

## 3 EIA Methodology

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### 3.1 Introduction

- 3.1.1 This chapter sets out the scope and methodology adopted in the EIA process. It explains how the scope of the EIA was defined, the baseline assumptions, methods used to assess the environmental effects and the general criteria used to evaluate their significance. The methodology applied to each of the technical impacts is set out in each technical chapter.
- 3.1.2 This chapter is accompanied by the following Appendices:
- Appendix 3.1: Location of Specified Information in the ES;
  - Appendix 3.2: EIA Scoping Report (February 2023) and scoping correspondence;
  - Appendix 3.3: LBH EIA Scoping Opinion; and
  - Appendix 3.4: Response to draft Scoping Opinion.

### 3.2 Regulatory Requirements and Good Practice

- 3.2.1 This ES was prepared to comply with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017<sup>1</sup> (as amended)<sup>2</sup> ('EIA Regulations'). The information required for inclusion in an ES is defined by Regulation 18(3)/(4)/(5) and Schedule 4 of the EIA Regulations. Appendix 3.1 sets out these information requirements together with their location within the ES.
- 3.2.2 Good practice guidance documents were also considered when undertaking this EIA including:
- Planning Practice Guidance ('PPG') – Environmental Impact Assessment<sup>3</sup>;
  - Guidelines for Environmental Impact Assessment: Institute of Environmental Management and Assessment ('IEMA')<sup>4</sup>;
  - Special Report: The State of Environmental Impact Assessment Practice in the UK (IEMA)<sup>5</sup>;
  - EIA – Shaping and Delivering Quality Development (IEMA)<sup>6</sup>;
  - Delivering Proportionate EIA (IEMA)<sup>7</sup>; and
  - Topic specific guidance referred to in each technical chapter of this ES where appropriate.
- 3.2.3 Each technical assessment followed respective national and local planning policy and guidance as appropriate to their discipline.
- 3.2.4 The following list outlines the key legislative and policy documents which were consulted during the EIA process:
- National Planning Policy Framework (NPPF) (September 2023) and PPG<sup>8</sup>;

- The London Plan (March 2021)<sup>9</sup>;
- London Borough of Hillingdon Local Plan part 1 (Adopted November 2016)<sup>10</sup>;
- London Borough of Hillingdon Local Plan part 2 (Adopted January 2020)<sup>11</sup>; and
- London Borough of Hillingdon Supplementary Planning Document (SPD) (Adopted July 2014)<sup>12</sup>.

### 3.3 Design and EIA Interface

- 3.3.1 The design was informed by a Project Brief which was provided by the Applicant and the EIA process which was undertaken in parallel with the design process. Baseline studies and consultation with stakeholders identified key features and environmental sensitivities which informed the development of the proposals. An iterative approach was taken to assessments with initial testing and analysis used to identify measures to avoid, mitigate or compensate adverse environmental effects. All specialists worked closely with the project design team to develop proposals. The EIA process was also used to identify potential embedded mitigation and enhancement opportunities.
- 3.3.2 Further information on how environmental issues influenced the Proposed Development design is provided in Chapter 4: Alternatives.

### 3.4 Scope of the EIA

- 3.4.1 The EIA Regulations require the ES to consider only the *'likely significant environmental effects'* of a development. UK Government's online PPG highlights the expectation that the ES should remain *'proportionate'* and focus on the *'main'* or *'significant'* environmental effects only.
- 3.4.2 A request for an EIA scoping opinion was submitted under the EIA Regulations by the Applicant to LBH on 23 February 2023 (ref: 2382/APP/2023/525). An EIA Scoping Report ('Scoping Report') accompanied the request and set out the topics that would be included in the ES and the proposed approach to the assessment. The Scoping Report also provided justification for 'scoping out' certain topics from the EIA, because the Proposed Development would have either no influence on these environmental aspects or it is unlikely to result in significant effects. The Scoping Report is provided as Appendix 3.2.
- 3.4.3 Prior to issuing their scoping opinion, LBH and their advisors (Arup) requested some additional information related to the following:
- More detail in the scheme description is required on the proposed dredging, creation of additional land/islands and the floating island to ensure the 'project' is appropriately defined.
  - More information is required to justify impacts associated with the topic of materials (in light of the proposed dredging) are not significant, with reference to the IEMA guidance 'Materials and Waste in Environmental Impact Assessment, 2020' IEMA - Materials and Waste in Environmental Impact Assessment - March 2020.
  - There is only a light touch consideration of socio-economic and health effects within the scoping report. It is acknowledged that this will be a replacement facility, but it will

provide some benefits to the local and wider community – also noting the ‘social benefits’ highlighted as part of the VSC case. Health would not necessarily need to be scoped in but a standalone HIA Report exploring some of the beneficial aspects of the scheme should be considered.

