



# LAND AT LITTLE BUSHEY LANE, HERTSMERE

## Environmental Impact Assessment Screening Report

## Document Control Sheet

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	Name	Position	Signature	Date
<b>Prepared by:</b>	Thomas Brackenbury	Graduate Environmental Planner	TB	October 2024
<b>Reviewed by:</b>	Harry Young	Senior Environmental Planner	HY	October 2024
<b>Approved by:</b>	Kevin Herman	Director, Environmental Planning	KH	October 2024
<b>For and on behalf of Stantec UK Limited</b>				

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# 1 Introduction

## 1.1 Introduction

- 1.1.1 This screening report has been prepared by Stantec UK Limited (Stantec)<sup>i</sup> on behalf of Redrow Homes Limited (the ‘Applicant’). The report accompanies a request to Hertsmere Borough Council (HBC) to adopt a screening opinion to determine whether a new outline planning application for a residential development of up to 280 dwellings, including 40% affordable housing, a mobility / community hub, car parking, drainage and associated earthworks, open space and all ancillary and enabling works on 14.72 hectares (ha) (the ‘Proposed Development’) of land at Little Bushey Lane, Hertsmere, constitutes Environmental Impact Assessment (EIA) development.
- 1.1.2 This report reflects the requirements of the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017*, as amended<sup>ii</sup> (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:
    - iii. the expected residues and emissions and the production of waste, where relevant; and
    - iv. 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.

## 1.2 Requirement for EIA

- 1.2.1 In order to determine whether the Proposed Development is ‘EIA development’, regard must be had for the definition and thresholds in the EIA Regulations and Planning Practice Guidance<sup>iii</sup> (PPG).
- 1.2.2 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”.*
- 1.2.3 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.
- 1.2.4 In deciding whether a Schedule 2 development is EIA development, Regulation 4(6) 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.”*

1.2.5 Regulation 6(2) states:

*“A person making a request for a screening opinion in relation to development where an application for planning permission has been or is proposed to be submitted must provide the following—*

- a. A plan sufficient to identify the land;*
- b. 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;*
- c. a description of the aspects of the environment likely to be significantly affected by the development;*
- d. 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*
- e. 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”.*

1.2.6 In order to allow HBC to determine the need for EIA, this screening 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 within **Appendix A**.

## 2 Site and Proposed Development

### 2.1 Site and Surrounding Context

- 2.1.1 The Site is approximately 14.72 ha and is located approximately 1.5 km east of Bushey town centre, in the administrative area of HBC (Appendix).
- 2.1.2 The Site is bound to the west by Little Bushey Lane, as well as the gardens of residential properties on Wayside Avenue and The Squirrels, towards of the south western corner. The southern boundary consists of a row of mature trees, with agricultural fields beyond. Agricultural fields border the south east and east of the Site, with a second pylon situated just beyond the Site boundary, along with a brook, and several small ponds. Approximately 40 m further afield, beyond a small area of mature trees adjacent to the north eastern boundary is the M1 motorway, which connects London to Leeds. Harts Farm Stables borders the north west of the Site, with a hedgerow and agricultural field bordering the north. 150 m beyond the northern boundary lies the gardens of properties on Plomley Place, which is part of recently completed residential developments off Rossway Drive (Planning Refs: 14/0727/FUL and 17/2081/FUL).
- 2.1.3 The Site currently comprises a single parcel of land, segmented into nine agricultural fields, which are separated by a mixture of hedgerows, mature trees and fencing. One pylon tower is located in the south east the Site, with overhead cables running in a north-south direction. Two Public Rights of Way (PRoW) are within the Site, 'Bushey 040' which connects Little Bushey Lane on the western boundary through the site to the eastern boundary, and 'Bushey 033', which also enters the Site at Little Bushey Lane but instead runs along the northern boundary of the Site.
- 2.1.4 Primary access into the Site is currently provided via Hart's Farm Stables. There is an additional gated access point to the Site located adjacent to 104 Little Bushey Lane on the west of the Site.

### 2.2 Environmental Baseline Conditions

#### Overview

- 2.2.1 A desk-based review has determined the following baseline conditions at the Site, and this is not anticipated to change prior to development. A radius of 2 km from the Site boundary has been used as a standardised study area, except when stated otherwise, such as for international designations within biodiversity and flooding.

#### Cultural Heritage

- 2.2.2 Within 2 km of the Site, there are no World Heritage Sites or Registered Battlefields. There are, however, three Registered Park and Gardens (all Grade II): The Rose Garden, Bushey (Ref: 1001649), approximately 1 km to the west; Aldenham House (Ref: 1000902), 1.3 km to the east; and Bentley Priory (Ref: 1001440), 1.5 km to the south. The nearest Scheduled Monument is the 'Penne's Place moated site, Aldenham' (Ref: 1013001), located approximately 2 km to the north east of the Site.
- 2.2.3 Within approximately 2 km of the Site, there are 92 listed building records. Three are Grade II\* listed, and the remaining are Grade II. The following heritage assets are located within 500 m of the Site:

#### Grade II\*

- 'Hilfield Castle' (Ref: 1103569) 700 m to the north east; and

- 'Lululand' (Ref: 1103577), 900 m to the west.
- Church of St James (Ref: 1103603), 1.5 km to the west.

