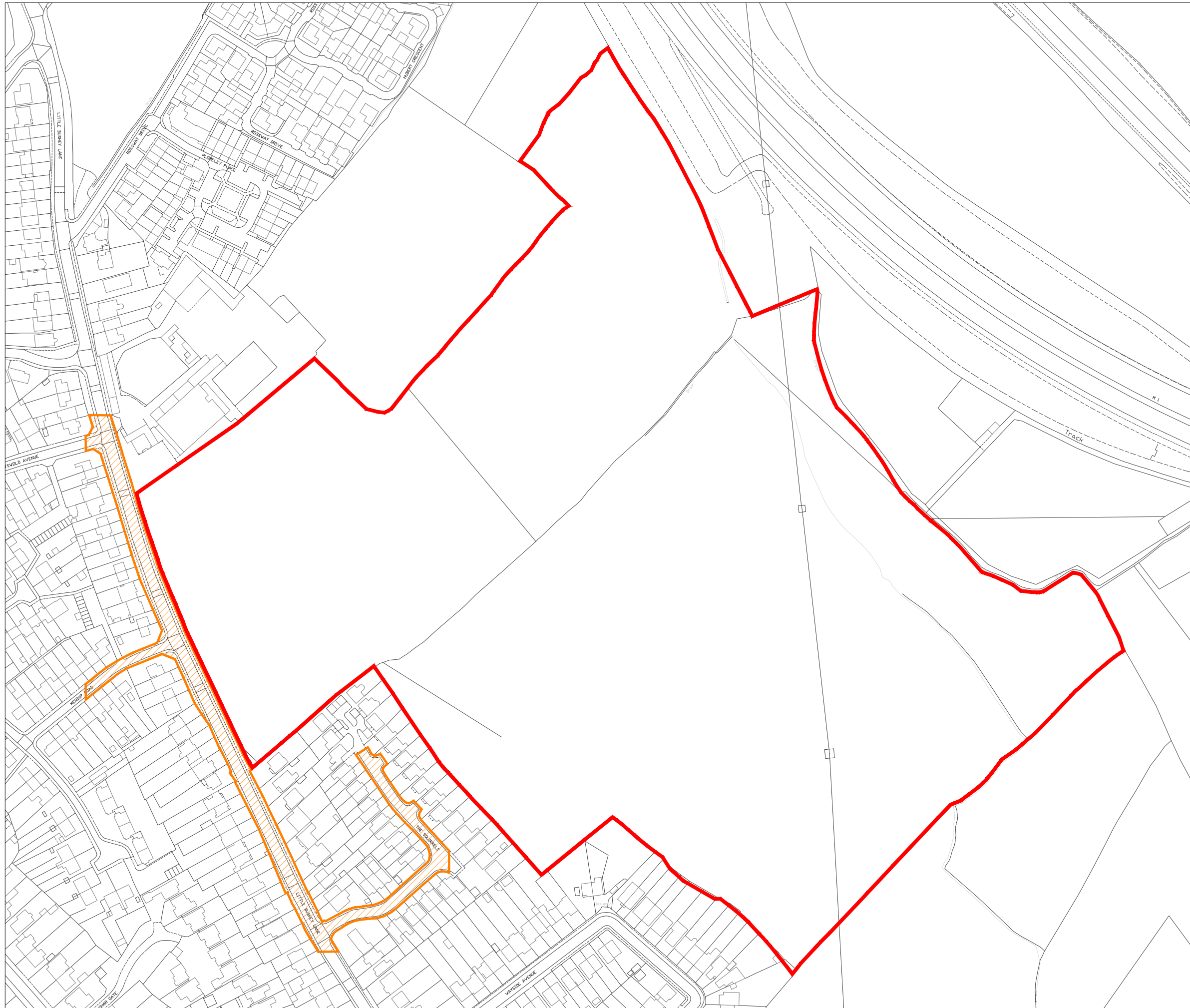
- 4.1 The screening assessment has considered whether the proposed development of up to 310 residential units, land reserved for a primary school, car parking, drainage and associated earthworks, open space and all ancillary and enabling works on land at Little Bushey Lane, Hertsmere, constitutes EIA development.
- 4.2 The development falls within Schedule 2, 10 (b) of the EIA Regulations, as an urban development project. The site is not located within a sensitive area as defined by the EIA Regulations but falls above the indicative criteria and screening thresholds of more than 150 residential dwellings and larger than 5ha in size. It should be noted that the PPG states that only a very small minority of Schedule 2 development will require EIA. The site and its surroundings are not considered to be environmentally sensitive, as set out within the baseline conditions section in chapter 2 .
- 4.3 The land use in the immediate vicinity of the site is residential and the proposals would be in keeping with the current nature and scale of the surrounding development and are not considered likely to result in significant effects. The principal environmental effects from the development would relate to traffic movements along Little Bushey Lane to the west and associated noise emissions, along with local views of the new development, however these effects would be managed in accordance with standard methods, including the implementation of a CEMP and landscaping measures highlighted in the Landscape and Visual Impact Assessment to be submitted with the planning application.
- 4.4 In conclusion, this screening assessment has identified that significant effects on the environment are not considered likely either alone or in combination with other development. The proposals would be of a sufficiently limited scale that effects could be managed in accordance with standard methods and best practice measures. The development is therefore not considered to be EIA development as defined by the EIA Regulations.

APPENDIX 1
SITE LOCATION PLAN

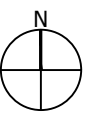
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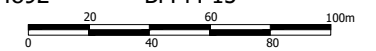
-  Land within Redrow ownership
-  Land within Highways ownership



Project
**Land at Bushey,
 Hertsmere Borough**
 Drawing Title
**Land Ownership
 Plan**



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