- Clarity is needed throughout the scoping report on how HS2 will be considered within the various assessment scenarios and future baseline.
- The level of detail expected to be provided within the CEMP is not always clear – assumed it is an outline CEMP that will be updated with greater detail once the contractor is appointed?
- Climate change greenhouse gas assessments cannot be scoped out without further assessment. Usually there would be an assessment around construction and materials.
- Related to this, there isn't sufficient information available to scope out potential impacts on archaeology, particularly in areas where there are potential peat deposits. It may be there is existing borehole information available within the HS2 assessment work that could be reviewed to demonstrate the likely impacts.

3.4.4 Information was subsequently provided by the Applicant to LBH in response to request for additional information for the scoping opinion and this is included at Appendix 3.4.

3.4.5 Following a consultation period with statutory bodies, a scoping opinion ('Scoping Opinion') was adopted by LBH on 19 May 2023 (Ref: 2382/APP/2023/525) (Appendix 3.3). The Scoping Opinion sets out LBH's view on extent of issues to be considered in the assessment and reported in the ES. The Scoping Opinion included responses from their advisors (Arup) other consultation responses, both of which are included as appendices to the Scoping Opinion. The Scoping Opinion confirmed that LBH were in agreement that the topics to be included in the ES should be as follows:

- Biodiversity (Chapter 7);
- Water Environment and Flood Risk (Chapter 8);
- Ground Conditions and Contamination (Chapter 9); and
- Landscape and Visual Impact Assessment (Chapter 10).

3.4.6 Under regulation 18(4)(a) of the EIA Regulations, the ES is required to be *“based on the most recent scoping opinion.... (so far as the Proposed Development remains materially the same as the Proposed Development which was subject to that opinion or direction)”*. Each technical chapter (Chapters 7-10) sets out how the issues in the Scoping Opinion have been responded to in the ES, under a section titled 'Consultation'.

3.4.7 The Scoping Opinion confirmed it would be reasonable for the following topics to be scoped out of the ES:

- Socio-Economics;
- Cultural Heritage;
- Agricultural Land & Soil Resources;

- Transport and Access;
- Noise and Vibration;
- Air Quality;
- Climate Change and Greenhouse Gases;
- Wind Microclimate;
- Vulnerability to Major Accidents and Disasters;
- Energy and Sustainability;
- Utilities;
- Light Pollution;
- Daylight, Sunlight, Overshadowing and Solar Glare;
- Telecommunications;
- Aviation; and
- Electromagnetic Fields.

3.4.8 Where appropriate, the Chapter 7: Biodiversity considers the potential for indirect effects on ecological receptors associated with air quality, noise and vibration, and overshadowing.

### 3.5 Consultation

- 3.5.1 LBH consulted with statutory bodies in before adopting their Scoping Opinion comment on the proposed scope and approach of the EIA that was provided in the Scoping Report.
- 3.5.2 Statutory consultees and other key stakeholders were consulted during the EIA and design process. Meetings were held with LBH (various departments), Greater London Authority (GLA), Natural England, Environment Agency, HS2, the Canal and River Trust, the Colne Valley Regional Park, Hertfordshire and Middlesex Wildlife Trust and Affinity Water.
- 3.5.3 A summary of the key issues raised during consultation which are relevant to the EIA process and how these have been addressed is provided in the 'Assessment Methodology - Consultation' section of each technical chapter.
- 3.5.4 A public exhibition was held with local residents and stakeholders on 23 February 2023 to present initial proposals for the Site and to hear their feedback and aspirations. A summary of the pre-application consultation events is provided in a Statement of Community Involvement, which accompanies the planning application.

