
Former Imperial College Private Ground

Environmental Impact Assessment Screening Report

April 2017



Commitment to
Excellence in EIA

Former Imperial College Private Ground

Environmental Impact Assessment Screening Report

Prepared on behalf of Quantum Group

Job Number:	25615/A5/EIAScreening	25615/A5/EIAScreening
Status:	Draft	Final
Issue/Rev:	01	02
Date:	29 th March 2017	10 th April 2017
Prepared by:	Hannah Bedding	Hannah Bedding
Checked by:	Lucy Wood	Lucy Wood

Barton Willmore LLP
7 Soho Square
London
W1D 3QB

Tel: 020 7446 6888



COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Barton Willmore LLP.

All Barton Willmore stationery is produced using recycled or FSC paper and vegetable oil based inks.

CONTENTS

1.0	INTRODUCTION	1
2.0	SITE AND PROPOSED DEVELOPMENT	3
3.0	SCREENING ASSESSMENT	5
4.0	CONCLUSION	16

APPENDICES

APPENDIX 1: SITE LOCATION PLAN

1.0 INTRODUCTION

- 1.1 This report has been prepared by Barton Willmore, Institute of Environmental Management and Assessment (IEMA) qualified assessors and Environmental Impact Assessment (EIA) Quality Mark registrants, on behalf of Quantum Group. The report accompanies a request to the Royal Borough of Richmond upon Thames (RBR) to adopt a screening opinion to determine whether the proposed development of up to 130 retirement living homes with associated communal facilities and parking, GP surgery, playing pitches, new clubhouse with community facilities, crèche and play area and a public park on the Former Imperial College Private Ground at Udney Park Road, constitutes EIA development.
- 1.2 This report reflects the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011¹ (the "EIA Regulations") and in accordance with Regulation 5 of the EIA Regulations, this report contains:
- A plan sufficient to identify the land;
 - A brief description of the nature and purpose of the development and of its possible effects on the environment; and
 - Other information the applicant wishes to provide.

Requirement for EIA

- 1.3 In order to determine whether the proposed development is 'EIA development', regard must be had for the EIA Regulations and supporting Planning Practice Guidance (PPG)².
- 1.4 EIA development is defined by the EIA Regulations as development:
- "likely to have significant effects on the environment by virtue of factors such as its nature, size or location".*
- 1.5 EIA development falls into two Schedules of the EIA Regulations. EIA is mandatory for developments listed within Schedule 1. Schedule 2 developments require EIA if they would lead to likely significant effects on the environment.
- 1.6 In deciding whether a Schedule 2 development is EIA development, Regulation 4(6) states:

¹ SI 2011/1824 as amended by the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015 (No. 660)

² DCLG, 2015, online access: <http://planningguidance.planningportal.gov.uk/blog/guidance/environmental-impact-assessment/>

"Where a local planning authority ... has to decide under these Regulations whether Schedule 2 development is EIA development ... the authority ... shall take into account in making that decision such of the selection criteria set out in Schedule 3 as are relevant to the development."

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

2.0 SITE AND PROPOSED DEVELOPMENT

Site Context

- 2.1 The site (see Appendix 1) is located within RBR, approximately 2km to the south of Twickenham and 2km to the north east of Kingston-Upon-Thames.
- 2.2 Residential development is located on the southern, western and eastern boundaries of the site, along Cromwell Road, Udney Park Road and Kingston Lane, respectively. As well as residential dwellings, Fullerton Court is located to the north of the site which is a retirement facility for the elderly. Residential development is located further north along with Teddington's High Street. Udney Hall Gardens and a sports ground is located to the east of the site with the River Thames located beyond. Residential development and Collis Primary School are located further south of the site along with the South West Trains railway line servicing Twickenham and providing connections to London Waterloo and Shepperton. Bushy Park, the second largest of London's Royal Parks, is located approximately 360m to the south of the site, beyond the B358.

Site Description

- 2.3 The site extends to approximately 5.2 hectares (ha) and is an area of private grounds leased out to local sports clubs on an ad hoc basis. Tennis courts are located in the south western corner of the site and other sports pitches (including rugby and cricket pitches) make up the remainder of the athletics ground. A pavilion is located on the western boundary of the site.