#### **Grade II**

- 'Oundle' (Ref: 1173913), 310 m to the south;
- 'Prospect Cottage The Hermitage' (Ref: 1103576), 320 m to the south;
- 'Tylers Farm House' (Ref: 1346912), 320 m to the north; and
- 'Lodge to Hilfield Castle' (Ref: 1103570), approximately 460 m to the north east.

2.2.4 Whilst the Site is not within a conservation area, the New Local Plan for Hertsmere Policies Map<sup>iv</sup> has identified eight conservation areas within a 2 km radius, as listed below.

- 'Bushey Heath High Road' (UID: 2446);
- 'Bushey Heath The Lake' (UID: 2445);
- 'Bushey Melbourne Road' (UID: 7981);
- 'Bushey High Street' (UID: 2444);
- 'Patchetts Green & Delrow' (UID: 2439);
- 'Letchmore Heath' (UID: 2442);
- 'Round Bush' (UID: 2441); and
- 'Aldenham' (UID: 2443).

2.2.5 As stated in the Historic Environmental Desk-Based Assessment<sup>v</sup>, should any archaeological remains be present within the Site, they are likely to be no more than locally significant, thus concluding that the Proposed Development would not result in the loss of any buried remains of significance. Given the low archaeological impact arising from development of the Site. No further archaeological work is proposed to inform a planning decision.

#### **Biodiversity**

2.2.6 There are four statutory designated nature conservation sites within 2 km of the Site, 'Hilfield Park' Local Nature Reserve (LNR) (Ref: 1008955), 500 m to the east; 'Stanmore Common' LNR (Ref: 1009163), 1.1 km to the south east; and 'Bentley Priory' LNR and Site of Special Scientific Interest (SSSI) (Ref: 1000212), 2 km to the south. There are no Special Areas of Conservation (SAC), and Special Protection Areas (SPA) within a 2 km radius.

2.2.7 The closest non-statutory wildlife site is Hilfield Park Reservoir Local Wildlife Site (LWS), 500m to the east of Site. It is recognised as a LWS for its calcareous grassland and fen and is a valuable refuge for waterfowl. Within 2 km, there are x other LWS', including 'Elstree Road Pastures', 'Fields by Heathbourne Road', 'Hartsbourne Road School', 'Grassland West of Liddisdale', 'Meadow South of Liddisdale', 'King George Recreation Ground', 'St. James Churchyard, Bushey', 'Meadow West of Merry Hill Farm', 'Haydon Hill Pastures and Pond', 'Meadow North West of Tylers Farm', 'Rough Ground North of Bushey Jewish Cemetery East', 'Hartspring Meadow', 'Land by Elstree Sub Station', 'Paddock by Summerhouse Lane', and 'Aldenham Country Park Grasslands & Reservoir Margins'.

2.2.8 No trees protected under Tree Preservation Order's (TPO) are within or immediately adjacent to the Site. No areas have been designated as ancient woodlands within 2 km of the Site.

#### **Agricultural Land**

2.2.9 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)<sup>vi</sup>, where Grade 1 is best

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.

### **Landscape**

- 2.2.10 The Site is located within the Northern Thames Basin National Character Areas (NCA). The Site is situated approximately 9.5 km from the Chilterns National Landscape.

### **Air Quality**

- 2.2.11 The Site is not located within an Air Quality Management Area (AQMA). The nearest AQMA is Harrow AQMA, located approximately 1.2 km to the south of the Site. The London Borough of Harrow declared the area as an AQMA due to exceedances in PM<sub>10</sub> and NO<sub>2</sub> over both 24-Mean and Annual Mean timeframes.

### **Flooding**

- 2.2.12 The Site is situated entirely in fluvial Flood Zone 1 (<0.1% chance of fluvial flooding in any given year). Areas within Flood Zone 2 and 3 exist adjacent to the east of the Site, associated with the unnamed Brook. The Environment Agency Surface Water Flood Map shows the risk of surface water flooding is predominantly 'Very Low' and 'Low' (between 0.1% and 1% chance per year), with areas of 'Medium' (1 – 3.3% chance per year) and 'High' (> 3.3% chance per year) risk identified in the central region and on sections of the western Site boundary. Flooding from groundwater and reservoirs is considered unlikely.
- 2.2.13 The Site is situated in both a Drinking Water Safeguard Zone for surface water and a Source Protection Zone (SPZ). The Site is predominantly in SPZ Zone II (Outer Protection Zone), with the north and the east within Zone I (Inner Protection Zone).

### **Ground Conditions and Land Contamination**

- 2.2.14 No historic landfills have been identified as existing on the Site. The Site has a maximum radon potential of up to 1%<sup>vii</sup>, the lowest band of radon potential, meaning that radon protective measures are unlikely to be required.
- 2.2.15 The underlying bedrock geology comprises London Clay Formation (clay, silt and sand), classified as an Unproductive Aquifer. No superficial deposits have been recorded at the Site.

### **Transport and Access**

- 2.2.16 At approximately 1.5 km from the Site, Bushey town centre is accessible through active transport methods, including walking and cycling. The Site is approximately 300 m from the nearest bus stop on Little Bushey Lane, which provides frequent services between Borehamwood and Watford. The closest railway station is Bushey, approximately 3 km to the west, and is served by both the London Overground and West Midlands Railway services between Watford and London Euston, as well as northbound travel towards Milton Keynes and Tring.
- 2.2.17 The M1 motorway and A41 highway are situated within 100 m of the nearest Site boundary, offering vehicle links towards the M25 motorway and central London to the south, Leeds to the north, and Bicester via Aylesbury to the north west.
- 2.2.18 PRoW 'Bushey 040' provides a pedestrian link between the Site and the A41 to the east, via a footbridge over the M1, providing access to open greenspace at 'Hilfield Park' LNR and 'Hilfield Park Reservoir' LWS.



