

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS
2017 SCREENING MATRIX**

1. CASE DETAILS		
Case Reference	22/0894/E11	Brief description of the project / development
Applicant	Redrow Homes Ltd	
LPA	Hertsmere Borough Council	
Development of up to 310 residential units, land reserved for a primary school, car parking, drainage and associated earthworks, open space and all ancillary enabling works.		
2. EIA DETAILS		
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?	No	
If YES, which description of development (THEN GO TO Q4)	N/A	
Is the project Schedule 2 development under the EIA Regulations?	Yes	
If YES, under which description of development in Column 1 and Column 2?	10(b)(ii) – Urban development projects where the development includes more than 150 dwellings. 10(b)(iii) the overall area of the development exceeds 5 hectares.	
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?	No	
If YES, which area?	N/A	
Are the applicable thresholds/criteria in Column 2 exceeded/met?	Yes	
If yes, which applicable threshold/criteria?	10(b)(ii) – Urban development projects where the development includes more than 150 dwellings. 10(b)(iii) the overall area of the development exceeds 5 hectares.	
3. LPA/SOS SCREENING		
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)	N/A	
If yes, is a copy of the SO/SD on the file?	N/A	
If yes, is the SO/SD positive?	N/A	
4. ENVIRONMENTAL STATEMENT		
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?	N/A	

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons) Briefly explain reasons and, if applicable and/or known, include name of feature(s) and proximity to site(s)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable)) Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold .
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5. NATURAL RESOURCES

5.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes	Alterations to the site's topography are anticipated as a result of necessary regrading, drainage etc., in addition to the necessary excavations required at construction phase.	No	The applicant states that there would be no significant or material alterations to the land levels, with only localised regrading proposed. The proposed development would be permanent and as such decommissioning is not anticipated in the near future.
5.2 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?	Yes	Demolition, construction and operation of the development will see the use of resources including land, water and energy.	No	Potential effects during construction phase are anticipated to be mitigated by the submission of a Construction Environmental Management Plan. The development would not necessitate the use of resources which are in short supply. An Energy and Sustainability Statement would be expected at application stage to determine the development's energy efficiency and to ensure the use of sustainable energy where possible. Relevant conditions can also be imposed should planning permission be granted.
5.3 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.	Yes	There is an unnamed watercourse to the north-east of the site, and a small culvert at the southern end close to Wayside Avenue. Environment Agency mapping also indicates	No	The impact of the development on the watercourses falls to be assessed at application stage through submission of a Flood Risk Assessment and Drainage Strategy. The Environment Agency would be consulted.

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forestry, agriculture, water/coastal, fisheries, minerals?	that there is a main river running through the site on the eastern side, north-south. The existing/ previous use of the land appears to be grazing land, possibly linked with nearby Harts Farm Stables. The subject land has an agricultural grading of 3, with the most recent survey not identifying the land as being the Best and Most Versatile (BMV), and therefore it is most likely to be Grade 3b.		Further information would be required in regards to the previous use and quality of the land, though if the site forms equestrian grazing land as the submitted report implies, it is unlikely that there would be a significant effect in terms of loss of BMV agricultural land.	
6. WASTE				
6.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes	Waste materials would be generated during the construction process. The operational phase of the development would also produce waste throughout its lifetime from household waste and waste from the primary school.	No	Construction waste to be managed through submission of a Construction Environmental Management Plan. Waste generated at operational phase would be managed either through the Council's residential waste collection/ recycling scheme or otherwise through a private waste collection/ management scheme. Relevant conditions can also be imposed should planning permission be granted to reduce waste through the provision of recycling facilities.
7. POLLUTION AND NUISANCES				
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	Dust is likely to be released during construction phases, and there would also be emissions from the plant and vehicles during this phase. The site is not within or close to an Air Quality Management Area, although air quality is likely to be impacted by the proximity of the M1 which runs in close proximity to the east. This may impact future users of the development at operational phase. Nearby existing residential properties may also experience an increase in	No	Details can be secured at application stage via submission of a Construction Environmental Management Plan and an Air Quality Assessment. The applicant has indicated that an Air Quality Assessment has been produced and has found that the increases in airborne pollutants at construction and operational phases would not be significant. Construction traffic to be managed by submission of a Construction Transport