### 3.6 Defining the Baseline

#### Study Area

- 3.6.1 The study area for each topic is based on the geographical scope of the potential impacts relevant to the topic or the information required to assess the likely significant effects, as well as topic specific guidance and consultation with stakeholders. This is defined in each technical ES chapter as the study area varies from topic to topic and between the construction and operational phases in some cases.

## Baseline Conditions and Future Baseline

### Existing Baseline

- 3.6.2 Baseline environmental conditions have been established so that changes and potentially significant effects as a result of the Proposed Development can be understood. Baseline studies have also informed the development of appropriate mitigation strategies to avoid or minimise significant effects and enhance beneficial effects.
- 3.6.3 Baseline information was gathered by the EIA team through a range of Site visits and surveys, analysis, and desk-based research, to define the existing environmental characteristics and receptors relevant to each environmental topic. The majority of existing baseline information was collected over 2022 through to May 2023 and assessments are based on the Site in its current condition. 2023 is therefore taken as the existing baseline assessment year unless otherwise stated. The ES clearly sets out sources of baseline data and any uncertainty or limitations.
- 3.6.4 Baseline conditions for the EIA are taken as the current conditions on the Site and its existing uses. Existing uses at the Site include sailing (Broadwater Sailing Club), fishing and unauthorised uses. The nature, duration, frequency and extent of these uses is described in Chapter 2: Site and Setting.

### Future Baseline

- 3.6.5 The EIA Regulations requires the ES to include a description of the future baseline, i.e. the baseline conditions without implementation of the Proposed Development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge. Future baseline conditions are considered under the 'Baseline Conditions' section as appropriate within each technical chapter. Consideration is also given to the committed development schemes (as set out in section 3.8) within each technical chapter and how the future baseline would change as they are brought forward.
- 3.6.6 The main approved development scheme that will influence the future baseline conditions at the Site is HS2. The Colne Valley Viaduct is currently under construction and is due to be completed by mid-2025 with commissioning to follow. The first HS2 services are expected to run between Birmingham Curzon Street and Old Oak Common in London between 2029 and 2033. Figure 2.8 in Chapter 2: Site and Setting provides an overview of the proposed HS2 scheme in this location.

### Sensitive Receptors

- 3.6.7 As part of the EIA process, the environmental effects of a given development or scheme are typically assessed in relation to sensitive receptors, including human beings (e.g. future site users), built resources (e.g. buildings) and natural resources (e.g. controlled waters). The criteria used for identifying potentially sensitive receptors include:
- Proximity to the Site;
  - Presence or absence of impact pathways;
  - Extent and duration of potential exposure to environmental impacts; and,
  - Vulnerability and ability to respond to change.

- 3.6.8 Further details on sensitive receptors are provided in the baseline assessment section of the technical chapters of the ES (i.e. Chapters 7 to 10). The chapters consider both existing and future sensitive receptors, on-site and off-site. A summary of the receptors and their sensitivity is provided in each technical chapter.

### 3.7 Assessment of Effects

#### Construction

- 3.7.1 Subject to planning permission, construction of the Proposed Development is assumed to commence in Quarter 3 ('Q3') 2024, with completion in Q3 2025. The timing of enabling and construction works has been designed to minimise disturbance to wintering birds. This would represent an indicative construction period of 14 months.
- 3.7.2 Each technical assessment in the ES has assumed a reasonable worst case scenario with respect to the envisaged construction methods, location (proximity to sensitive receptors) and timing as outlined in Chapter 6: Construction. These assumptions vary between the topic specific assessments, and therefore each assessment has adopted reasonable worst case assumptions for any given set of receptors which are relevant to the discipline.
- 3.7.3 The key activities, programme and methods likely to be used during the construction phase which informed the technical assessments of the ES are described in Chapter 6: Construction. The ES is also accompanied by the following key documents which have informed the construction stage assessments:
- Outline Construction Environmental Management Plan (CEMP) (Appendix 6.1) – sets out site-specific measures to control and monitor impacts arising in relation construction traffic, noise and vibration, dust and air pollutants, land contamination, ecology and groundwater.
  - Draft Construction Method Statement (CMS) – provides an outline description of the construction methods and activities to be undertaken at the Site. This would be further developed once a contractor is appointed.
  - Construction Logistics Plan – includes a framework for managing and mitigating construction vehicle activity into and out of the Proposed Development (Annex to Appendix 6.1).
  - Construction phasing drawings provided as an appendix to Chapter 6: Construction (Appendix 6.2).
- 3.7.4 The Outline CEMP will form part of Employer's Requirements. Once appointed, the Principal Contractor will be responsible for preparing detailed CEMP(s) and CMSs(s) which are specific to the works and processes that are to be employed during all enabling, demolition and construction activities. Both the CEMP and CMS would be agreed with LBH and other key stakeholders.
- 3.7.5 The ES is also accompanied by the following key management documents which have informed the assessments:
- A Draft Mitigation and Ecological Management Plan (MEMP) (Appendices 7.4 and 7.5) – sets out the Site-wide ecological design concepts and future monitoring and management regime at the Site; and