## 2.3 Proposed Development

- 2.3.1 The Proposed Development will comprise the construction of up to 280 residential dwellings, up to a maximum height of 2.5 storeys, a mobility / community hub, drainage and associated earthworks, open space, including areas proposed for Locally-Equipped Area for Play (LEAP) and Neighbourhood-Equipped Area for Play (NEAP), and all ancillary and enabling works.
- 2.3.2 An outline planning application will be submitted for:
- 'Application for residential development (up to 280 dwellings) with access from Little Bushey Lane, a mobility / community hub (Class E), along with car parking, drainage and earthworks, open space and all ancillary and enabling works (Outline Application with Appearance, Internal Access, Landscaping, Layout and Scale Reserved for subsequent approval).'*
- 2.3.3 The Proposed Development will include a mobility / community hub, which will provide communal office space, 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.
- 2.3.4 The Site will be accessed from the west, with pedestrian access coming from just south of Harts Farm Stables on Little Bushey Lane, and vehicular access just to the south of the pedestrian access.
- 2.3.5 New tree planting will be adopted to compliment retained woodland blocks and tree belts on the Site. The planting and retention of woodland will provide a natural visual buffer to the surrounding area, including the M1 in the north east, creating a sense of enclosure, in keeping with local characteristics, as well as facilitating the connections between the Site and nearby nature reserves.

## 2.4 Mitigation

- 2.4.1 Mitigation measures will include adherence to best practice measures during the construction phase, including implementation of a Construction Environmental Management Plan (CEMP) and Construction Traffic Management Plan (CTMP), to be secured by planning condition.
- 2.4.2 The CEMP and CTMP would also mitigate for any potential adverse effects from construction works, including measures such as the wheel washing and dust suppression measures to prevent the migration of pollutants, details on site access, construction vehicle routing plans, parking arrangements and signage provisions.
- 2.4.3 All development will be located in Flood Zone 1. The Proposed Development will incorporate Sustainable Drainage Systems (SuDS) to ensure the management of surface water-run off on Site and these measures will be set out in the Flood Risk Assessment (FRA) and Surface Water Drainage Strategy to be submitted with any future application.
- 2.4.4 Archaeological considerations will be given due regard throughout the Proposed Development. The prepared Historic Environment Desk-Based Assessment will accompany the planning application.
- 2.4.5 The potential for landscape character and visual effects has been considered as part of initial constraints and opportunities mapping and the following measures will be included in the Proposed Development:
- A central village green will serve as a community space offering opportunities for increased social interactions and community events;

- Integration of the existing PRoW with the Proposed Development, ensuring that the strong connection of the Site with the PRoW network is retained;
- Biodiversity and landscape enhancements, including retaining existing tree cover where possible and tree planting to provide a natural visual buffer to the surroundings, creating an enclosed environment in character with the surrounding area and facilitate the connections with the nearby nature reserve; and
- SuDS integration across the Site, including a permanent attenuation basin which will also create marginal and aquatic wetland habitats.

2.4.6 The following additional assessments and documents are to be submitted alongside the planning application, which will commit to standard mitigation measures to minimise environmental effects during the construction and operation of the Proposed Development:

- Planning Statement
- Design and Access Statement
- Transport Assessment
- Residential Travel Plan
- Noise Impact Assessment
- Pre-Development Utilities Appraisal
- Air Quality Assessment
- Flood Risk Assessment and Drainage Strategy
- Arboricultural Impact Assessment
- Preliminary Ecological Appraisal
- Landscape Visual Impact Assessment
- Health Impact Assessment
- Historic Environment Desk Based Assessment
- Energy Statement
- Phase 1 – Desk Study and Preliminary Risk Assessment
- Site Waste Management Plan (SWMP)

## 3 Screening Assessment

### 3.1 Screening Considerations

- 3.1.1 In determining whether the Proposed Development constitutes EIA development considerations should be had for the following questions:
- Is the Proposed Development of a type listed in Schedule 1?
  - If not, is it 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 after inclusion of mitigation measures?
- 3.1.2 These questions are explored further in this section with reference to the EIA Regulations and supporting PPG.

### 3.2 Schedule 1 Projects

- 3.2.1 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.

### 3.3 Schedule 2 Projects

- 3.3.1 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.

#### Sensitive Areas

- 3.3.2 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.
- 3.3.3 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.

#### Thresholds

- 3.3.4 The Proposed Development falls within category 10 of Schedule 2, 'Infrastructure Projects', sub-section (b) '*Urban Development Projects*'. The Site is not located in a sensitive area and therefore the thresholds should be applied. The thresholds for residential developments apply to proposals that '*include more than 150 dwellings or the overall area of the development exceeds 5 hectares.*' The Proposed Development comprises up to 280 residential dwellings and covers 14.72 ha, exceeding the 150 dwelling and 5 ha thresholds. Accordingly, this screening report 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 the PPG need to be considered.

### 3.4 Schedule 3

3.4.1 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; and
- 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.

