



Sally Robbins
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
UB8 1UW

HTA Design
75 Wallis Road
London
E9 5LN

020 7485 8555
info@hta.co.uk
hta.co.uk

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Dear Sally,

Re: Request for Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended): Land at Joel Street, Northwood Hills, London

This letter and enclosures represent a formal request for a screening opinion from the London Borough of Hillingdon (LBH) on behalf of our client, Charterhouse Strategic Land (the 'Applicant'), to confirm if there is a requirement for an Environmental Impact Assessment (EIA) to accompany a planning application regarding proposals for the residential-led, mixed-tenure redevelopment of land at Joel Street, Northwood Hills (the 'Site'). A Location Plan identifying the boundary of the Site is enclosed in Appendix 1.

This request is made in accordance with Regulation 6 of the Town and Country Planning (EIA) Regulations 2017 (as amended) ('the EIA Regulations').

To enable your full consideration of this issue, this letter sets out the following information:

- Description of the Site, its location, and its surrounding environment;
- Description of the Proposed Development;
- Review of the requirement for an EIA.

Application Site and Surrounding Context

The Site extends to approximately 10.8 hectares of grazing land in Northwood Hills, located to the north of the borough of Hillingdon, and is within the Ward of Northwood Hills. It is comprised of several open field parcels sub-divided by hedgerows, trees and a small tributary of the River Pinn, which runs north-south through the centre of the Site and is well vegetated with a linear tree belt following its alignment through the lower parts of the Site. The fields are currently used to graze and exercise horses.

The Site is accessed and benefits from a strong road frontage along Joel Street, approximately 500 metres to the south of Northwood Hills local centre. It lies in a transitional area between established suburban housing and a landscape influenced by woodland and open space. The surrounding area is dominated by suburban street patterns and forms a large area of Metroland, comprised predominantly of inter-war suburban housing.

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The boundaries of the Site are well defined and are marked either by fencing or hedgerows. The western and eastern edges of the Site are characterised by residential development, forming a strong urban edge and limiting any perceptions of openness. Immediately to the north of the Site is the Joel Street allotments, an equestrian complex and a builder's merchant. Woodland and open land designated as Green Belt defines land to the south of the Site. Traversing both the northern and southern boundaries of the Site are two Public Rights of Way (PRoW).

Joel Street Farmhouse and associated outbuildings adjoin the Site to the west and are locally listed buildings. These buildings have been converted to the Joel Street Veterinary Clinic and Blossom Tree Montessori Nursery. White Cottage (Grade II Listed) lies immediately to the east, with the application Site wrapping around three sides of the cottage and its grounds.

The Site is physically and functionally related to the urban area, of relatively low landscape and ecological value, and well-connected to public transport and local amenities. On this basis, it represents a logical and sustainable location for new housing, consistent with national and London-wide growth priorities.

The Site is accessible by all modes. The Site has a Public Transport Accessibility Level ('PTAL') of between 1 to 3, with the frontage along Joel Street being within an area of 3, 47% of the remainder of the Site being within an area of 2 and 42% being within an area of 1a–1b. Whilst a PTAL of 1–2 denotes a relatively poor level of public transport access, there are practical sustainable transport opportunities within reasonable walking distance. These include multiple bus stops on Joel Street and Norwich Road adjacent to the western boundary of the Site. Northwood Hills Underground Station (Metropolitan Line) is located 500m to the north of the Site entrance and provides access to Central London within 40 minutes, as well as services to Amersham, Chesham and Watford. Furthermore, there are local cycle routes available to the south and east of the Site towards Pinner and Ruislip.

Northwood Hills local centre located c.350m to the north of the Site is designated in the Hillingdon Local Plan as a Town Centre and provides a range and choice of local shops and services including comparison goods. There are a variety of services and facilities within a 10-minute walking distance (800m) of the Site including multiple shops, pharmacies, places of worship, a library and a post office. There are also several schools within a 10–15-minute walk of the Site such as Harlyn Primary School, Northwood Secondary School and Haydon Secondary School.