- A Draft Lake Management Plan (Appendix 8.7) – sets out measures to minimise the risk of negative effects to surface and groundwater quality, flood risk and hydro-morphological features of importance associated with Broadwater Lake and other water bodies that are in hydrological continuity with it.

- 3.7.6 Final versions of the MEMP and LMP will be produced in consultation with key stakeholders and will set out appropriate measures in detail. The draft versions of the MEMP and LMP are assumed as embedded mitigation.
- 3.7.7 In judging the significance of effects, topic assessments assume that the documents listed above are inherent to the Proposed Development as 'primary' and 'tertiary' mitigation. This approach is in line with IEMA good practice<sup>5</sup>.

### Completed Development

- 3.7.8 The assessment of the completed Proposed Development considers the permanent effects that could arise as a result of the operational use of the HWSFAC. This assumes that the Proposed Development is fully operational.
- 3.7.9 The Proposed Development is assumed to be completed and operational in 2025 and therefore this is taken as the year of assessment. This year may be subject to change however, this would not materially alter the ES findings related to the assessment of likely significant effects or mitigation.
- 3.7.10 The assessment of the Proposed Development is based on the detailed planning drawings, (a selection of which is provided in Appendix 5.1) and Chapter 5: Description of Development.
- 3.7.11 A series of assumptions have been made about the nature of the future uses of the Proposed Development (see Chapter 2: Site and Setting) in terms of the number of users and frequency of use. These assumptions have been defined as reasonable worst case assumptions. The key assumption is that HOAC will only operate between 1 April to 31 September and therefore outside of the season which is sensitive for overwintering birds.
- 3.7.12 In relation to the operational management of the Site, the Applicant has committed to management of the Site in perpetuity/ for a minimum period of 50 years. Management of the Site would be in accordance with the MEMP, which will be subject to regular review.

### Identifying and Determining the Significance of Environmental Effects

#### Identifying Impacts and Effects

- 3.7.13 The Proposed Development has the potential to create a range of 'impacts' and 'effects' with regard to the physical, biological and human environment. The definitions of impact and effect used in this assessment are as follows:
- Impact - a change that is caused by an action. For example, excavation works would lead to a removal of underlying soils and lithology (impact). Impacts can be classified as direct, indirect, secondary, cumulative and inter-related. They can be either positive (beneficial) or negative (adverse); and



- Effect - is used to express the consequence of an impact. For example, removal of soils and lithology (impact) has the potential to disturb underlying buried heritage sensitive receptors (effect).

3.7.14 For consistency, the findings of the various studies undertaken as part of the EIA adopt the following terminology to express the nature of the effect:

- Adverse: Detrimental or negative effect to an environmental resource or receptor;
- Negligible: No significant effect to an environmental resource or receptor; and
- Beneficial: Advantageous or positive effect to an environmental resource or receptor.

3.7.15 Following their identification, significant beneficial or adverse effects have been classified on the basis of their nature and duration as follows:

- Temporary: Effects that persist for a limited period only (due, for example, to particular activities taking place for a short period of time);
- Permanent: Effects that result from an irreversible change to the baseline environment (e.g. land-take) or which will persist for the foreseeable future (e.g. noise from regular or continuous operations or activities);
- Direct: Effects that arise from the effect of activities that form an integral part of the scheme (e.g. direct employment and income generation);
- Indirect: Effects that arise from the effect of activities that do not explicitly form part of the scheme (e.g. off-site infrastructure upgrades to accommodate the development);
- Secondary: Effects that arise as a consequence of an initial effect of the scheme (e.g. induced employment elsewhere); and
- Cumulative: Effects that can arise from a combination of different effects at a specific location or the interaction of different effects over different periods of time.