Proposed Development

- 2.4 The proposed development comprises the following:
- Up to 130 extra care retirement homes (mix of 1,2 and 3 beds);
 - Communal facilities;
 - Underground car park (approximately 80 spaces);
 - GP Surgery (including approximately 20 car parking spaces);
 - Conversion of the existing two storey pavilion on site to assisted living accommodation with parking;
 - A new clubhouse with community facilities, crèche and play area;
 - A new 3G playing pitch;
 - A multi-use games area (MUGA) pitch to replace existing
 - Assorted grass pitches; and

- A new public park.

2.5 The development will rise to a maximum of four storeys above ground (approximately 25m Above Ordnance Datum).

3.0 SCREENING ASSESSMENT

Introduction

- 3.1 In determining whether the proposed development constitutes EIA development, consideration should be had to the following:
- If the proposed development is of a type listed in Schedule 1;
 - If not, whether it is listed in Schedule 2;
 - Is it located within a sensitive area;
 - It meets any of the relevant thresholds and criteria set out in Schedule 2; and/or
 - Would it lead to likely significant effects on the environment.
- 3.2 These points are explored further in this section with reference to the EIA Regulations and supporting Planning Practice Guidance (PPG).

Schedule 1 Projects

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

Schedule 2 Projects

- 3.4 EIA is discretionary for projects listed in Schedule 2. If the development proposed is of a type listed in Schedule 2 then it may be classified as EIA development depending on the location of the development (i.e. if it is within a sensitive area) and/or whether it meets any of the relevant thresholds or criteria in Column 2.
- 3.5 Sensitive areas are defined in the EIA Regulations as:
- Sites of Special Scientific Interest and European Sites;
 - National Parks, the Broads, and Areas of Outstanding Natural Beauty;
 - World Heritage Sites and Scheduled Monuments.
- 3.6 In certain cases, local designations which are not included in the definition of sensitive areas, but which are nonetheless environmentally sensitive, may also be relevant in determining whether an assessment is required. Furthermore, in considering the sensitivity of a particular

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

- 3.7 The proposed development falls within category 10 of Schedule 2, 'Infrastructure Projects', sub-section (b) 'Urban Development' Projects. The site is not located in a sensitive area and therefore the thresholds should be applied. The thresholds for urban development projects as set out in Schedule 2 relate to developments that "*include more than 150 dwellings or the overall area of the development exceeds 5 hectares*". The proposed development does not exceed 150 units however the area of development exceeds 5ha. Accordingly, this screening assessment has been prepared to determine whether the proposed development would be likely to result in significant environmental effects. In order to achieve this, Schedule 3 of the EIA Regulations and the Planning Practice Guidance need to be taken into account. Information on these are set out below.

Schedule 3

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

Characteristics:

- The size of the development;
- The cumulation with other development;
- The use of natural resources;
- The production of waste;
- Pollution and nuisances; and
- The risk of accidents, having regard in particular to substances or technologies used.

Location:

- The existing land use;
- The relative abundance, quality and regenerative capacity of natural resources in the area; and
- The absorption capacity of the natural environment.

Potential Impact:

- The extent of the impact (geographical area and size of the affected population);
- The transfrontier nature of the impact;
- The magnitude and complexity of the impact;
- The probability of the impact; and
- The duration, frequency and reversibility of the impact.

Consideration of Cumulative Effects

3.9 Schedule 4 of the EIA Regulations requires consideration of a proposed development cumulatively with other development. Guidance on the consideration of cumulative effects in the EIA screening process is set out in the PPG:

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

3.10 Table 1 identifies the committed developments to be included within a consideration of cumulative effects. The developments included below are yet to be approved by RBR and therefore do not constitute an 'existing or approved development' as defined in the PPG. However, they may become approved in the application's determination period so have been listed here and included under a consideration of cumulative effects.