### 3.5 Consideration of Cumulative Effects

3.5.1 Schedule 4 of the EIA Regulations requires consideration of a Proposed Development cumulatively with other 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.”*

3.5.2 A search for potential developments that would result in cumulative effects that has been carried out via HBC planning website in October 2024. The schemes identified in **Table 3.1** below have been considered cumulatively with the Proposed Development as set out in this screening report.

Table 3.1: Cumulative Schemes

Scheme	Details	Status	Distance to Site
Land At Caldecote Farm North Of Elstree Road Bushey Heath 24/0934/FUL	Residential development comprising 80 apartments (Use Class C3), 13 family homes (Use Class C3) and an 80 bed care home (dementia and general needs care) (Use Class C2), with access from Elstree Road, associated landscaping, parking, works and other development.	Awaiting Decision	750 m to the south east
Land South Of Elstree Road And East Of Heathbourne Road Bushey Heath Hertfordshire 24/0692/OUTE1	Outline application (with all matters reserved except access) comprising of: a range of types and tenures of C2 and C3 residential units; C2 care facilities; clubhouse building; other buildings and lifestyle facilities providing a range of Class E, F1, F2 and sui generis uses; open spaces, park and natural green spaces, play and outdoor sports facilities, community growing facilities and ancillary Class E and F2 amenities; a new transport hub and related transport facilities, together with associated vehicular means of access, parking, cycle routes and footpaths; and infrastructure works to provide drainage, utilities and associated services.	Awaiting Decision	900 m to the south east
Land North East Of Elton Way Bushey Hertfordshire WD25 8HB 23/1035/OUTE1	Demolition and redevelopment to comprise B8 use of up to 30,000 sqm gross external, including ancillary offices. In addition to the above the development will include car parking, creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, lighting and sub station and for the laying out of the buildings, routes and open spaces within the development and all associated works and operations including but not limited to: demolition, earthworks, provision of attenuation infrastructure, engineering operations. This application is for a phased development capable of coming forward in distinct and separable phases and/or plots in a severable way. (Outline Application to include access with all other matters of appearance, landscaping, layout and scale reserved).	Approved Subject to S106 agreements August 2024  Construction not yet started	1.5 km to the north west
Little Reddings Primary School Reddings Avenue Bushey Hertfordshire WD23 3PR 22/2040/KPSID	Demolition of existing school buildings and provision of new two storey building to provide a replacement 2FE (420 place) primary school and a 39-place nursery, re-provided creche within a retained single-storey section of the existing building, playing fields and landscaping together with car parking and associated works (Amended site plan 25.01.2023; Additional documents and amended plans received 23.02.2023)	Approved April 2023  In Construction	600 m to the west.

3.5.3 Paragraphs 057 and 058 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 3.2** below sets out the indicative criteria, thresholds and key issues to be considered in determining whether a development is likely to be EIA developed identified in the PPG.

Table 3.2: Planning Practice Guidance Indicative Screening Criteria<sup>viii</sup>

Development type	Indicative criteria and threshold	Key issues to consider
(b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas	Sites which have not previously been intensively developed: (i) area of the scheme is more than 5 ha; or (ii) it would provide a total of more than 10,000 m <sup>2</sup> of new commercial floorspace; or (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).	Physical scale of such developments, potential increase in traffic, emissions and noise

## 4 Screening Assessment

- 4.1.1 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 3.3** sets out a review of all of the above criteria and requirements and specifically addresses the Proposed Development at the Site.

Table 3.3: 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
<b>1. Natural Resources</b>		
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	<b>N</b> There would be changes to the Site during the construction phase as soil would be excavated for foundations, drainage and access. However, there would be no material changes to topography other than localised re-grading to achieve a development platform. The Proposed Development is intended to be permanent, so decommissioning is not anticipated for the foreseeable future.	N/A
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials / minerals or energy which are non-renewable or in short supply?	<b>N</b> The construction and operational phases of the Proposed Development will use resources in terms of land, soil, water and energy as would be expected for a primarily residential development, and none are in short supply. A CEMP will be prepared and implemented prior to works commencing on Site, which will outline mitigation measures which will minimise the use of natural resources during construction. An Energy Statement will explain how the Proposed 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.	N/A
1.3 Are there any areas on / around the location which contain important, high quality or scarce	<b>N</b> There are no locations on / around the location which contain important, high quality or scarce resources which could be affected by the Proposed Development.	N/A

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 which could be affected by the project, e.g. forestry, agriculture, water / coastal, fisheries, minerals?		<p>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 is not anticipated to be a loss to agriculture.</p> <p>Trees will be planted and existing trees retained where possible on Site, which will act as a visual buffer from the surroundings, creating a sense of enclosure, and facilitating the connections from the Site to nearby nature reserves.</p> <p>Attenuation basins as part of the SuDS network will provide a permanent area of wetland which will support marginal and wetland habitat creation.</p>	
<b>2. Waste</b>			
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	<b>N</b>	<p>Construction waste would be reused and recycled where possible following the waste hierarchy. This would be secured through a SWMP which would be agreed with HBC. Any resources which could not be recycled on Site would be sent to an appropriate waste transfer station for recycling where possible or appropriate disposal as required.</p> <p>Operational waste would be disposed of in line with HBC requirements and managed in accordance with all applicable legislation. The management measures would be developed during design and secured via a planning condition. However, significant quantities of operational waste are not anticipated as a result of the Proposed Development.</p>	N/A
<b>3. Pollution and Nuisances</b>			
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	<b>N</b>	<p>The Site is not located in an AQMA, but an AQMA is approximately 1.2 km to the south. However, the Site is located in an area whereby the air quality is mainly influenced by road traffic emissions along the M1 to the east, approximately 40 m from the Site. As such, elevated pollutant concentrations may be experienced at this location.</p>	N/A