3.7.16 In the context of the Proposed Development, short (6 months to 12 months duration) to medium (up to 48 months duration) term effects are generally determined to be those associated with demolition and construction activities, and the long term effects are those associated with the completed operational Development.

3.7.17 The geographical scale is considered as appropriate for each topic and defined in each topic chapter (7-10) under the section heading 'Study Area'.

### **Defining Magnitude of Impact and Sensitivity of Receptor**

#### **Magnitude of Impact**

3.7.18 For impacts assessed in this ES, a magnitude of impact was assigned, taking into account the spatial extent, duration, frequency and reversibility of the impact, where relevant. Scales of magnitudes of impact were defined in each chapter of this ES where this is possible, otherwise professional judgement was applied to the following scale:

- No change;
- Negligible;
- Low;
- Medium; and



- High.

#### Sensitivity of Receptor

3.7.19 Sensitive receptors are defined as the physical or biological resources or user groups that would be affected by the potential impacts of Proposed Development. The identification of sensitive receptors was informed by baseline studies carried out as part of the EIA. The sensitivity of a receptor was based on the relative importance of the receptor, taking into account:

- Legislative/designated status;
- The number of individual receptors;
- The characteristics/rarity; and
- Ability to absorb change.

3.7.20 A summary of sensitive receptors is provided within each baseline assessment sections of the ES topic chapters. Sensitivity was defined within each topic according to the following scale:

- Negligible;
- Low;
- Medium; and
- High.

#### Evaluation of Significance

3.7.21 The assessment of environmental effects has been undertaken in accordance with definitive standards and legislation where such material is available. In cases where it is not possible to quantify effects, qualitative assessments have been carried out and are based on the available knowledge of the Site and potential effect, alongside professional judgement. Where uncertainty exists, this is detailed in the 'Assumptions and Limitations' under 'Assessment Methodology' in the respective technical chapters.

3.7.22 Each technical chapter provides the specific criteria, including sources and justifications, for quantifying the level of effect significance. Where possible, this has been based upon quantitative and accepted criteria, together with the use of value judgements and expert interpretations to establish to what extent an effect is significant.

3.7.23 There is no statutory definition of what constitutes a significant effect and guidance is of a generic nature. However, it is widely recognised by EIA practitioners that 'significance' reflects the relationship between the magnitude of an impact and the sensitivity (or value) of the affected resource or receptor. Statutory designations and any potential breaches of environmental law take precedence in determining significance because the protection afforded to a particular receptor or resource is already established as a matter of law, rather than requiring a project or site-specific evaluation.

3.7.24 Specific criteria for the assessment of each potential effect gives due regard to the following:

- Extent and magnitude of the effect;
- Effect duration (whether short, medium or long term);

- Nature of effect (whether direct or indirect, reversible or irreversible);
- Performance against environmental quality standards;
- Whether the effect occurs in isolation, is cumulative or interactive;
- Sensitivity of the receptor; and
- Compatibility with environmental policies.

3.7.25 Where adverse or beneficial effects were identified, these were generally assessed against the scale set out in Table 3.1.

**Table 3.1: Description of the level of significance of environmental effects**

Level of Significance	Description
Major	Large effects (by extent, duration or magnitude) and/or a highly pronounced change in environmental conditions. Effects, both adverse and beneficial, which are likely to be important considerations at a regional level because they contribute to achieving regional or council wide objectives, or, could result in exceedance of statutory objectives and/or breaches of legislation.
Moderate	Intermediate effects (by extent, duration or magnitude) and/or pronounced change in environmental conditions. Effect that is likely to be an important consideration at a local level.
Minor	Noticeable but small effect or change in environmental conditions. These effects may be raised as local issues but are unlikely to be of importance in the decision-making process.
Negligible	No discernible change or neutral effect on environmental conditions. An effect that is likely to have a negligible influence, irrespective of other effects.

3.7.26 The matrix presented in Table 3.2 was generally applied throughout this ES to determine the scale or magnitude of effects. Where different assessment criteria were used, this is clearly stated within the relevant chapter.