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		air pollutants from the increase in traffic movements associated with the development.		Management Plan to reduce potential emissions.
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	Noise and vibration will be generated at construction phase. Noise and vibration at operational phase will derive from additional traffic movements and to a lower degree ambient noise from the increase in residential properties and some noise from the primary school once operational. There are existing noise and vibration levels from the M1 and Little Bushey Lane which may impact on future users of the development. There will be an increase in lighting at both construction and operational phases. There would be no material release of heat, and no release of energy or electromagnetic radiation.	No	Noise and vibration from demolition and construction could be controlled via the Construction Environmental Management Plan and any other relevant conditions. Conditions are also to be secured in relation to lighting control in consultation with Environmental Health. Environmental Health will determine whether the noise, vibration and other emissions levels at new dwellings would be acceptable, having regard to the proximity of the M1. A Noise and vibration Impact Assessment may be required.
7.3 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?	Yes	As noted above there are various watercourses within the site, the applicant also notes the presence of ponds. These have the potential to be contaminated.	No	Details to be secured at application stage via submission of a Construction Environmental Management Plan, Flood Risk Assessment and Drainage Strategy. The applicant indicates that all development shall be located within Flood Zone 1. The applicant intends to submit a Phase 1 Geo-Environmental Desk Study at application stage, this study was carried out in 2020 and identified that the site has a history of being farmed and is unlikely to be contaminated. Environmental Health would be consulted on any documents in relation to land contamination and further reports/ suitable remediation can be secured via condition if necessary.
7.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental	Yes	The site is in close proximity to the Rossway Drive residential development to the north, which comprises contaminated land. However, it is noted that this contamination has been dealt with and a remediation strategy	No	As noted above, the risks of contamination can be suitably assessed and mitigated at application stage.

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standards are exceeded, which could be affected by the project?		implemented as part of the re-development of the site to residential use.		
8. POPULATION AND HUMAN HEALTH				
8.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	Yes	The development should not involve any hazardous substances at construction or operational phases. There is a degree of flood risk as the site is partially in Flood Zones 2 and 3. Proportionate risk of accidents/ injuries due to the nature of building works are expected. The suitable construction and use of the dwellings and primary school fall to be determined by Building Regulations.	No	All works and operations to be carried out in line with the relevant Health and Safety legislation. Full details to be secured via submission of the Construction Environmental Management Plan. Flood Risk to be managed at application stage via submission of a Flood Risk Assessment and Drainage Strategy, which shall have regard to climate change. A Climate Change and Energy Statement may also be submitted.
8.2 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)	Yes	There are a substantial number of residential dwellings in proximity to the site. There is also potential for water and air contamination. Future users of the site may experience air or noise pollution which will need to be assessed.	No	As above, flood risk and dust pollution are to be managed at application stage and risks to public health are considered to be low. Relevant reports should be submitted at application stage to assess the impact both on existing residents and future users of the development in terms of air and noise pollution, with Environmental Health to be consulted.
9. WATER RESOURCES				
9.1 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?	Yes	There are watercourses, a culvert, ponds, and a main river within the application site. As such part of the site is located in Flood Zones 2 and 3.	No	A Flood Risk Assessment and Drainage Strategy are to be submitted at application stage. The Environment Agency will be consulted in addition to Hertfordshire County Council as Lead Local Flood Authority and Hertsmeire's Drainage Engineers. Relevant conditions can also be imposed should planning permission be granted.

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10. BIODIVERSITY (SPECIES AND HABITATS)				
<p>10.1 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))).</p>	Yes	<p>Whilst there are no statutory designations within the site, the site is identified by the HERC Herts Ecological Network as 'Habitats not currently qualifying under S41 of the NERC Act but with high potential to do so'. The water sources, ponds, and trees may have some ecological value. The species/ habitats impacted are unknown, pending submission of ecological surveys.</p>	No	<p>In the absence of any statutory designations/ TPOs, the impact on biodiversity is unlikely to be of such a degree to require an EIA. The full impact falls to be assessed at application stage. Relevant conditions can also be imposed should planning permission be granted.</p>
<p>10.2 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?</p>	Yes	<p>Relevant ecological surveys would be required at application stage. The site is within the Green Belt and there are various habitats that could be impacted as above.</p>	No	<p>The full impact is to be assessed at application stage, in consultation with Hertfordshire Ecology and Natural England, as the full ecological value of the site is not yet known. The applicant indicates that an Ecological Assessment was carried out in 2017, although this is likely to be out of date and as such an updated assessment would be strongly advised. If the development and its impacts are deemed acceptable, suitable mitigation or compensation measures could be sought where necessary.</p>
11. LANDSCAPE AND VISUAL				
<p>11.1 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</p>	No	<p>The site is not located on or close to any landscape designations.</p>	N/A	