Table 1: Committed Developments

Scheme	Description	Distance from Site	Status
2 High Street, Teddington (Ref. 16/2647/FUL)	Demolition of the existing office (B1a) building (395 sq.m) and the erection of a part six / five-storey mixed-use building with a ground floor office / commercial unit (300 sq.m) and 22 (11 x 1 and 11 x 2 bed) affordable 'shared ownership' apartments above with 10 car parking provided at basement level including associated works.	Approx. 430m to the north west of the site	Pending consideration
St Michaels Convent, 56 Ham Common (Ref. 16/3552/FUL)	Conversion and extension of the existing convent buildings (following demolition of some mid-20th century extensions), together with new build apartments and houses, to provide a	Approx. 1.7km to the north east of the site	Pending consideration

Scheme	Description	Distance from Site	Status
	total of 23 residential retirement units, an estate managers office and meeting rooms, parking and associated works within a landscaped site, with access via Ham Common.		
63 – 71 High Street, Hampton Hill (Ref. 16/4553/FUL)	Demolition of existing buildings on site and erection of a group of part three, part four storey buildings around outer and inner landscaped courts comprising 8 townhouses and 31 apartments and two non-residential units on the High Street frontage (102.5m ² GIA) and (131.5m ² GIA) for use as A1(retail: non-food) and/or A3 (cafe) and/or B1 (offices) and/or D1 (clinics / creche / non-residential education and training centre) together with the formation of a basement to provide ancillary car parking (45 spaces) cycle storage (65 spaces) refuse storage rooms and plant rooms.	Approx. 2km to the west of the site	Pending consideration
Twickenham Railway Station, London Road (Ref. 10/3465/FUL)	Detailed application for the demolition of existing station building and access gantries to the platforms and redevelopment to provide; a podium across the existing railway lines; a new station concourse with stair and lifts to platform level; three buildings ranging in height between 8 storeys and 3 storeys comprising 165 residential units, 734 sqm of flexible Use Class A1 (shops), A2 (financial and professional services), A3 (restaurant and café) and D2 (leisure) floorspace, plant space including a combined heat and power plant, and green roofs; sustainable transport facilities to include a taxi rank, kiss and ride and car club spaces, 35 commuter car parking spaces (including disabled spaces), residents disabled spaces, delivery and servicing spaces, electric car charging points, 250 cycle spaces for commuters and 208 cycle spaces for residents; provision of a new station plaza, river walkway including children's playspace, soft and hard landscaping; and off site highway works to include the relocation of the existing bus stop.	Approx. 2.7km to the north of the site.	Pending consideration
Police Station 60-68 Station Road, Hampton (Ref. 16/0606/FUL)	Full application for the retention of former police station building with partial demolition of the rear wings of the police station and demolition of the rear garages and the construction of 28 residential units (4 x 1 bedroom, 12 x 2 bedroom, 10	Approx. 2.8km to the south west of the site	Pending consideration

Scheme	Description	Distance from Site	Status
	x 3 bedroom and 2 x 4 bedroom) and associated access, servicing, cycle parking and landscaping (The proposal has been amended to include setting back the top floor away from the eastern boundary of the site; roof design on Plots 24 to 28 amended; and amendments to unit mix).		

Planning Practice Guidance

- 3.11 Paragraphs 057 and 058 of PPG provide guidance to help determine whether significant effects are likely. In general, the more environmentally sensitive the location, the lower the threshold will be at which significant effects are likely. Table 2 below sets out indicative criteria and thresholds identified in the PPG along with some of the issues that are most likely to need to be considered in determining the whether a development is likely to be EIA development.

Table 2: Planning Practice Guidance Indicative Screening Criteria

Development type	Indicative criteria and threshold	Key issues to consider
(b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas	Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination. Sites which have not previously been intensively developed: (i) area of the scheme is more than 5 hectares; or (ii) it would provide a total of more than 10,000 m ² of new commercial floorspace; or (iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).	Physical scale of such developments, potential increase in traffic, emissions and noise.

- 3.12 Table 3 sets out a review of all off the above criteria and requirements and specifically addresses the proposed development at the site.