**Table 3.2: Significance of Effects Matrix**

Sensitivity / Value of Receptor	Magnitude of Effect			
	High	Medium	Low	Negligible
High	Major	Major / Moderate	Moderate	Negligible
Medium	Major / Moderate	Moderate	Moderate / Minor	Negligible
Low	Moderate	Moderate / Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

### **Mitigation, Monitoring and Residual Effects**

3.7.27 The design and development of mitigation measures is an integral part of the EIA process. Measures to mitigate potentially significant environmental effects are inherent in the Proposed Development and secured through the detailed design drawings, Landscape Strategy and accompanying Draft MEMP and Draft LMP. These inherent measures are referred to throughout the ES as 'embedded mitigation' and are assessed as part of the Proposed Development under the main 'Assessment of Effects' section of each topic

chapter. Embedded mitigation measures are also described under the section titled 'Embedded Mitigation' of each topic chapter.

- 3.7.28 In some cases, assessments identify a requirement for 'additional' mitigation and monitoring measures and potential enhancement opportunities. These are identified under the 'Additional Mitigation, Monitoring and Residual Effects' section of each topic chapter. Where a need for monitoring of adverse effects has been identified, this is also set out in this section together with appropriate monitoring arrangements.
- 3.7.29 A schedule of embedded mitigation commitments is provided in Chapter 11: Summary.
- 3.7.30 Residual effects are those that remain following the consideration of mitigation within the assessment. When applying the matrix set out at Table 3.2, these are defined as either 'significant' (i.e. major or moderate residual effect) or 'not significant' (i.e. minor residual effect or negligible).

### 3.8 Cumulative Effects

- 3.8.1 The EIA Regulations require that, in assessing the effects of a particular development proposal, consideration should also be given to any cumulative effects. Potential cumulative effects are categorised into two types:
  - **Intra-project effects:** The combined effects of individual effects resultant from the Proposed Development upon a set of defined sensitive receptors, for example, noise, dust and visual effects; and,
  - **Inter-project effects:** The combined effects arising from another development site(s), which individually might be insignificant, but when considered together, could create a significant cumulative effect.
- 3.8.2 Details on the methodology and approach of the cumulative effects assessment for intra-project effects and inter-project effects of the Proposed Development are provided below.

#### Intra-Project Effects Assessment Methodology

- 3.8.3 The assessment of combined effects (intra-project effects) is inherent to the ecological impact assessment as considers multiple impacts on receptors (such as the Mid-Colne Valley SSSI), e.g. combined impacts from physical disturbance and changes to lighting, noise, water quality and air quality.
- 3.8.4 Due to the nature of potential impacts, effect interactions are addressed separately within each topic chapter (i.e. Chapters 7 – 10).

#### Inter-Project Effects Assessment Methodology

- 3.8.5 There is currently no guidance on how to define an appropriate study area for considering cumulative effects. Therefore, a set of screening criteria has been developed to identify which reasonably foreseeable developments in the vicinity of the Site should be subject to assessment. This screening criteria was informed by the PPG and PINS Advice Note 17<sup>13</sup>. Schemes to be considered were identified based on the following criteria:

- Expected to be built-out at the same time as the Proposed Development and with a defined planning and construction programme;
- Spatially linked to the Proposed Development (within 1km of the Proposed Development);
- Considered an 'EIA development' and for which an ES was submitted with the planning application;
- Those which have received planning consent from the planning authority (granted or resolution to grant); and / or
- Introduce sensitive receptors within close proximity of the Site boundary (but are not EIA development).

3.8.6 The development schemes which meet the above criteria, and which were considered in the context of the potential for cumulative effects are identified in Table 3.3 and Figure 3.1. The proposed scope and schedule of cumulative schemes was agreed with LBH as part of the Scoping Opinion.