Planning History

A review of the online electronic planning register held by LBH shows that planning permission was granted in February 2023 for the relocation of the existing field access on Joel Street, lifting of existing hardstanding and the formation of a vehicular track to the existing farm building on the Site (LBH application ref. 8856/APP/2022/37540). This permission has not been implemented.

Application Description	Reference	Status
Relocation of existing field access on Joel Street, lifting of existing hardstanding and formation of a vehicular track to the existing farm building	8856/APP/2022/37540	Approved February 2023. Not implemented.

Table 1: Relevant Site Planning History

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Relevant Planning Designations

The Site is designated in the Hillingdon Local Plan as Green Belt land. There is also a Nature Conservation Site of Metropolitan or Borough Grade 1 Importance ('SINC') that follows the alignment of the watercourse running through the Site and which covers the woodland immediately to the north and south of the Site.

The Environment Agency's Flood Map for Planning shows the majority of the Site is within Flood Zone 1, although the centre of the Site following the watercourse is located within Flood Zones 2 and 3.

Preliminary Green Belt analysis has confirmed that the Site makes a limited contribution to the defined Green Belt purposes, is of relatively low landscape sensitivity, and is not publicly accessible but is well related to the urban area and key public transport corridors. The Site meets the definition of 'Grey Belt' land under the National Planning Policy Framework (NPPF, 2024) and offers a strategic opportunity for early housing delivery in a borough that has to address significantly higher housing targets, as set out in the draft new London Plan, and which is experiencing a deteriorating housing supply position year on year.

The Site is not subject to any of the ecological, landscape or heritage designations covered by Footnote 7 of the NPPF, though it is noted the Grade II listed White Cottage is located immediately adjacent to the Site and careful consideration will need to be given to its setting and significance. With regards to 'Irreplaceable Habitats', the Site does not contain any Ancient Woodland or Veteran Trees. The Site is predominantly within Flood Zone 1 with some small areas of Flood Zone 2 and 3 within the centre of the Site associated with the River Pinn tributary, although this is not considered to preclude development. It is therefore considered there are no designations within Footnote 7 that provide a strong reason for refusing or restricting development on the Site.

The Proposed Development

The emerging proposals are framed around a design-led masterplan that delivers substantial public benefits, including but not limited to: 50% affordable housing (exceeding local and London Plan policy requirements); improved connectivity to the local centre and station; a minimum 10% biodiversity net gain (BNG); and the delivery of 50% of the total Site area as publicly accessible open space (c.5.4 hectares of new open space).

The quantum of development will deliver up to 325 new homes on the site. The emerging development proposals have been developed based on delivering 50% of new homes as affordable housing.

Emerging masterplan principles have been informed by a design-led and landscape-sensitive approach and include:

- Optimised housing density delivering a range of dwelling types and family-sized units (including a high proportion of affordable family homes).
- 50% affordable housing across the Site, above the Local Plan requirement.
- Clear street hierarchy and legible movement framework prioritising walking and cycling.
- Retention and enhancement of existing landscape features, including high-value trees and the SINC corridor.
- Buffers and setbacks from Joel Street, heritage assets and ecological areas, and retention of the watercourse corridor and buffer zone to adjacent woodland.
- 50% of the total Site area is delivered as accessible open space and green infrastructure.

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Registered address: HTA Design LLP, 75 Wallis Road, London E9 5LN



- Provision of new play spaces and landscape corridors to support biodiversity and community wellbeing.
- Deliver improvements to connectivity and public transport accessibility in the area.

Across the emerging scheme there has been a focus on providing a mix of dwelling sizes that contributes positively to the objectives of the Local Plan (Policy DMH 2) and the Strategic Market Housing Assessment (2018). There is a substantial borough-wide need for larger affordable and private market dwellings, particularly three-bedroom properties.

Requirement for EIA

The Proposed Development does not constitute Schedule 1 development, which includes large scale projects that are likely to have a significant environmental impact and for which EIA would be mandatory. It is, however, considered to constitute Schedule 2 development under paragraph 10(b) of Schedule 2 to the EIA Regulations, as an urban development project. The Proposed Development exceeds the applicable thresholds in Column 2 of Schedule 2 (Applicable thresholds and criteria) as it would include the provision of more than 150 dwellings and the overall site area of approximately 10.8 hectares exceeds the 5-hectare threshold.