Table 3: Screening Assessment for Development on Former Imperial College Private Ground

SCREENING CRITERIA	PROPOSED DEVELOPMENT
1. CHARACTERISTICS OF THE DEVELOPMENT	
(a) Size of the development	
Will the development be out of scale with the existing environment?	The site is currently private land, leased on an ad hoc basis to local sports clubs. The proposed development would provide up to 130 extra care retirement homes in close proximity to Fullerton Court, an existing extra care facility for the elderly. Also proposed are community and communal facilities, a GP surgery,

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	underground car park, conversion of the existing pavilion, sports pitches, new clubhouse (including a crèche and a play area) and a park. 3.8ha of the site will be gifted to the community for inclusive recreational and sporting use as per the existing use. In light of this context, the development would not be out of context with existing environment.
Will it lead to further consequential development or works?	No. The proposed development is a discrete proposal and includes all necessary works, including access. A Community Interest Company has been formed to receive the gift of 3.8ha. This is an independent company run by local people with the land held as an asset lock, meaning it must remain in public ownership in perpetuity.
(b) Accumulation with other development	
Are there potential cumulative impacts with other existing development or development not yet begun but for which planning permission exists?	<p>The following schemes have been included in a consideration of cumulative effects despite not receiving planning approval yet. It is considered that the schemes below could be granted planning permission within the determination period of the application so have been included under a consideration of cumulative effects.</p> <ul style="list-style-type: none"> • 2 High Street, Teddington (Ref. 16/2647/FUL); • St Michael's Convent, 56 Ham Common (Ref. 16/3552/FUL); • 63 – 71 High Street, Hampton Hill (Ref. 16/4553/FUL); • Twickenham Railway Station, London Road (Ref. 10/3465/FUL); and • Police Station, 60-68 Station Road, Hampton (Ref. 16/0606/FUL).
Should the application for this development be regarded as an integral part of a more substantial project? If so, can related developments which are subject to separate applications proceed independently?	No. The proposed development is a discrete project and could proceed independently.
(c) Use of natural resources	
Will construction or operation of the development use natural resources such as land, water, material or energy, especially any resources which are non-renewable or in short supply?	The proposed construction and operational phases of the development will use resources in terms of land, water and energy as would be expected for an urban development project.
(d) Production of waste	
Will the development produce wastes during construction or operation or decommissioning?	<p>Construction waste would be reused and recycled where possible.</p> <p>Operational waste would be disposed of in line with RBR requirements and managed in accordance with all applicable legislation.</p>
(e) Pollution and nuisances	
Will the development release any pollutants or any hazardous, toxic or noxious substances to air?	<p>During the construction phase of the proposed development, dust would be generated. Dust generation would be managed in accordance with standard best practice measures, enforced through a construction environmental management plan (CEMP) and is not anticipated to generate significant adverse effects.</p> <p>There would be emissions associated with plant and vehicles during the construction phase and from</p>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	<p>vehicles during the operation of the proposed development.</p> <p>The proposed development is primarily of residential use which is not associated with hazardous substances or toxic emissions to air. Furthermore, other uses proposed, such as sports pitches, GP surgeries and community facilities are also not likely to be associated with hazardous substances. There is not anticipated to be a requirement to store large volumes of hazardous materials. Any such materials would be stored and handled in accordance with relevant legislation.</p>
<p>Is there a potential risk from leachates or escape of wastes or other products/by-products that may constitute a contaminant in the environment?</p>	<p>Appropriate measures, in accordance with all relevant legislation, would be used to prevent accidental spillages of contaminants during the construction or operational phases of the proposed development. The land uses proposed are not highly contaminative and it is not expected that there is a high risk of contaminants being released into the environment.</p>
<p>Will the development cause noise and vibration or release of light, heat, energy or electromagnetic radiation?</p>	<p>The potential exists for noise effects to result from the construction processes associated with the proposed development. These effects will be managed in accordance with best practice measures, implemented through the CEMP and are not anticipated to generate significant adverse effects.</p> <p>Lighting would be designed carefully in accordance with relevant British Standards and Institute of Lighting Professionals (ILP) (2011) Guidance Notes for the Reduction of Obtrusive Light. It is proposed that the 3G and MUGA pitches will be lit following completion of the development.</p> <p>No electromagnetic radiation, heat or energy releases are expected other than those associated with normal residential development.</p>
<p>Will the development lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?</p>	<p>Hydrocarbons will be used as part of the construction phase of the development. This would involve plant and vehicle fuel and lubricants.</p> <p>Surface water run-off and foul water drainage will be managed on-site during the construction and operational phases. Sustainable drainage would be considered and appropriate drainage design would be included within the planning application documents including the Flood Risk Assessment (FRA).</p>
(f) Risk of accidents, having regard in particular to substances or technologies used	
<p>Will there be a risk of accidents during construction or operation of the development which would have effects on people or the environment?</p>	<p>During the construction phase, the contractor(s) would implement measures in accordance with Health and Safety legislation/requirements, and best practice to minimise the risks of accidents that would have effects on people or the environment. All such measures would form part of the CEMP. There are no anticipated significant risks of accidents during operation as the proposed development does not involve users dealing with hazardous substances.</p>