Table 3.3: Cumulative Schemes

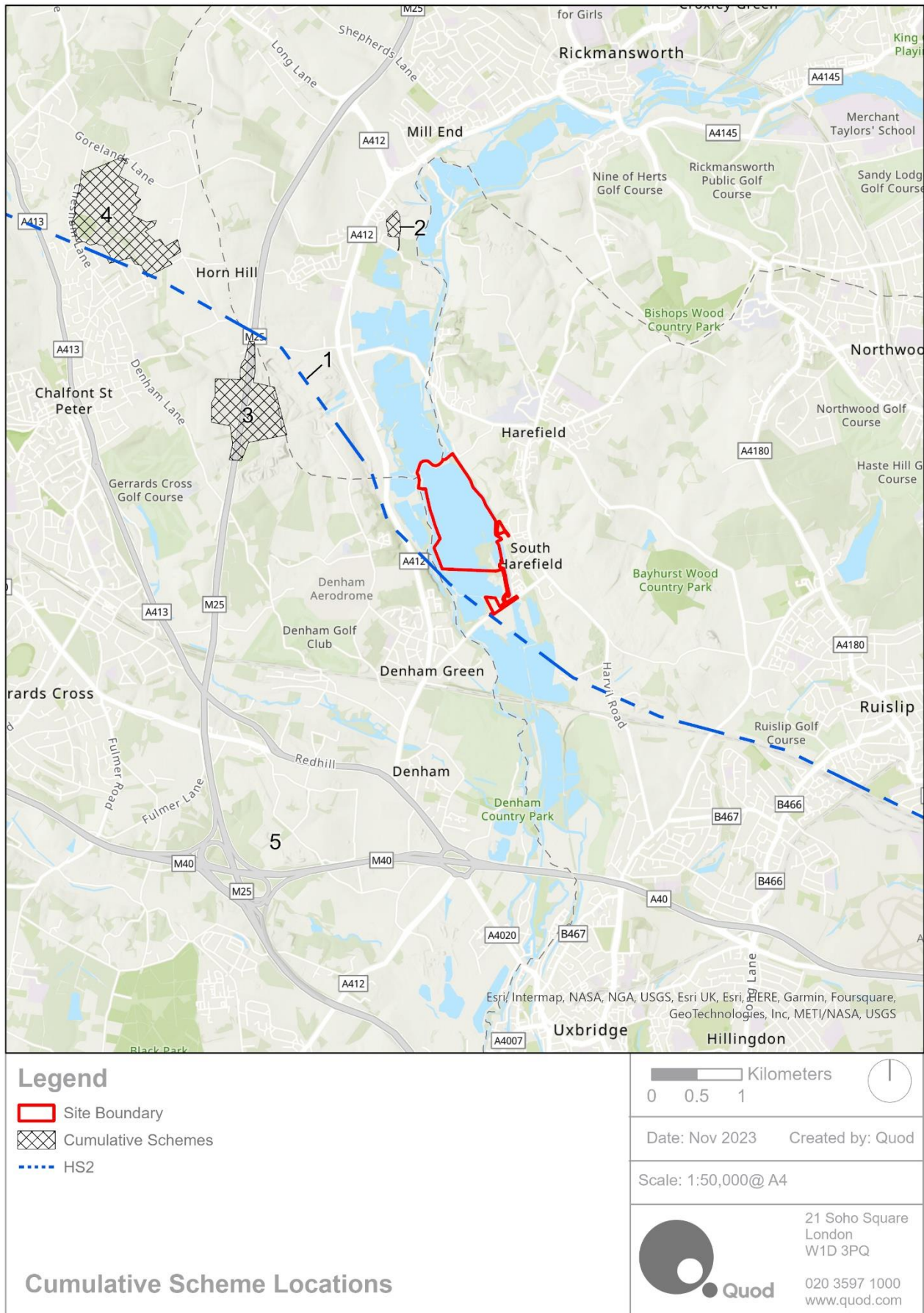
Number	Reference (Local Planning Authority)	Address	Description	Approximate Distance from Site	Status
1	N/A	HS2 (Colne Valley Viaduct)	More than 3.4km (2 miles) across a series of lakes and waterways between Hillingdon and the M25, the Colne Valley Viaduct will also be the longest railway bridge in the UK. The viaduct will carry the new high-speed line across a series of lakes and waterways on the north west outskirts of London, and will be almost a kilometre longer than the Forth Rail Bridge.	100m west	Phase One of HS2, involving the construction of the proposed scheme between London and the West Midlands and the Colne Valley Viaduct, adjacent to the Site is ongoing. The Colne Valley Viaduct is expected to be complete in 2025 which will be followed by a period of testing and commissioning (assumed to be 2026). The first HS2 services are expected to run between Birmingham Curzon Street and Old Oak Common in London between 2029 and 2033.
2	21/0573/FUL Three Rivers Council	Development Site Maple Lodge Maple Lodge Close Maple Cross Hertfordshire	Comprehensive redevelopment to provide 2 no. warehouse Class E(giii)/B2/B8 units comprising a total of 16,115 sqm including 1,882 sqm ancillary E(gi) office space, access, landscaping and associated works	2.8km north	Appeal allowed subject to conditions 20 May 2022  In process of discharging conditions