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>During the construction phase of the Proposed Development, dust would be generated. Dust would be managed in accordance with standard best practice measures outlined in the CEMP and is not anticipated to generate significant adverse effects.</p> <p>There would be emissions associated with plant and vehicles during the construction phase and from vehicles during the operation of the Proposed Development, namely nitrogen dioxide (NO<sub>2</sub>), Particulate Matter comprising a diameter of 10 microns or less (PM<sub>10</sub>) and Particulate Matter comprising a diameter of 2.5 microns or less (PM<sub>2.5</sub>).</p> <p>The CTMP will be secured by condition and will include methods to mitigate potential impacts through strategies such as minimising the number of trips made by construction vehicles and ensuring signage is adequate to maximise the efficiency of construction vehicles travelling to and within the Site.</p> <p>During the operational phase, there will be 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 Development is of residential use which is not associated with hazardous substances or toxic emissions to air. 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, including Control of Substances Hazardous to Health (COSHH)<sup>ix</sup>.</p>	
<p>3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?</p>	<p><b>N</b> Current noise levels are generally dictated by the M1 motorway. The potential exists for noise effects to result from the construction processes associated with the Proposed Development. This will be addressed in the Noise Impact Assessment and the CEMP will identify mitigation measures to prevent significant effects.</p>	<p>N/A</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>Once complete and occupied, no significant sources of noise, light or heat from the Proposed Development would be emitted during operation. The design of the Proposed Development will include a commitment to lighting for safety reasons however the design will ensure no upward lighting or light spill. Suitable noise levels can be maintained through the implementation of design mitigation if necessary, addressed in the Noise Impact Assessment, which will accompany any future planning application.</p> <p>The proposals comprise residential development so energy or electromagnetic radiation will not be created.</p>	
<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>	<p><b>N</b></p> <p>The Site is located within Flood Zone 1, the risk of surface water flooding is predominantly 'Low' and 'Very Low', with only small, isolated areas of 'Medium' and 'High' risk in the centre of the Site and on the western boundary. Groundwater and reservoir flooding is unlikely.</p> <p>The Site is situated in both a Drinking Water Safeguard Zone for surface water and SPZ. The Site is predominantly in SPZ Zone II (Outer Protection Zone), with the north and the east within Zone I (Inner Protection Zone).</p> <p>The CEMP will identify mitigation measures to prevent significant effects. Standard pollution prevention measures will prevent the release of suspended sediments, such as controlled earth movements, contained wheel wash facilities, sediment traps on surface water drains, and the regular cleaning of Site access points.</p> <p>Hydrocarbons will be used as part of the construction phases of the Proposed Development. These would typically involve plant and vehicle fuel and lubricants. A CEMP will set out measures to contain and mitigate any potential leaks during the construction period, the CEMP will be secured through planning conditions to prevent significant construction effects.</p> <p>SuDS will be incorporated into the Proposed Development and secured through planning conditions. Once the</p>	<p>N/A</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)
	residential dwellings are occupied significant effects from contamination of land or water are not expected, given they are not associated with this type of land use.	
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><b>N</b></p> <p>The Site is not located within an AQMA, but Harrow AQMA is 1.2 km to the south. Standard mitigation measures will be specified in the CEMP to minimise impacts of increased NO<sub>2</sub> emissions associated with construction road traffic and plant machinery.</p> <p>Online maps do not record any historic landfill within the Site or any other historic records of land uses that may lead to significant contamination. The Site has a maximum radon potential of up to 1%, meaning that radon protective measures are unlikely to be required. Any future planning application will be accompanied by an Air Quality Assessment, Preliminary Ecological Appraisal (PEA), and a Phase 1 Desk Study and Preliminary Risk Assessment.</p>	N/A
<b>4. Population and Human Health</b>		
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><b>N</b></p> <p>During the construction phase, the contractor(s) would implement measures in accordance with Health and Safety legislation / requirements, and best practice to minimise the risks of accidents that would have effects on people or the environment. All such measures would form part of the CEMP.</p> <p>There are no anticipated significant risks of accidents during operation as the Proposed Development does not involve users dealing with hazardous substances.</p>	N/A
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><b>N</b></p> <p>During the construction phase of the Proposed Development, dust would be generated. However, dust would be managed in accordance with standard best practice measures, enforced through a CEMP and is not anticipated to generate adverse effects to human health.</p> <p>Surface water run-off and foul water drainage will be managed during the construction and operational phases, as detailed further in the FRA and Surface Water Drainage Strategy that will be submitted with the planning application.</p>	N/A