<p>Will the development involve use, storage, transport, handling or production of substances or materials which could be harmful to people or the environment (flora, fauna, water supplies)?</p>	<p>During the construction phase, certain materials may be present on the site which may be harmful to the environment. However, it is considered that through the implementation of appropriate environmental control measures in line with the relevant legislation there will be no significant environmental effects. The</p>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	operational development is not expected to involve the use, transport or production of substances or materials which could be harmful to the environment.
Other characteristics	
Potential physical changes (topography, land use, changes in water bodies etc.) from construction, operation or decommissioning of the development?	The principal land use will change from private grounds with underutilised and ad hoc sporting use to publicly accessible sport facilities, parkland and community facilities. Part of the site will change from private grounds to an extra care retirement facility with communal facilities and car parking, and GP surgery. There would be changes to the site during the construction phase. There will be no change to water bodies or topography.
2. LOCATION OF THE DEVELOPMENT	
(a) Existing land use	
Are there existing land uses on or around the location which could be affected by the development, e.g. residential, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying?	The site is currently private grounds leased on an ad hoc basis to local sports clubs. The proposed development is not considered likely to affect the surrounding residential areas and the existing extra care facility at Fullerton Court as these comprise similar land uses.
Is the development located in a previously undeveloped area where there will be loss of greenfield land?	The site comprises a private piece of land which is leased to local sports clubs. Sporting facilities are therefore present on site.
(b) Relative abundance, quality and regenerative capacity of natural resources in the area*	
<p>Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development?</p> <ul style="list-style-type: none"> • groundwater resources • surface waters • forestry • agriculture • fisheries • tourism • minerals 	<p>According to the Environment Agency website, the site is located within Flood Zone 1 and is at low risk of flooding from rivers and the sea. The site is not located within a groundwater Source Protection Zone (SPZ). There are no groundwater source protection zones on or adjacent to the site.</p> <p>None of the other features are present in or adjacent to the site.</p>
(c) Absorption capacity of the natural environment**	
Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the development?	<p>There are no sensitive areas, as defined by the EIA Regulations, located within the site. The closest sensitive area to the site is the Bushy Park and Home Park Site of Special Scientific Interest (SSSI) which is located approximately 380m to the south of the site. A further three SSSIs are located within 5km of the site.</p> <p>There are nine Scheduled Monuments located within 5km of the site, the closest to the site being Old Brew House located approximately 2km to the west. Richmond Park Special Area of Conservation is located approximately 2.4km to the east of the site. This is also designated as a National Nature Reserve and a Registered Park and Garden. There are a further 12 Registered Parks and Gardens within 5km of the site, one being Bushy Park and Home Park which is mentioned above. The South West London Waterbodies are located 4.5km to the south west of site and are designated as a Special Protection Area and a Ramsar site.</p> <p>The nearest protected feature to the site is a Grade II listed building, Oak Cottage, located approximately 185m to the north of the site. A Grade II* listed</p>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	building, Church of St Alban, is also located approximately 270m to the north east of the site.
<p>Are there any other areas on or around the location which are important or sensitive for reasons of:</p> <ul style="list-style-type: none"> • wetlands; • coastal zones • mountains and forest areas; • nature reserves and parks; • Special Protection Areas and Special Areas of Conservation; • Areas in which environmental quality standards laid down in EU legislation have already been exceeded • Densely populated areas • Landscapes of historical, cultural or archaeological significance. 	None identified, see row above.
<p>Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected?</p>	<p>An ecological appraisal was conducted on site in March 2016 which confirmed that the site contained hardstanding, tall ruderal vegetation and surrounding hedgerows. Overall, the site was considered to have low ecological value.</p> <p>The pavilion building is considered to hold high potential for roosting bats due to numerous access points and roosting opportunities. As such, a Phase 2 bat survey will be completed for submission alongside the planning application.</p> <p>Hedgerows, scattered trees and ornamental planting on site provide nesting opportunities for birds. It has been recommended that any hedgerow removal be compensated by replacement native planting together with an initial management regime for the first few years of the development.</p> <p>Suitable reptile habitat was identified along the eastern boundary of the site in small areas of scrub. A reptile survey and mitigation may be required if suitable areas are to be impacted by the proposed development. If reptiles are confirmed, mitigation is likely to involve a Method Statement that either incorporates reptile habitat within the development or translocation of reptiles to a suitable off-site receptor.</p>
<p>Are there any inland, coastal, marine or underground waters on or around the location which could be affected?</p>	<p>According to the Environment Agency website, the site is located within Flood Zone 1 and is at low risk of flooding.</p> <p>The site is not located within or close to a groundwater SPZ.</p> <p>No other water bodies would be expected to be significantly affected by the proposed development.</p>
<p>Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?</p>	The site is not located within or adjacent to a groundwater SPZ.
<p>Are there any areas or features of high landscape or scenic value on or around the location which could be affected?</p>	The site is not located within an AONB and is surrounded by existing built development with a high percentage of the boundary protected with solid fencing reducing views into or from the site. There are no other known features of landscape importance