For Schedule 2 development, EIA is required only where the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location. In determining whether likely significant effects arise, the Council must consider the relevant selection criteria in Schedule 3 of the EIA Regulations. This identifies three categories of assessment criteria:

- Characteristics of the development (including its design and size, cumulative effects with other existing and/or approved development, use of natural resources, waste production, pollution and nuisances, risk of major accidents and/or disasters, and risk to human health);
- Location of the development (with reference to the environmental sensitivity of the areas likely to be affected by the Proposed Development); and
- Types and characteristics of the potential impact (having regard in particular to the magnitude and spatial extent of any likely significant effects of the Proposed Development, its transboundary nature, complexity, probability and duration, frequency and reversibility).

National Planning Practice Guidance (PPG) advises that only a very small proportion of Schedule 2 developments will require EIA, and that urban development projects should be considered on their individual merits.

Indicative screening thresholds for urban development projects set out in PPG indicate that an EIA is unlikely to be required for development of land unless the new development is of a 'significantly greater scale' than the previous use, or the types of impact are of a 'markedly different nature', or there is a high level of contamination. The indicative screening thresholds also indicate that the key issues to consider are the physical scale of such developments and the potential increase in traffic, emissions and noise.

Whilst the greenfield nature of the Site and the proposed scale of residential development mean that landscape, ecology and heritage matters require careful consideration, they do not, of themselves, mean that EIA is required if anticipated effects are capable of being assessed and mitigated through robust technical planning application documents and the use of planning conditions.

For the reasons set out below, it is considered that the Proposed Development is unlikely to give rise to significant environmental effects requiring EIA. The principal environmental matters can be assessed and controlled through the planning application process, supported by technical reports, mitigation embedded in the design and, where necessary, planning conditions and obligations.

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Development Characteristics

Size, Design and Land Use

The Proposed Development is for up to approximately 325 homes (Use Class C3) and associated landscape and access works subject to progressing the outline masterplan. Proposals for the Site have been developed based on detailed site analysis including opportunities and constraints, the wider context, and the aspirations of the development brief. The main objective of the proposals is to create a sustainable, high-quality residential neighbourhood, which responds sensitively to the opportunities and constraints presented.

The character of the surrounding area is predominantly suburban residential presenting as typical London Metroland. The proposed residential nature of the Proposed Development is compatible with the surrounding context and land use. The Site lies in a transitional area between established suburban housing and a landscape influenced by woodland and open space. The surrounding area is dominated by suburban street patterns and forms a large area of Metroland, comprised predominantly of inter-war suburban housing.

The proposed housing typologies have been carefully designed to respond to the prevailing suburban character, with the majority of dwellings limited to 2–3 storeys, reinforcing the established scale, grain, and residential character of the surrounding Metroland context while providing an appropriate transition to the adjacent woodland and open space. The maximum building heights will be up to 5 storeys.

A preliminary Landscape, Townscape and Visual Impact Technical Note has been prepared by Fabrik sets out that the Site is considered to have medium–high landscape sensitivity at the local level, influenced by its proximity to the ecological corridor along the brook. There are relatively few visual receptors with open views of the Site, and these are not considered to be highly sensitive.

While the introduction of built development on a greenfield site would result in some landscape and visual harm, this harm is expected to be limited to the Site and its immediate surroundings. The Site also has potential to deliver a number of compensatory measures in line with PPG.

A landscape-led approach has informed the emerging masterplan proposals, responding to the Site's sensitivity and its landscape and visual constraints and opportunities. The parameters have been designed to minimise potential effects and to allow for a sensitively designed, residential-led development that maintains a sense of openness from key areas of the public realm.

The Proposed Development can be suitably accommodated and delivered within the Application Site and the design and siting of the buildings will be developed with consideration to its environmental surroundings.