Number	Reference (Local Planning Authority)	Address	Description	Approximate Distance from Site	Status
			<p>Original proposal was refused due to:</p> <ul style="list-style-type: none"> <li>- loss of trees and failure to demonstrate other protected trees would not be harmed.</li> <li>- Failure to meet requirements of policies CP1, CP8 and CP10 of the core strategy and NPFF</li> <li>- Failure to demonstrate that surface water run off could be adequately handled</li> <li>- failure to demonstrate piling and dewatering of the site would not have an adverse impact on the amount and quality of groundwater.</li> <li>- Application did not provide net gain for biodiversity and failed to meet policies of CP1 and CP9 of the core strategy, policy DM6 of development Management Policies LDD and NPPF.</li> <li>- Development would be visually intrusive and unneighbourly</li> <li>- development would detract from the overall appearance of the wider landscape.</li> </ul>		
3	PL/19/0952/E IASO & PL/22/1411/ OA – Chiltern	Land Between Junctions 16 and 17 Of The M25 Chalfont	Outline Application for the erection of a Motorway Service Area with all matters reserved with the exception of access from the M25, comprising a facilities	1.8km north west	Scoping response received – 19 03/2019

Number	Reference (Local Planning Authority)	Address	Description	Approximate Distance from Site	Status
	& South Bucks	Lane West Hyde Hertfordshire	building, fuel filling station, electric vehicle charging, service yard, parking facilities, vehicle circulation, landscaping, amenity spaces, Sustainable Drainage Systems (SuDS)/attenuation, retaining structures and associated mitigation, infrastructure and earthworks/enabling works		Outline application validated - 04/05/2022
4	PL/22/2898/ OA – Chiltern & South Bucks	Land at The National Society For Epilepsy Chesham Lane Chalfont St Peter Buckinghamshire SL9 0RJ	Outline planning application for the development of up to 975 homes including affordable housing (Use Class C3), up to 75 care accommodation beds (Use Class C2), new primary school provision, local retail and employment provision (Use Class E), reprovision of sport pitches, landscaping, car parking provision and associated works (matter to be considered at this stage: access)	3.9km north west	Outline application validated- 12/08/2022



Figure 3.1: Cumulative Schemes



## References

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- <sup>1</sup> HMSO, (2017). The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The Stationary Office.
- <sup>2</sup> HMSO, (2018). The Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2018. The Stationary Office. October 2018.
- <sup>3</sup> Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government, (2020). National Planning Practice Guidance. Available online at: <http://planningguidance.planningportal.gov.uk/blog/guidance/environmental-impact-assessment/>
- <sup>4</sup> IEMA, (2004). Guidelines for Environmental Impact Assessment. IEMA.
- <sup>5</sup> IEMA, (2011). Special Report: The State of Environmental Impact Assessment Practice in the UK. IEMA.
- <sup>6</sup> IEMA, (2016). EIA – Shaping and Delivering Quality Development. July 2016.
- <sup>7</sup> IEMA, (2017). Delivering Proportionate EIA: A Collaborative Strategy for Enhancing UK Environmental Impact Practice. July 2017.
- <sup>8</sup> Ministry of Housing, Communities and Local Government, (2023). National Planning Policy Framework.
- <sup>9</sup> The London Plan, The Spatial Development Strategy For Greater London (March 2021)
- <sup>10</sup> London Borough of Hillingdon Local Plan – Part 1 (adopted 2016).
- <sup>11</sup> London Borough of Hillingdon Local Plan – Part 2 (Adopted January 2020)
- <sup>12</sup> London Borough of Hillingdon Supplementary Planning Document (Adopted July 2014)
- <sup>13</sup> Planning Inspectorate, (2019). Advice Note 17: Cumulative Effects Assessment Relevant to Nationally Significant Infrastructure Projects. August 2019.