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	on or adjacent to the site. The landscape and townscape character of the site reflects the local landscape context. A Townscape and Visual Impact assessment will be prepared and submitted alongside the planning application.
Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected?	Cromwells Road, Udney Park Road and Kingston Lane form the southern, parts of the western and the eastern boundaries of the site. The A310 is located to the east of the site and connects Twickenham with Kingston upon Thames. The M3 motorway is located approximately 6km to the west of the site.
Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected?	The construction phases of the proposed development would involve changes to traffic movements (e.g. use of HGVs). There is likely to be an increased number of vehicles using the local road network once the proposed development is operational. A Transport Assessment would be submitted in support of the planning application.
Is the development in a location where it is likely to be highly visible to many people?	The potential for local views of the site exists from adjacent and nearby roads and residential development. A townscape and visual impact assessment will be submitted with the planning application which will address local and, where appropriate, long distance views.
Are there any areas or features of historic or cultural importance on or around the location which could be affected?	<p>The closest feature is a Grade II listed building, Oak Cottage, located approximately 185m to the north of the site. A Grade II* listed building, Church of St Alban, is also located approximately 270m to the north of the site. There are nine Scheduled Monuments located within 5km of the site, the closest to the site being Old Brew House located approximately 2km to the west. The site is not located within a conservation area.</p> <p>A Heritage Assessment has been prepared for the pavilion which is located on the site. This building has been assessed as having a negligible significance with any limited contribution that it might make to the surrounding townscape not linked to its specific form. It is a relatively modern building of functional vernacular design which has been altered and extended. This Heritage Assessment would be submitted alongside the planning application.</p>
Are there any areas on or around the location which are densely populated or built up, which could be affected?	Teddington is a town in the London Borough of Richmond and is mostly residential, containing 10,330 people (2011 census). Residential development surrounds the site. Noise from the development is likely to arise during the construction stage from construction plant however this would be managed in accordance with standard procedures. On completion of the development the main source of noise would be from traffic from users of the development however this will be small scale and where necessary will be addressed at the detailed design stage to mitigate any potential effects.
Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected?	The site is located within an Air Quality Management Area (AQMA) declared by the RBR due to levels of nitrogen dioxide (NO ₂) and particulate matter (PM ₁₀) exceeding national target levels for these pollutants.