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)
		As a residential development, the Proposed Development would not introduce any risks to human health.	
<b>5. Water Resources</b>			
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?	<b>N</b>	<p>The Site is situated in Flood Zone 1, at a predominantly 'Low' and 'Very Low' risk of surface water flooding and groundwater and reservoir flooding is unlikely.</p> <p>The planning application will include an FRA and Surface Water Drainage Strategy to ensure the Proposed Development is not affected by flooding nor exacerbate flooding off-site.</p> <p>No water bodies are expected to be affected by the Proposed Development.</p>	N/A
<b>6. Biodiversity (Species and Habitats)</b>			
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)).	<b>N</b>	<p>There are no protected features on or adjacent to the Site. The closest LNR is Hilfield Park, 500 m to the east, and the nearest SSSI is Bentley Priory, 2 km to the south. The nearest non-statutory designated site is Hilfield Park Reservoir LWS, 500 m to the east.</p> <p>The CEMP will set out the detailed mitigation measures that will be implemented into the development to protect the Site's ecological features during construction.</p> <p>The planning application will include a PEA. A previous Ecological Assessment of the Site in April 2017, which was updated in October 2020, concluded that the Site is dominated by heavily grazed poor semi-improved grassland. The Site is therefore considered not be ecologically important.</p> <p>The design of the Proposed Development during operation will include planting and retaining tree cover where possible to preserve the current wooded landscape and facilitate connections and provide a natural buffer to nearby nature reserves.</p>	N/A
6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the	<b>N</b>	As above. The PEA will identify any sensitive ecological habitats or species on Site, and whether any further species / habitat-specific surveys are required. The	N/A

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)
site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	ecological survey work will identify mitigation measures to minimise impacts, including a suitable landscape design during operation and other measures during construction that would be secured in the CEMP.	
<b>7. Landscape and Visual</b>		
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><b>N</b></p> <p>The Site is situated 9.5 km from the Chilterns National Landscape, a distance not anticipated to be affected by the Proposed Development. No National Park or Areas of High Landscape Value are in proximity to the Site.</p> <p>Landscape measures to be included in the Proposed Development comprise:</p> <ul style="list-style-type: none"> <li>▪ A central village green will serve as a community space offering opportunities for increased social interactions and community events;</li> <li>▪ Integration of the existing PRoW with the Proposed Development, ensuring that the strong connection of the Site with the PRoW network is retained;</li> <li>▪ Biodiversity and landscape enhancements, including retaining existing tree cover where possible and tree planting to provide a natural visual buffer to the surroundings, creating an enclosed environment in character with the surrounding area and facilitate the connections with the nearby nature reserve; and</li> <li>▪ SuDS integration across the Site, including a permanent attenuation basin which will also create marginal and aquatic wetland habitats.</li> </ul> <p>A detailed Landscape and Visual Impact Assessment will be submitted with the planning application.</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><b>N</b></p> <p>The Proposed 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>	N/A

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)
	The impacts will be minimised through design, outlined in a Landscape and Visual Impact Assessment. Visual impacts will be screened where possible at Site boundaries through the retention of mature trees and further planting. The Proposed Development wishes to retain the present tree line. An Arboricultural Impact Assessment will accompany any future application.	
<b>8. Cultural Heritage/Archaeology</b>		
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 indicate level of designation (international, national, regional or local).	<b>N</b> Any remains found on the Site would likely only be of local significance, and the Historic Environment Desk-Based Assessment and Phase 1 Desk Study and Preliminary Risk Assessment that will accompany any future application has concluded that the Proposed Development would not result in the loss of any buried remains of significance, and that no further archaeological work should be required to inform a planning decision.  There are no heritage features on the Site, but in the surrounding proximity are eight conservation sites, and Grade II* and Grade II listed buildings. Given the distance of Grade II* listed buildings to the Site, and the Site's proximity to the town centre of Bushey, the Proposed Development will not result in direct adverse effect. Mitigation measures will be included in the design of the Proposed Development, secured through planning conditions, to prevent any significant effects.	N/A
<b>9. Transport and Access</b>		
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?	<b>Y</b> 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. PRow cross through the centre of the Site and along to the northern boundary. The Site will be accessed from Little Bushey Lane.	No, as traffic movements during construction will be managed through the implementation of the CTMP. Traffic movements during the operational phase will be managed through a Residential Travel Plan, to be secured through planning conditions. PRow access will be retained during construction and operational phases. No significant effects are anticipated.
9.2 Are there any transport routes on or around the location which are susceptible to congestion or which	<b>N</b> The construction phases of the Proposed Development would involve changes to traffic movements. There is potential for there to be an increased number of vehicles	N/A