The planning application will include sufficient parameter and design information to enable the Council to assess scale, massing, amenity, townscape and other technical aspects of the Proposed Development. This is expected to include Parameter Plans, Design Code, Development Specification, Design and Access Statement, Planning Statement, Landscape, Townscape and Visual Impact Assessment, Daylight, Sunlight and Overshadowing Assessment, detailed assessment of transport and highways impacts and other relevant technical assessments to demonstrate the proposed nature and scale of development is acceptable and can be adequately mitigated, where necessary.

Cumulative Development Impacts

A review of the Council's online planning register has been undertaken to identify existing, approved and reasonably foreseeable development which could interact with the Proposed Development and give rise to cumulative environmental effects. The majority of nearby applications comprise minor development, including

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householder works, changes of use and tree works, and are not considered likely to result in significant cumulative effects with the Proposed Development.

Use of Natural Resources

The Proposed Development would make sensitive use of a greenfield site in a sustainable suburban location. The proposals are based on 50% of the total Site area being delivered as accessible open space and green infrastructure. This is centred around the retention and enhancement of the landscape and habitat features of greatest value on site.

The Greater London Authority (GLA) London-Wide Green Belt Assessment, published in July 2026, assesses the application site (Parcel HI41) as being significantly contained by surrounding development and having a strong relationship with the adjoining built-up area. Consequently, the assessment concludes that the site makes a weak or no contribution to Green Belt Purpose A (to check the unrestricted sprawl of large built-up areas). In relation to Purpose B (to prevent neighbouring towns from merging), the assessment similarly identifies the site as making a weak or no contribution to Green Belt purposes C and D.

Overall, the assessment concludes that Parcel HI41 comprises a notably contained pocket of Green Belt that is predominantly associated with the surrounding urban area and is largely isolated from the wider open countryside. On this basis, the parcel is considered to make no more than a weak or no contribution to the purposes of the Green Belt.

The scheme will be subject to the mandatory Biodiversity Net Gain ('BNG') requirement under Schedule 7A of the Town and Country Planning Act, with a commitment to achieving at least 10% net gain across area-based, linear, and watercourse habitats. Proposals will also seek to maximise on-site UGF. All of this uplift is intended to be delivered on-site through integrated green infrastructure and targeted watercourse enhancements.

The Proposed Development would not involve any significant or unusual use of natural resources and would not result in the use of natural resources that are considered to be in short supply.

Overall, the Proposed Development would not make use of natural resources in a way which would give rise to significant environmental effects requiring further assessment through the EIA process.

Production of Waste

Site preparation, earthworks and any necessary demolition of existing farm structures will generate construction and excavation waste. These materials will be characterised, handled, stored, transported and disposed of or reused in accordance with a Site Waste Management Plan and CEMP.

During the operational stage, there is likely to be a greater amount of waste generated due to the proposed number of homes on the Site. However, this will be managed through an Operational Waste Management Plan, which will identify the amount of waste to be generated across different streams and how this will be suitably stored, managed and collected on-site in line with relevant Council guidance. The Operational Waste Management Plan can be secured by the LPA as part of the planning application process to ensure that the additional waste generated by the households on the Site can be accommodated for within their wider waste strategy for the borough.

Subject to these standard controls, significant environmental effects are not anticipated, and the production of waste is not of a particular significance for the purpose of EIA.

Pollution, Nuisance and Contamination

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Registered address: HTA Design LLP, 75 Wallis Road, London E9 5LN



The Site is greenfield grazing land with no known significant history of contamination. There is no equivalent former industrial use to that which can characterise brownfield sites, and therefore contamination is not considered to be a principal screening consideration. The application will nonetheless be supported by a Ground Conditions Assessment to confirm the position with regard to any residual contamination risks, and planning conditions can be used to secure any necessary investigation and mitigation agreed with the LPA.

There is the potential for minor air quality, noise, nuisance and dust impacts during the construction stages of the development. However, these will be appropriately controlled through the measures implemented through a CEMP, which can be secured through a planning condition. This will include hours of permitted construction activity which will avoid unsociable hours where the risk of causing nuisance would be greater. Further mitigation within the CEMP will include adopting best practice construction methods including dust and air quality management. In addition, construction vehicle routing will be detailed within an Outline Construction Logistics Plan which will further minimise emissions and impacts. Overall, these measures are anticipated to result in impacts which would not be significant in nature.