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/ non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? ¹ Where designated indicate level of designation (international, national, regional or local).				
11.2 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?)	Yes	The development will be visible from nearby dwellings as well as users of the adjacent roads. There are two Public Rights of Way which run through/ adjacent to the site from which the development will be visible.	No	The applicant intends to submit a Landscape and Visual Impact Assessment at application stage to determine the impact of the development. Some natural screening could be achieved through a landscaping plan.
12. CULTURAL HERITAGE/ARCHAEOLOGY				
12.1 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).	Yes	<ul style="list-style-type: none"> Grade II Listed Building 318m to the north-west (Tylers Farm, Little Bushey Lane) <p>No archaeological features, Conservation Areas, Registered Battlefields, or World Heritage Sites are at the site or adjacent to the site. The nearest Registered Park and Garden and Scheduled Monument are located more than 1km away.</p>	No	The surrounding heritage assets are a suitable distance away that the impact would be limited. Full impact to be assessed at application stage.
13. TRANSPORT AND ACCESS				
13.1 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?	Yes	The site has a public footpath that runs through the site from east to west (ref: BUSHEY 040) and a public footpath that runs through the north western corner of the site (ref: BUSHEY 033) which could be affected by the project.	No	The development is likely to have impacts on the Public Rights of Way, but it is considered that these impacts do not necessarily amount to a likely significant effect given that there are potential designs and layouts which could

¹ See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

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				ameliorate such impacts. Impacts on the road network during construction and operational phases to be assessed at application stage, having regard to the County Right of Way Officer's views and likely controlled via a Construction Environmental Management Plan, Construction Transport Management Plan, and Transport Assessment and Travel Plan (should the scheme be approved).
<p>13.2 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?</p>	Yes	The site is bounded on its western side by Little Bushey Lane. The M1 is within close proximity to but does not bound the site.	No	Mitigations could be secured via conditions, including Construction Environmental Management Plan and Transport Environment Management Plan, should the scheme be found to be acceptable. A Travel Plan could be secured to explore alternatives to car use. The application's impact on transport can be considered at the application stage and would be subject to a consultation by the County Highway Authority, and their views will form a material consideration. The applicant has advised that the A Transport Assessment and Travel Plan will be included as part of the planning application.
14. LAND USE				
<p>14.1 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>	Yes	The site is in close proximity to residential areas, minor industrial uses, and a farm.	No	Access to and use of these land uses/ facilities are unlikely to be significantly impacted. Impacts on neighbouring uses shall be considered at the application stage.

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14.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No		N/A	
15. LAND STABILITY AND CLIMATE				
15.1 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?	No		N/A	
16. CUMULATIVE EFFECTS				
16.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No		N/A	
17. TRANSBOUNDARY EFFECTS				
17.1 Is the project likely to lead to transboundary effects? ²	No		N/A	

² The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

18. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

The proposed works have been assessed against the relevant criteria as outlined above. No Significant Effects have been identified. Accordingly, the LPA can confirm that an Environmental Impact Assessment is not required, pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

19. SCREENING DECISION

If a SO/SD has been provided do you agree with it?	N/A
Is it necessary to issue a SD?	No
Is an ES required?	No

20. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)

OUTCOME

Is likely to have significant effects on the environment	ES required	
Not likely to have significant effects on the environment	ES not required	✓
More information is required to inform direction	Request further info	

21. REASON FOR SCREENING

Proposed Schedule 2 development as set out in the EIA Regulations 2017 which meets or exceeds threshold criteria in category 10(a).

NAME	Georgia O'Brien – Planning officer
DATE	30/05/22

NAME	Alex Taylor – Principal Planning Officer
DATE	01/06/2022