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>cause environmental problems, which could be affected by the project?</p>	<p>using the local road network once the Proposed Development is operational. A Transport Assessment and Residential Travel Plan will be submitted in support of the planning application.</p> <p>The Proposed Development is not expected to result in significant effects on local transport routes during construction and operation. This is supported by the provision of a CTMP and Residential Travel Plan. The Proposed Development will include a mobility / community hub, which will provide 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.</p>	
<p><b>10. Land Use</b></p>		
<p>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.</p>	<p><b>Y</b></p> <p>The Proposed Development is in keeping with existing land use in the area. The PPG thresholds state that the development could have significant urbanising effects in a previously non-urbanised area where there is a new development of more than 1,000 dwellings. This development is under 1,000 dwellings and is located 1.5 km to the urbanised area of Bushey and will form an expansion of this urbanised area.</p> <p>Through construction and operation, there is the potential for an impact on traffic at the access point.</p> <p>During the operational phase, the new residents will increase demand for public transport and facilities including health (GP services, dentists etc), education, and recreation.</p> <p>A Health Impact Assessment will accompany any future application which will further assess the baseline conditions at the Site and impacts of the Proposed Development and mitigation measures.</p>	<p>The Proposed Development is not considered likely to affect the surrounding area of Bushey as the area comprises of similar land uses.</p> <p>There are three GP Practices within 2 km of the Site (all are accepting new patients), and four dentists, the closest being under 500 m from the Site boundary and is accepting new private patients.</p> <p>The latest government school capacity data shows there is capacity at both primary and secondary schools in proximity to the Site. Hence, there is capacity in the existing baseline data to infer that the Proposed Development will not lead to significant effects. One potential cumulative scheme (Planning Ref: 24/1019/E12) includes the development of a 2 FE Primary School, which would only further enhance local capacity.</p> <p>Construction effects will be outlined and mitigated for in the CEMP to be agreed with HBC. The Proposed Development includes the prioritisation of sustainable transport methods, as described in <b>Section 2.3.3</b>.</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)
			Funding the new and existing social infrastructure can be secured through community infrastructure levy and s.106 obligations, where deemed necessary and in-line with scale of development.
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	N	After reviewing the planning portal, no sensitive uses have been identified in current applications, with all identified schemes in line with the existing urban landscape of Bushey. Therefore, the Proposed Development would not impact upon any future land uses on or around the Site.	N/A
<b>11. Land Stability and Climate</b>			
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	N/A	N/A
<b>12. Cumulative Effects</b>			
12.1 Could this project together with existing and/or approved development result in cumulation of impacts during the construction / operation phase?	N	Each scheme listed in <b>Table 3.1</b> will implement appropriate mitigation measures during construction of their respective phases of development which would be temporary and is expected to mitigate any potentially significant effects that could arise. This will be further supported by the implementation of a CEMP to mitigate the effects during construction in this development, resulting in no anticipated significant effects. As the addition of all the proposed residential dwellings identified within approved cumulative schemes does not exceed PPG threshold of 1,000, there is not expected to be significant urbanising effects.	N/A
<b>Transboundary Effects</b>			
13.1 Is the project likely to lead to transboundary effects?	N	N/A	N/A



## 5 Conclusion

- 5.1.1 This screening assessment has considered whether the Proposed Development of up to 280 residential dwellings on land at Little Bushey Lane, Hertsmere, would result in likely significant effects on the environment.
- 5.1.2 The proposals fall 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), however, it exceeds the indicative criteria and screening threshold, as well as the NPPG threshold, of the site area being greater than 5 ha, and the 150 residential dwelling threshold as defined by the EIA Regulations.
- 5.1.3 The potential for a Schedule 2 development to be EIA development is informed by the factors in Schedule 3 and these comprise the scale, nature and location of a development. The Site is located within the town centre of Guildford, and the Proposed Development would comprise land uses in line with the surrounding context. The Site is not designated nor is it located directly adjacent to any other heritage, archaeological, biodiversity or landscape designations. The Site is not subject to existing pollution and is situated in an area of low flood risk. Therefore, the Site is not considered to be sensitive.
- 5.1.4 At 280 dwellings and 14.72 ha, the proposal exceeds the 150 dwelling and 5 ha Schedule 2 thresholds, however, as set out in PPG '*...only a very small proportion of Schedule 2 development will require an Environmental Impact Assessment*' and '*...it should not be presumed that developments above the indicative thresholds should always be subject to assessment...Each development will need to be considered on its merits*'.
- 5.1.5 The Proposed Development comprises the construction of up to 280 residential properties, a mobility / community hub and a central village green to support increased social interactions and community events. The likely significant environmental effects associated with development of this nature are well understood and can be mitigated through standard mitigation measures of known efficacy.
- 5.1.6 With regard to the thresholds identified in the PPG (set out in **Table 3.2**) it is considered that, cumulatively with other approved schemes identified, would not exceed the 1,000-dwelling threshold, thus, significant urbanising effects are not anticipated.
- 5.1.7 This screening report has identified that the principal environmental effects from the Proposed Development would be expected to relate to effects to views to the Site, traffic movements and noise and air quality emissions. However, these effects would be managed in accordance with standard methods, including the implementation of a CEMP, CTMP, and Travel Plan, and landscape proposals. Following the mitigation measures identified in this screening report, the Proposed Development is not anticipated to result in any significant effects during either the construction or operational phases.
- 5.1.8 In summary, the screening assessment has identified that significant effects on the environment are not likely. The proposals are not located in a sensitive area and effects could be managed in accordance with standard methods. The Proposed Development is therefore not considered to be EIA development as defined by the EIA Regulations.

## References

<sup>i</sup> Institute of Environmental Management and Assessment (IEMA) qualified assessors and Environmental Impact Assessment (EIA) Quality Mark registrants.