Noise and Vibration

Noise is a relevant design consideration due to proximity of the Application Site to Joel Street and the local road network. A Noise Impact Assessment will be prepared to support the planning application and will assess baseline conditions and the impacts on future occupiers. Appropriate façade specifications, glazing performance and ventilation measures can be incorporated through detailed design to ensure that acceptable internal noise levels can be achieved. These are design issues that can be addressed through detailed design and controlled by the LPA through the use of planning conditions. It is therefore considered that EIA is not required in this regard.

Air Quality

Air quality is a relevant consideration given the borough-wide AQMA designation and the scale of the Proposed Development; it is not considered likely to give rise to significant environmental effects for the purposes of the EIA Regulations. Construction-phase dust and emissions effects are temporary and capable of being effectively managed through a CEMP. Operational traffic-related effects will be proportionate to the scale of the development and can be assessed and mitigated through a standalone Air Quality Assessment submitted with the planning application, supported by Travel Plan measures, sustainable transport infrastructure.

Transport, Access and Parking

The Proposed Development will generate movement and servicing demands. A Transport Assessment will assess baseline conditions, trip generation, distribution, junction capacity, safety, servicing, walking/cycling/public transport accessibility, cumulative development and any required highway mitigation. A Travel Plan, Outline Delivery and Servicing Plan, Outline Construction Logistics Plan, high-quality cycle parking and EV charging infrastructure will form part of the application and can be secured by condition and obligation.

The Site has a Public Transport Accessibility Level ('PTAL') of between 1 to 3, with the frontage along Joel Street being within an area of 3, 47% of the remainder of the Site being within an area of 2 and 42% being within an area of 1a–1b. Whilst a PTAL of 1–2 denotes a relatively poor level of public transport access, there are practical sustainable transport opportunities within reasonable walking distance. These include multiple bus stops on Joel Street and Norwich Road adjacent to the western boundary of the Site. Northwood Hills Underground Station (Metropolitan Line) is located 500m to the north of the Site entrance and provides access to Central London within 40 minutes.

The Transport Assessment will set out how the scheme has been designed and will be operated to ensure that any highways impacts would not be significantly adverse in nature. It will also outline the measures incorporated into the proposals to encourage active and sustainable modes of transport, including secure and well-designed

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cycle parking areas and accessible public realm within the Site. On this basis, it is considered that impacts as a result of transport, parking and servicing would not be significant in nature.

Risk of Major Accidents and Disasters

The Proposed Development would not involve the storage or use of hazardous substances in quantities likely to generate a major accident risk. Flood risk is addressed below. Subject to standard controls, no significant effects associated with major accidents or disasters are anticipated.

Risk to Human Health

Potential human health effects relate primarily to construction dust/noise, air quality, flood safety and future residential amenity in relation to noise. Each matter can be assessed and appropriately mitigated through established technical reports and controlled through design, CEMP controls, Travel Plan measures, façade and ventilation specification and drainage design. The planning application will also address wider health determinants, including access to housing, open space, active travel, air quality, noise, community safety and healthy design.

Development Location

The Site is physically and functionally related to the urban area, of relatively low landscape and ecological value, and well-connected to public transport and local amenities. On this basis, it represents a logical and sustainable location for new housing, consistent with national and London-wide growth priorities.

Whilst the Site carries a Green Belt designation, it has been demonstrated through the accompanying Green Belt Assessment and in the GLA's London Wide Green Belt Assessment that the Site meets the NPPF (2024) definition of 'Grey Belt'. Overall, the Site is considered to make no contribution to Purposes A and B and a weak contribution to Purpose D. The Site does not therefore strongly contribute to any of purposes (a), (b) or (d) relative to paragraph 143 of the NPPF. The location is not subject to national or international landscape or heritage designations, although local environmental sensitivities are present, including the SINC watercourse corridor, flood risk, heritage assets and known ecology.

These local sensitivities are important planning and design considerations, but they are not of a type or level of sensitivity that would, individually or cumulatively, make significant environmental effects likely in EIA terms. They can be assessed through standard technical planning application documentation including Flood Risk Assessment, Heritage Assessment and Ecological Impact Assessment and managed through embedded mitigation, conditions and obligations.

Flood Risk and Drainage

The Environment Agency's Flood Map for Planning shows the majority of the Site is within Flood Zone 1, although the centre of the Site following the watercourse is located within Flood Zones 2 and 3.

Stantec have undertaken a site-specific hydraulic modelling assessment of the Site to quantify the risk of flooding from the tributary of the River Pinn running through the centre of the Site and the overland flow route in the west of the Site. This assessment is submitted in support of this pre-application submission.

The modelled flood extent west of Joel Street Ditch is smaller than that shown on the Environment Agency Flood Map for Planning, reflecting more refined local topographic and hydrological data. The maximum flood depth recorded within the 1 in 100-year plus 21% climate change (CC) scenario was 0.37m.

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The findings of the initial modelling have directly informed the masterplan layout and detailed drainage strategy for the Site, ensuring development is directed away from areas of residual flood risk. The Proposed Development of the Site would not trigger the requirement for the sequential flood testing. This will be set out in a detailed site-specific Flood Risk Assessment (FRA) in accordance with the approach set out in PPG. Significant flood risk effects are not therefore anticipated.

Ecology, Biodiversity and Trees

The emerging masterplan has been informed by the requirements of adopted Local Policy EM7 and relevant London Plan policies on Green Infrastructure, Biodiversity, and Urban Greening (Policies G5–G7). The Site includes a section of SINC associated with a tree-lined watercourse corridor running centrally through the Site.

The masterplan has been developed to respond positively to ecological constraints and to deliver measurable environmental enhancements in line with the mitigation hierarchy. Existing crossing points over the SINC watercourse are utilised to avoid additional disturbance, and buffer zones have been incorporated to protect the watercourse and adjacent woodland parcels from construction and operational effects.

The Site has potential to support a range of protected and notable species, including bats, badgers, birds, amphibians, and riparian species. Targeted surveys have been undertaken to confirm species presence and inform the proposals. The emerging masterplan includes the retention and enhancement of the central watercourse corridor and buffering of adjacent woodland, supporting ecological connectivity and delivering measurable biodiversity benefits in accordance with London Plan Policy G6.

A programme of ecological surveys has been undertaken to inform the emerging proposals and establish baseline conditions across the Site. In terms of designated sites, Ruislip Wood Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR), designated for its ancient woodland habitat, invertebrates and breeding birds, is located approximately 0.6 km to the west of the Site. The Proposed Development triggers the constraints criteria associated with this designation by virtue of the introduction of new dwellings and associated infrastructure, and engagement with Natural England will accordingly be required as part of the planning application process.

A further three Local Nature Reserves (LNR) and Local Wildlife Sites (LWS) designated for their habitats are present within 2 km of the Site, alongside seven borough grade 1 importance sites, the closest of which is the River Pinn Corridor near Northwood Hills, approximately 0.2 km to the west, and eight borough grade 2 importance sites, with St Vincents Hospital Meadow located approximately 0.2 km to the west. Five local importance sites are also present within 2 km, the closest being the River Pinn near Eastcote, approximately 0.5 km to the south. In terms of habitats, UKHab surveys completed in April 2025 established that the Site is largely dominated by moderately modified grassland that has succeeded following historic arable use.

Priority habitats are present in the form of trees, woodland, the river corridor and hedgerows, with a MoRPH survey of the watercourse completed in June 2025 confirming the river to be in moderate condition. Two Invasive Non-Native Species (INNS) have been recorded within the Site, comprising three-cornered leek within the woodland and variegated yellow archangel along the river corridor in proximity to residential properties; appropriate management of these species will be addressed within the detailed ecological mitigation strategy.

With regard to protected species, a badger survey completed in February 2025 identified a potential main sett outside of but close to the northern boundary of the Site, which will require further assessment and appropriate mitigation to be agreed with the LPA. A 30-metre offset zone has been adopted in response to the identified main badger sett.

Bat surveys are ongoing, comprising monthly static detector monitoring and seasonal transect surveys, with a Ground Level Transect Assessment (GLTA) completed in February 2025 identifying a number of trees assessed as having Features of Affinity for Roosting (FAR); these trees will require further survey works should the emerging

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development impact their location or require their removal. Notwithstanding the ecological sensitivities identified, these matters are well-understood and capable of being addressed through the planning application process.

A full Ecological Impact Assessment, Biodiversity Net Gain Assessment, species-specific survey reports and a detailed Landscape and Ecological Management Plan will be submitted with the planning application, and no likely significant ecological effects requiring EIA are anticipated.

Archaeology and Heritage

An initial heritage review has been prepared by Portico Heritage to inform the emerging masterplan framework. The assessment covers three heritage assets within the study area: one designated asset (White Cottage) and two non-designated assets associated with Joel Street Farm.

Overall, the emerging development proposals are anticipated to result in only a small impact on the setting of the identified assets, equating to a low level of less than substantial harm in respect of White Cottage and a low level of less than substantial harm to the setting of Joel Street Farm. In line with the NPPF, such impacts have the potential to be outweighed by the public benefits delivered through the proposals.

Further evaluation and mitigation can be secured through the planning process. Significant heritage effects requiring EIA are not therefore anticipated.

Type and Characteristics of Potential Impacts

The potential impacts of the Proposed Development would be primarily localised and typical of large-scale suburban residential development on a greenfield site. Construction impacts would be temporary, reversible and capable of mitigation through a CEMP, CLP and contractor controls. Operational impacts would be permanent but are capable of being assessed and mitigated through design, transport planning, parking management, Travel Plan commitments, waste and servicing management, landscape and drainage strategies, façade and ventilation specification and ongoing site management.

The potential impacts would not be transboundary, would not affect nationally or internationally designated environmental receptors, and would not be unusually complex in EIA terms. The main effects to be assessed at application stage relate to landscape and visual impact, transport, flood risk and drainage, ecology and biodiversity net gain, trees, archaeology and heritage. These can be addressed through standalone technical reports submitted as part of the Outline Planning Application rather than an Environmental Statement.

Conclusion

The Proposed Development constitutes Schedule 2 development under paragraph 10(b) of Schedule 2 to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, as it is an urban development project exceeding 150 dwellings and with a site area exceeding 5 hectares. It is not Schedule 1 development, and the Site is not located within a sensitive area as defined by the EIA Regulations.

Having regard to the selection criteria in Schedule 3, the Proposed Development is not considered likely to give rise to significant environmental effects requiring EIA. The Site meets the NPPF definition of 'Grey Belt', meaning it contributes minimally to the strategic purposes of the wider Metropolitan Green Belt. Its development would not compromise the openness, visual amenity, or environmental function of the surrounding Green Belt. By utilising Grey Belt land efficiently, the Site provides a rare opportunity to meet housing needs without undermining the wider Green Belt designation.

Registered company no.: 0C381717

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The principal environmental considerations are landscape and visual impact, ecology and the SINC watercourse corridor, flood risk, and heritage. These are material technical issues, but they are well understood and can be addressed through the technical reports outlined above, with mitigation embedded in the design and secured through the planning and regulatory process.

Other potential effects, including transport and highways, flood risk and drainage, biodiversity net gain, trees, archaeology, heritage, waste, construction management, are localised and capable of being assessed through standalone technical reports submitted with the planning application. Where necessary, mitigation can be embedded in the design and secured by planning conditions and obligations. Accordingly, an Environmental Statement is not required.

We trust that the information supplied is sufficient for the Council to screen the Proposed Development under the EIA Regulations. As set out in Regulation 6, the Council is requested to adopt its screening opinion within three weeks beginning with the date of receipt of this request, unless an extension is agreed in writing.

Please do not hesitate to contact me should you have any queries about this request or in relation to forming your opinion, and I look forward to hearing from you.

Yours sincerely,

Robert Nicholas
Associate Planner

robert.nicholas@hta.co.uk

Cc:
Ben Peirson
Oliver Taylor