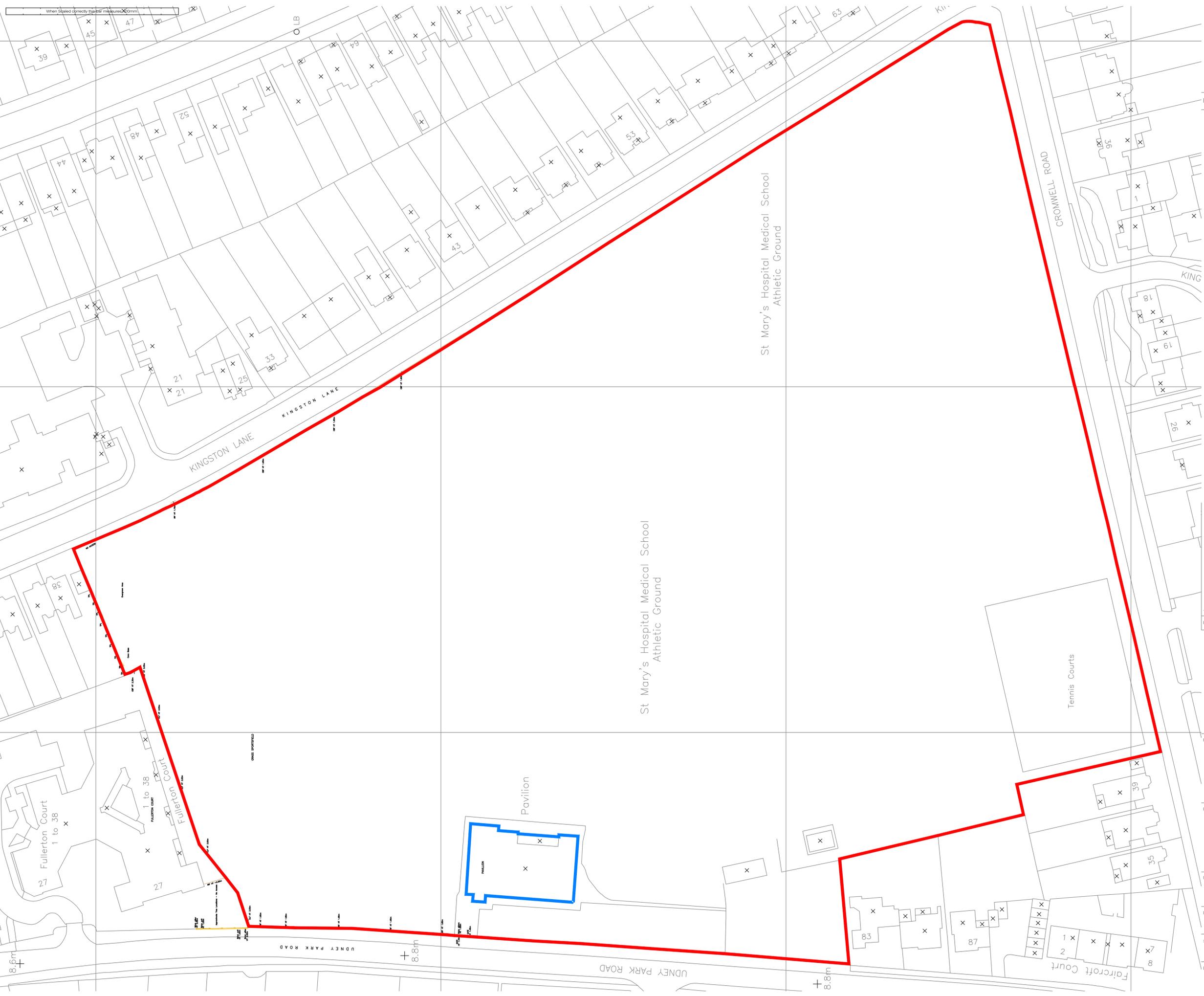
SCREENING CRITERIA	PROPOSED DEVELOPMENT
Is the location of the development susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the development to present environmental problems?	<p>According to the Environment Agency website, the site is located within Flood Zone 1 and is at low risk of flooding. A FRA would be submitted in support of the planning application.</p> <p>The site is not located within a groundwater SPZ.</p> <p>The site is located within an AQMA.</p> <p>The site is not considered susceptible to any other hazards.</p>
CHARACTERISTICS OF THE POTENTIAL IMPACT	
(a) Extent of the impact	
Will the effect extend over a large area?	No. This is confined to the site (approximately 5.2ha) and the land immediately adjacent.
Will many people be affected?	Residents/occupiers of surrounding properties and buildings will have the potential to be affected by the proposed development.
(b) Transboundary nature of the impact	
Will there be any potential for transboundary impact? (n.b. Development which has a significant effect on the environment in another Member State is likely to be very rare. It is for the Secretary of State to check Environmental Statements to decide whether there is likely to be such an effect in each case).	No.
(c) Magnitude and complexity of the impact	
Will there be a large change in environmental conditions?	No.
Will the effect be unusual in the area or particularly complex?	No.
Will many receptors other than people (fauna and flora, businesses, facilities) be affected?	This is considered to be unlikely. An Ecological Appraisal and Phase 2 bat survey will be submitted alongside the planning application.
Will valuable or scarce features or resources be affected?	No.
Is there a risk that environmental standards will be breached?	No.
Is there a risk that protected sites, areas, and features will be affected?	No.
d) Probability of the impact	
Is there a high probability of the effect occurring?	The effects of the proposed development can be clearly established and the probability of any effects determined with reasonable confidence.
Is there a low probability of a potentially highly significant effect?	As above.
(e) Duration, frequency and reversibility of the impact	
Will the effect continue for a long time?	Construction effects would be short term in duration and the operational effects would be long term.
Will the effect be permanent rather than temporary?	Construction effects would be temporary and the operational effects would be permanent.
Will the impact be continuous rather than intermittent?	Construction – intermittent Operation – continuous
If intermittent, will it be frequent rather than rare?	Frequent.
Will the impact be irreversible?	Construction – Yes Operation – No
Will it be difficult to avoid or reduce or repair or compensate for the effect?	No.