<sup>ii</sup> Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (2017). Available at: [https://www.legislation.gov.uk/uksi/2017/571/pdfs/uksi\\_20170571\\_en.pdf](https://www.legislation.gov.uk/uksi/2017/571/pdfs/uksi_20170571_en.pdf)

<sup>iii</sup> Ministry of Housing, Communities and Local Government (2023) Planning Practice Guidance. Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>iv</sup> Hertsmere Borough Council (2024) Draft Local Plan 2024: A new sustainable Local Plan for Hertsmere. Available at: <https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Local-Plan/New-Local-Plan/New-draft-local-plan-2024-main.aspx>

<sup>v</sup> Orion Heritage Ltd (2022) Historic Environmental Desk-Based Assessment

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

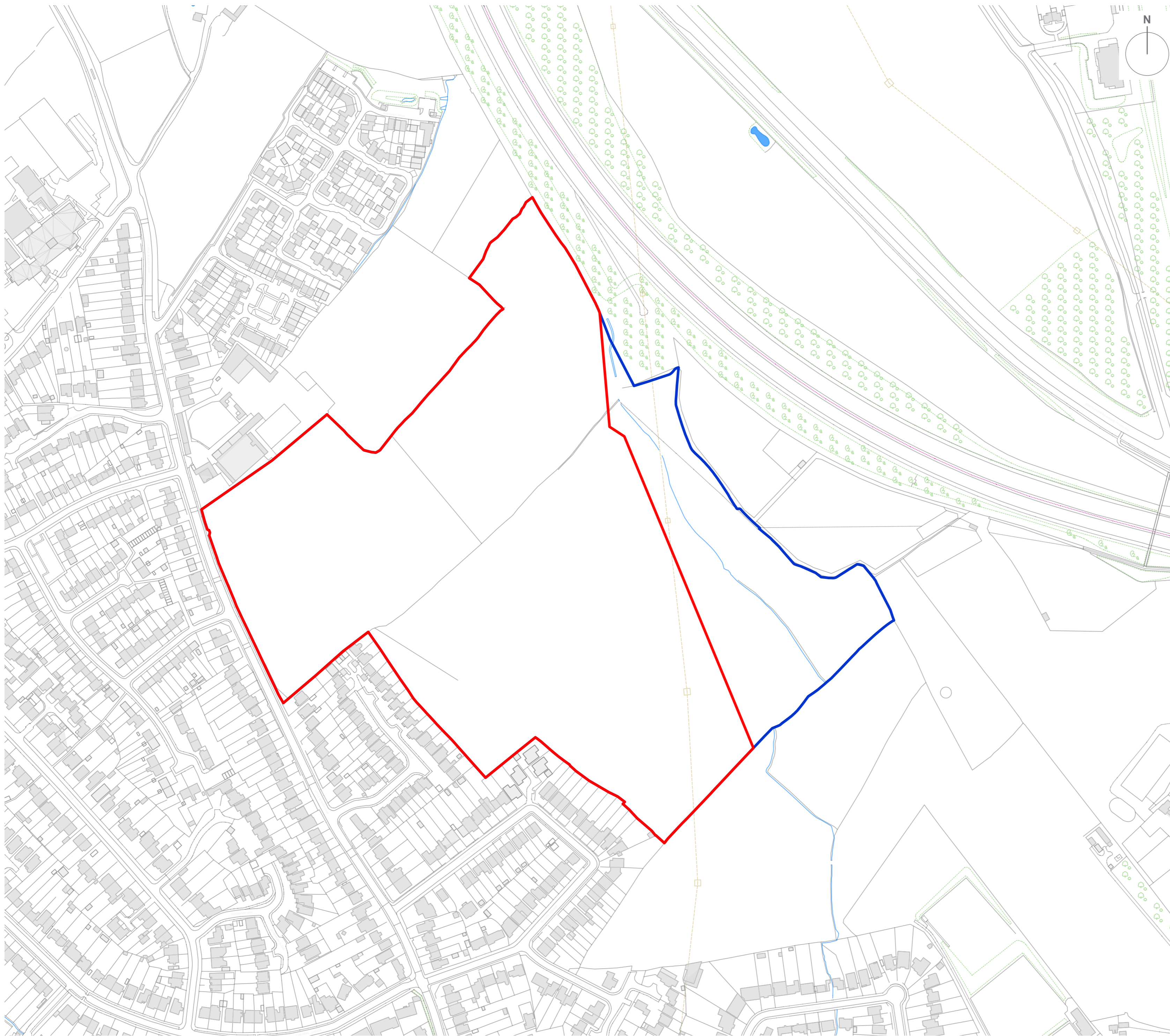
<sup>vii</sup> UK Health Security Agency (2022) UKradon. Available at: <https://www.ukradon.org/information/ukmaps>

<sup>viii</sup> Indicative Screening Thresholds (2015). Available at: <https://assets.publishing.service.gov.uk/media/5a75aa4440f0b67f59fcea7e/eia-thresholds-table.pdf>

<sup>ix</sup> Control of Substances Hazardous to Health Regulations 2002 (2002). Available at: [https://www.legislation.gov.uk/uksi/2002/2677/pdfs/uksi\\_20022677\\_en.pdf](https://www.legislation.gov.uk/uksi/2002/2677/pdfs/uksi_20022677_en.pdf)

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# Appendix A – Site Location Plan



- Application Boundary (14.72ha)
- Ownership Boundary (18.15ha)

client  
**Redrow Homes**

**DRAFT**

project title  
**Land at Little Bushey, Hertsmere Borough**

drawing title  
**Site Location Plan**

date	<b>20 AUGUST 2024</b>	drawn by	<b>JGo</b>
drawing number	<b>edp8864_d001c</b>	checked	<b>PDa</b>
scale	<b>1:2,500 @ A2</b>	QA	



Registered office: 01285 740427 - [www.edp-uk.co.uk](http://www.edp-uk.co.uk) - [info@edp-uk.co.uk](mailto:info@edp-uk.co.uk)