4.0 CONCLUSION

- 4.1 The screening assessment has considered whether the proposed development of up to 130 retirement living homes with associated communal facilities and parking, GP surgery, playing pitches, new clubhouse with community facilities, crèche and play area and a public park on the Former Imperial College Private Ground at Udney Park Road, is likely to give rise to significant effects on the environment.
- 4.2 The proposed development falls within Schedule 2, 10 (b) of the EIA Regulations, as an urban development project. The site is not located within a sensitive area as defined by the EIA Regulations but it falls above the indicative criteria and screening thresholds at more than 5 hectares in area. The proposed development's potential cumulation with other schemes in the vicinity of the site have been considered in the assessment.
- 4.3 With regard to the indicative criteria and thresholds identified in the PPG (set out in Table 2 above) it is considered that the proposals would be in keeping with the current nature and scale of the surrounding development. At up to 130 dwellings, the proposed development is significantly below the 1,000 dwelling threshold in the PPG where significant urbanising effects could occur. Due to the current use of the site as an athletics ground, high levels of contamination are not expected. It is considered that the principal environmental effects will relate to construction and operational increases in traffic movements and associated noise and air quality emissions, although as set out in Table 3, these effects could be managed in accordance with standard methods.
- 4.4 The screening assessment has identified that significant effects on the environment are not considered likely either alone or in combination with other development. The proposals would be small scale and effects could be managed in accordance with standard methods. The proposed development is therefore not considered to be formal EIA development as defined by the EIA Regulations.

APPENDIX 1

SITE LOCATION PLAN



This drawing is the copyright of QPD Ltd and may not be copied/reproduced or altered in anyway without written authority.
 Do Not Scale. Use figure dimensions.
 Check all dimensions on site before work proceeds, report discrepancies to Architect.
 If In Doubt Ask!!

NOTES:



Rev	Date	Description	Initials

Quantum Land Services
 170 Charminster Road, Charminster,
 Bournemouth, BH8 9RL
 Tel: 01202 531635
 Fax: 01202 531659
 Email: info@qbltd.co.uk
 Web: www.qbltd.co.uk

Project:
Teddington Playing Fields

Drawing Title:
Lease demise

Discipline:
LAND DEPARTMENT

Drawn by: SH
 Checked by:

Scale: 1:1000@A1
 Date: Feb/16

Drawing Number: **900-Lease**
 Revision: