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ES Chapter 2 - EIA Methodology

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THE CROWN
 ESTATE

East Hemel

2. EIA Methodology

2.1 Introduction

2.1.1 This Chapter sets out the methodology applied in undertaking the Environmental Impact Assessment (EIA), details the process of identifying the environmental issues to be addressed in the EIA, and the methods used to identify likely environmental effects and their significance.

2.1.2 Details pertaining to the assessment methodologies and significance criteria relating to each environmental topic considered in the Environmental Statement (ES) can be found by reference to **ES Volume 2, Chapters 7 to 17**.

2.2 General Approach

2.2.1 This ES was prepared to comply with the EIA Regulations¹ which implement Council Directive No. 2011/92/EU² as amended by Council Directive 2014/52/EU³. Reference was also made to currently available good practice guidance in EIA including:

- Institute of Environmental Management and Assessment's (IEMA) (now the Institute of Sustainability and Environmental Professionals (ISEP)) 'Guidelines for Environmental Impact Assessment' guidance⁴;
- Department for Communities and Local Government's 'Environmental Impact Assessment: A Guide to Good Practice and Procedures' guidance⁵;
- IEMA's 'Shaping Quality Development' guidance⁶;
- IEMA's 'Delivering Quality Development' guidance⁷;
- Ministry of Housing, Communities and Local Government (MHCLG) Planning Practice Guidance (PPG) Environmental Impact Assessment⁸; and
- Topic specific guidance referred to in **ES Volume 2, Chapters 7 to 17** where appropriate.

2.2.2 The assessment of likely significant environmental effects was based on current knowledge of the Site and its surrounding environment. The assessments addressed both the likely beneficial and adverse effects of the

¹ The Town and Country Planning (Environmental Impact Assessment) Regulations. 2017 as amended.

² Directive 2011/92/EU of the European Parliament and of the Council. December 2011.

³ Directive 2014/52/EU of the European Parliament and of the Council. April 2014.

⁴ IEMA (2004) Guidelines for Environmental Impact Assessment

⁵ Department for Local Communities and Local Government (2006) Environmental Impact Assessment: A guide to good practice and procedures

⁶ IEMA (2015) Environmental Impact Assessment Guide to Shaping Quality Development

⁷ IEMA (2016) Environmental Impact Assessment Guide to Delivering Quality Development

⁸ MHCLG (2024) Planning Practice Guidance. Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

Development during the Site enabling, demolition and construction works required to facilitate the Development (the 'Works') and of the completed and operational Development.

- 2.2.3 In line with legislative requirements, direct, indirect, secondary, cumulative, short-, medium-, long-term, permanent, temporary, beneficial and adverse effects are addressed where applicable. Transboundary effects are not considered applicable to this assessment. The approach taken in the assessment of cumulative effects and effect interactions is set out later in this Chapter and within **ES Volume 2, Chapter 18: Effect Interactions**.
- 2.2.4 As part of the EIA and design process, the design of the Development has evolved to take account of various environmental constraints and opportunities. In this respect, environmental desktop reviews, interim assessments of the emerging Development and relevant knowledge gained from environmental baseline surveys all worked to influence the evolution of the Development (refer to **ES Volume 2, Chapter 4: Alternatives and Design Evolution**). Consequently, a number of potentially significant adverse environmental effects were 'designed out' or reduced in severity as part of the overall EIA and design process. Similarly, where feasible, potentially significant beneficial environmental effects were encouraged. In undertaking the assessment of likely significant environmental effects, such embedded design measures (commonly also referred to as 'Primary Mitigation') were considered as inherent components of the Development (refer to **ES Volume 2, Chapter 5: The Development**).
- 2.2.5 Similarly, and in accordance with the IEMA best practice guidance⁹, when identifying likely significant environmental effects, any methods of environmental management or protection that *"...will be required regardless of any EIA assessment, as is imposed, for example, as a result of legislative requirements and / or standard sectorial practices..."* (commonly known as 'Tertiary Mitigation') were reasonably assumed to be implemented. Examples include (not exhaustive):
- Implementation of a Construction Environmental Management Plan (CEMP).
 - Considerate Contractor practices.
 - Remediation of contaminated land, appropriate to the end-use of the land.
- 2.2.6 Following the assessment of the Development's likely significant environmental effects (inherently accounting for Primary and Tertiary Mitigation), any remaining likely significant adverse effects were identified. Furthermore, additional methods to avoid, reduce, ameliorate and / or offset any remaining significant adverse environmental effects were formulated (commonly referred to as 'Secondary Mitigation'). Such additional mitigation, and any monitoring requirements necessary to ensure the efficacy of the mitigation measures, are set out in **ES Volume 2, Chapters 7 to 17** and within **Chapter 19**.
- 2.2.7 Following the identification of 'additional' Secondary Mitigation, the remaining likely significant residual effects of the Development were identified. The 'additional' Secondary Mitigation was reasonably assumed to be implemented.

⁹ IEMA (2015) Environmental Impact Assessment Guide to Shaping Quality Development

2.3 Scoping the EIA

2.3.1 'Scoping' is a voluntary, albeit helpful, component of the EIA process. It involves focussing the EIA (and hence the resultant ES) on the significant environmental effects that are likely to arise as a result of the Development, as opposed to every single environmental effect that 'might' result from the Development. This focussed and proportionate approach to EIA is encouraged within the online Planning Practice Guidance (PPG)¹⁰ which states:

"Whilst every ES should provide a full factual description of the development, the emphasis should be on the 'main' or 'significant' environmental effects to which a development is likely to give rise. The ES should be proportionate and not be any longer than is necessary to assess properly those effects. Where, for example, only one environmental factor is likely to be significantly affected, the assessment should focus on that issue only. Impacts which have little or no significance for the particular development in question will need only very brief treatment to indicate that their possible relevance has been considered."

2.3.2 The EIA Regulations provide an opportunity for applicants of planning applications to ask the relevant Local Planning Authority (LPA) to state in writing the information that ought to be provided in an ES. The result is a 'Scoping Opinion'. The Applicant recognised the value of seeking a Scoping Opinion from St Albans City and District Council (SADC) and Dacorum Borough Council (DBC) and so commissioned Avison Young to undertake an EIA Scoping Study.

2.3.3 The purpose of the EIA Scoping Study was to ensure that all relevant environmental issues in respect of the Development were identified from the outset and to confirm that the EIA process would conform to the requirements of the EIA Regulations.

2.3.4 The key issues to be addressed by the EIA were identified through liaison with statutory consultees, consideration of available environmental baseline information, together with professional judgement and relevant experience. The findings were presented in an EIA Scoping Report (see **ES Volume 3, Appendix 2.1**) The EIA Scoping Report was submitted to SADC and DBC on 9th December 2024 to provide both LPAs and the statutory consultees the opportunity to comment on the methodology proposed to be used for the EIA and the scope and content of the ES.

2.3.5 To form their Scoping Opinions, SADC and DBC consulted with a number of statutory consultees in accordance with the EIA Regulations in order to give consultees the opportunity to comment on the methodology proposed to be used for the EIA and the scope and content of the ES. A formal Scoping Opinion was issued by DBC and SADC on 29th and 31st January 2025 respectively (see **ES Volume 3, Appendix 2.2** and **Appendix 2.3**).

2.3.6 Via the EIA scoping process, it was identified that the Development would likely give rise to a number of significant environmental effects that would, therefore, warrant full assessments as part of the EIA process. These were categorised within the key environmental topics listed below:

¹⁰ <https://www.gov.uk/guidance/environmental-impact-assessment#Preparing-an-Environmental-Statement>.

- Landscape and Visual (refer to **ES Volume 2, Chapter 7: Landscape and Visual Effects**);
- Ecology and Nature Conservation (refer to **ES Volume 2, Chapter 8: Ecology and Nature Conservation**);
- Built Heritage and Archaeology (refer to **ES Volume 2, Chapter 9: Built Heritage and Archaeology**);
- Transport and Access (refer to **ES Volume 2, Chapter 10: Transport and Access**);
- Air Quality (refer to **ES Volume 2, Chapter 11: Air Quality**);
- Noise and Vibration (refer to **ES Volume 2, Chapter 12: Noise and Vibration**);
- Agricultural Land Use (refer to **ES Volume 2, Chapter 13: Agricultural Land Use**);
- Water Resources and Flood Risk (refer to **ES Volume 2, Chapter 14: Water Resources and Flood Risk**);
- Climate Change (refer to **ES Volume 2, Chapter 15: Climate Change**);
- Socio-economics (refer to **ES Volume 2, Chapter 16: Socio-economics**);
- Health (refer to **ES Volume 2, Chapter 17: Health**); and
- Effect interactions (refer to **ES Volume 2, Chapter 18: Effect Interactions**).

2.3.7 The EIA scoping process also identified that the Development would be unlikely to significantly affect a number of other environmental topics. This being the case, such environmental topics did not require full assessment and could be scoped out of the full EIA process and the ES. The following topics were scoped out:

- Lighting;
- Waste;
- Microclimate (Wind, Daylight, Sunlight and Overshadowing);
- Risk of Major Accidents and Disasters; and
- Ground Conditions.

2.3.8 Further information regarding the justification for scoping these insignificant effects out of the ES can be found by reference to the EIA Scoping Report and EIA Scoping Opinions in **ES Volume 3, Appendix 2.1, Appendix 2.2 and Appendix 2.3** respectively. Comments raised by statutory consultees have been considered when undertaking the various assessments within the EIA. An overview of the scoping responses received from statutory consultees can be found in each technical chapter (**ES Volume 2, Chapters 7 – 17**). Although scoped out of the EIA process, the planning application is accompanied by a suite of standalone documents that address the above scoped out topics, where required.

2.3.9 Reg 18 4) of the EIA Regulations states that '*an environmental statement must—*

(a) where a scoping opinion or direction has been issued in accordance with regulation 15 or 16, be based on the most recent scoping opinion or direction issued (so far as the proposed development remains materially the same as the proposed development which was subject to that opinion or direction);'

2.3.10 Since the receipt of the EIA Scoping Opinions there have been immaterial amendments to the Site boundary (Site area at the time of scoping was approximately 370 hectares compared to a current size of approximately 357 hectares). This reduction primarily relates to the removal of much of the site area to the east of the M1 (on which no Development was proposed as scoping stage). Other smaller amendments such as the inclusion of additional highways land along the western boundary have been made to the Site boundary however none of these changes to the site boundary would result in any change to the proposed scope of the EIA and methods of assessment.

2.3.11 In conclusion, despite these changes since receipt of the Scoping Opinions, it is considered that the proposed scope of the EIA and methods of assessment remain valid as the Development remains materially the same as the Development which was the subject of the Scoping Opinion.

2.4 Consultation

2.4.1 Consultation was carried out throughout the EIA process. The following stakeholder organisations were consulted either directly by the Applicant's EIA Team or through the LPAs as part of their own scoping consultations:

- SADC Archaeology Officer;
- SADC Listed Buildings and Conservation Officer;
- SADC Contaminated Land Officer;
- SADC Ecolytik on behalf of SADC Climate Change and Sustainability;
- Ricardo on behalf of SADC Environmental Compliance (Air Quality);
- Lockwood Environment on behalf of SADC Environmental Compliance (Noise);
- DBC Strategic Planning and Regeneration Officer;
- DBC Environmental and Community Protection Officer;
- DBC Rights of Way Officer;
- DBC Parks and Open Spaces Officer;
- DBC Trees and Woodlands Officer;
- DBC Conservation and Design Officer;
- Hertfordshire County Council (HCC) Growth and Infrastructure Unit;
- HCC Countryside and Public Rights of Way;
- HCC Healthy Places;
- HCC Public Health;
- HCC Minerals and Waste;
- HCC Historic Environment;
- HCC Landscape;

- HCC Local Lead Flood Authority;
- HCC Education;
- HCC Ecology;
- HCC Highways;
- Hertfordshire Constabulary (Crime Prevention Officer);
- Nash Mills Parish Council;
- Environment Agency;
- Natural England;
- Herts and Middlesex Butterfly Conservation;
- Herts and Middlesex Wildlife Trust;
- Royal Society for the Protection of Birds;
- Historic England;
- Chilterns Conservation Board
- The Chiltern Society
- Canal & River Trust
- Affinity Water;
- Thames Water;
- Affinity Water – Three Valleys Water;
- British Telecommunications PLC;
- British Gas;
- National Gas;
- British Pipeline Agency;
- National Grid;
- UK Power Networks;
- National Highways;
- National Air Traffic Services;
- Civil Aviation Authority;
- Active Travel England;
- Sport England;
- East of England Ambulance Service National Health Service (NHS) Trust;

- Hertfordshire and West Essex Integrated Care Board (ICB); and
- Forestry Commission.

2.4.2 All relevant comments from the consultees relating to the EIA, whether made directly to the Applicant's EIA Team or via the Scoping responses are addressed in **ES Volume 2, Chapters 7 to 17**.

2.5 Nature of the Planning Application and EIA Compliance

2.5.1 As noted in **ES Volume 2, Chapter 1: Introduction**, the Development is subject to an Outline Planning Application with all matters reserved save for access from the A414/Green Lane and access from the B487 Hemel Hempstead Road (Redbourn Road). Where an EIA is required, the description of the Development within the ES must be sufficient to enable the requirements of the EIA Regulations to be fulfilled, and in particular, to enable the likely significant environmental effects of the Development to be identified. More specifically, as a result of legal cases relating to the grant of planning permission for the Kingsway Business Park, Rochdale, the 'Rochdale Envelope Principle' is an accepted methodology for assessing the impacts in outline where full detail is not available. By setting through condition, and then assessing, the parameters for the Development, it is ensured that whatever is built pursuant to the Outline Planning Permission has been assessed.

2.5.2 Whilst the details of the highway layout for Site accesses from the A414/Green Lane and the B487 Hemel Hempstead Road (Redbourn Road) are to be submitted, the remainder of the Development submitted in outline will be supported by a series of parameter and testing plans which will define matters including land use, development area, height, green infrastructure, movement and access and structures for demolition. This enables the likely significant effects of the Development to be assessed and appropriate mitigation measures identified.

2.5.3 The Development Specification, which accompanies the Outline Planning Application, presents further information about the Development including the quantum of Development being applied for. The Spatial Principles section of the Development Specification sets out how the Development could be built out within the approved and tested parameters. Any outline planning permission granted would be subject to a condition requiring that information brought forward in the future for each key phase must conform with the parameter plans, testing plans and Development Specification.

2.5.4 The parameter plans, testing plans, quantum of development, spatial principles and detailed drawings for the A414/Green Lane and B487 Hemel Hempstead Road (Redbourn Road) accesses are described in **ES Volume 2: Main Text, Chapter 5: The Development**. The information contained therein was used for the purposes of undertaking the EIA and the preparation of this ES (**ES Volumes 1 to 3**).

2.6 Means of Assessment

2.6.1 The content and extent of the ES is based on the following:

- Review of the current situation through existing information, data and reports;

- Desk-top studies;
- Site surveys;
- Consideration of planning policies (national, regional and local), where relevant;
- Identification of likely environmental effects and an evaluation of their likely duration, magnitude, spatial extent and significance;
- Consideration of potential sensitive receptors;
- Professional judgement and expert opinion;
- Use of technical guidance and best practice; and
- Specific consultations with appropriate statutory and non-statutory consultees.

2.7 Evaluation of Significance

2.7.1 As previously noted, the EIA process as underpinned by the EIA Regulations aims to provide the determining authority with sufficient information regarding the “...*likely significant environmental effects*...” of a development to enable it to lawfully determine a planning application.

2.7.2 Likely environmental effects reported in this ES were predicted with reference to definitive standards and legislation, where available. Where it has not been possible to precisely quantify effects, qualitative assessments have been undertaken, based on available knowledge and professional judgement. Where uncertainty exists, this has been set out within **ES Volume 2, Chapter 7 to 17**.

2.7.3 The significance of predicted likely environmental effects was determined by reference to assessment criteria for each environmental topic considered and these are set out in **ES Volume 2, Chapter 7 to 17**. These criteria apply a common EIA approach of classifying effects (either beneficial or adverse) according to whether they are of minor significance, moderate significance, major significance or insignificant.

2.7.4 Specific criteria for each environmental topic scoped into this ES (**ES Volume 2, Chapter 7 to 17**) were developed, giving due regard to some or all of the following, as relevant:

- Extent, magnitude and reversibility of the effect;
- Duration of the effect (whether short-, medium- or long-term);
- Permanence of the effect (temporary or permanent);
- Nature of the effect (whether direct or indirect, reversible or irreversible);
- Performance against environmental quality standards or other relevant pollution control thresholds;
- Sensitivity of the environmental resource / receptors;
- Inter-relationship between effects;
- International, national or local standards;

- Relevant planning policy; and
- Compatibility with environmental policies, where applicable.

2.7.5 In order to provide a consistent approach to expressing the outcomes of the various assessments undertaken as part of the full EIA process the following terminology has been used throughout the ES. Effects have been expressed as either:

- **Insignificant:** No significant effect to an environmental resource or receptor;
- **Significant Adverse:** Detrimental or negative effects to an environmental resource or receptor; or
- **Significant Beneficial:** Advantageous or positive effect to an environmental resource or receptor.

2.7.6 Although there is no recognised definition of what constitutes a 'significant' effect, it is good practice to identify the degree of significance. In this ES (**ES Volumes 1 to 3**), where adverse or beneficial effects are identified, 'significance' was assessed as follows:

- **Minor significance:** Slight, very short or highly localised effect of low significance.
- **Moderate significance:** Noticeable effect (by extent, duration or magnitude) which may be considered significant.
- **Major significance:** Considerable effect (by extent, duration or magnitude) of more than local significance or in breach of recognised acceptability, legislation, policy or standards.

2.7.7 **ES Volume 2, Chapters 7 to 17** provide specific significance criteria for all environmental topics scoped into the full EIA process and ES. Where possible such significance criteria were based upon quantitative and accepted criteria, together with the use of value judgements and expert interpretations.

2.7.8 The methodology for the assessment of effect interactions is set out within **ES Volume 2, Chapter 18: Effect Interactions**.

2.8 Cumulative Effects

2.8.1 In line with Schedule 4 Paragraph 5(e) of the EIA Regulations, an ES must provide a description of the likely significant effects of a project on the environment resulting from:

"...the cumulation of effects with other existing and/or approved projects..."

2.8.2 Such effects are known as 'cumulative effects'.

2.8.3 Given that existing development will be considered in the environmental baseline conditions relevant to the Site and the Development, and a consideration of the likelihood of significant environmental effects of the Development are judged against the relevant environmental baseline conditions, the potential for cumulative effects has primarily focussed upon Approved Projects. Avison Young has carried out a search of the online planning portals of DBC, SADC and TRDC to identify any relevant Approved Projects, i.e. projects with:

- A resolution to grant planning permission.
- A valid planning permission and yet to start on-site.
- A valid planning permission and under construction.

2.8.4 In addition the online planning portals have been searched to identify any Live Applications which are still to be determined by the Local Planning Authority, but which could realistically be approved prior to the determination of the Development (and hence become an 'Approved Project').

2.8.5 The Cumulative Schemes that are considered within the ES are typically located within a 2km radius from the Site as this spatial extent is considered appropriate for determining cumulative effects in this locality. However, consideration has also been given to the location of the proposed viewpoints in the LVIA, some of which such as Viewpoint 20 (from Gaddesden Row) extend to a radius of approximately 5km from the Site, as such, Approved Projects within approximately 5km of the Site were identified for specific consideration in the LVIA. In addition, it is considered that there is the potential for cumulative effects only if Cumulative Schemes either:

- Are likely to generate their own significant residual effects; or
- Introduce sensitive receptors in proximity to the Development.

2.8.6 The online planning portals for SADC¹¹, DBC¹² and TRDC¹³ were reviewed at EIA Scoping stage by Avison Young to identify any applicable Cumulative Schemes. In their EIA Scoping Opinions, SADC and DBC also identified several additional Cumulative Schemes for consideration. A further check of the online portals was undertaken in June 2025 (at the time the EIA assessments commenced) to ensure the list of Cumulative Schemes was up to date. At this point, the decision was also made to add two forthcoming planning applications into the list of Cumulative Schemes (Cumulative Schemes 19 and 22) due to their proximity to the Site.

2.8.7 A full list of the Cumulative Schemes considered in the EIA, along with a map showing their locations relative to the Site is presented in **Table 2.1** and **Figure 2.1** respectively.

¹¹ SADC (2025) Online Planning Portal. Available at: <https://www.stalbans.gov.uk/view-and-track-planning-applications>

¹² DBC (2025) Online Planning Portal. Available at: <https://www.dacorum.gov.uk/home/planning-development/planning-applications/search-comment-planning-applications>

¹³ TRDC (2025) Online Planning Portal. Available at: <https://www.threerivers.gov.uk/services/planning/search-comment-planning-application>

Table 2.1: List of Cumulative Schemes Agreed with LPAs

Cumulative Scheme No.	Planning Application Reference	Address	Description of Development	Approximate Distance & Direction from the Site	Known Status
Approved Developments					
1	DBC: 21/03793/MOA	Land At Green Lane, Hemel Hempstead, Hertfordshire	Hybrid application for redevelopment of the site in 4 plots to provide up to 26,640 sqm of new commercial floorspace.	10m west	Under construction Application approved: 28 th June 2023
2a	DBC: 4/02539/16/MOA SADC: 5/2016/2845	Land Between Three Cherry Trees Lane And Cherry Tree Lane, Hemel Hempstead	Spencer's Park Phase 2 (East) Outline planning application to include up to 600 dwellings (c3), land for primary school (d1), land for local centre uses (a1,a3,a4,a5,d1,d2), land for up to 7,500 square metres of employment uses (b1,b2,b8), landscaping, open space and play areas, associated infrastructure, drainage and ancillary works, new roundabout access off Three Cherry Trees Lane, new priority junction off Three Cherry Trees Lane, new vehicular access to spencer's park phase 1 and an emergency access to the employment land off Cherry Tree Lane. Detailed approval is sought for access arrangement only, with all other matters reserved.	Adjacent to the Site's western boundary	Under construction with first occupants present Application approved: 29 th April 2019 (SADC) and 30 th April 2019 (DBC)
3	DBC: 22/03812/MFA	Land At Eastman Way, Atlas Copco, Hemel Hempstead Industrial Estate, Swallowdale Lane, Hemel Hempstead, Hertfordshire, HP2 7DU	Demolition of existing building and redevelopment of the site to provide a commercial building (Flexible uses within Class E (g)(iii), B2 and/or B8 of the Use Class Order (including ancillary office provision)), with associated enabling works, access, parking, landscaping, and infrastructure.	1.4km west	Construction not yet started Application approved: 6 th June 2024

Cumulative Scheme No.	Planning Application Reference	Address	Description of Development	Approximate Distance & Direction from the Site	Known Status
4	SADC: 5/2021/3194	St Stephens Green Farm, Chiswell Green Lane, St Albans, Hertfordshire	Outline application (access sought) for demolition of existing buildings, and the building of up to 330 discounted affordable homes for Key Workers, including military personnel, the creation of open space and the construction of new accesses and highway	2.5km south-east	Construction not yet started Application approved: 22 nd March 2024
5	SADC: 5/2022/0927	Land South Of Chiswell Green Lane, St Albans, Hertfordshire	Outline application (access sought) - Demolition of existing structures and construction of up to 391 dwellings (Use Class C3), provision of land for a new 2FE primary school, open space provision and associated landscaping. Internal roads, parking, footpaths, cycleways, drainage, utilities and service infrastructure and new access arrangements.	3km south	Construction not yet started Application approved by appeal: 22 nd March 2024
6	SADC: 5/2020/3022	Land To Rear Of Burston Garden Centre North Orbital Road Chiswell Green, St Albans, Hertfordshire	Demolition of all existing buildings, structures and hardstanding and redevelopment of the site to provide a new retirement community comprising 80 assisted living apartments with community facilities and 44 bungalows together with associated access, bridleway extension, landscaping, amenity space, car parking and associated and ancillary works – approved 28/07/23 Note there is another s73 which is pending a decision ref 5/24/0142.	3.5km south-east	S73 application (ref. 5/24/0142) submitted Application approved by appeal: 31 st January 2022
7	SADC: 5/2009/0708	Land in and around former aerodrome, north orbital road, Upper Colne Valley, Hertfordshire	Outline planning application (approval of means of access, siting and landscaping only) for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2).	4.6km south-east	RMA's (ref. 5/2017/1995, ref. 5/2017/1938 and ref. 5/2016/3006) approved Under construction S106 agreement finalised: January 2023

Cumulative Scheme No.	Planning Application Reference	Address	Description of Development	Approximate Distance & Direction from the Site	Known Status
					Application approved by appeal: 13 th July 2014
					Application validated: 8 th April 2009
8	DBC: 4/03266/18/MFA	LA3, Land At West Hemel Hempstead	Hybrid planning application for mixed use proposed development at west Hemel Hempstead, pursuant to policy la3 of the adopted site allocations development plan document (2017) to provide for up to 1100 dwellings (with up to 40% affordable housing)	5.8 km west	Discharging conditions Application approved: 3 rd December 2021
9	SADC: 5/2022/0267	Land Between Caravan Site And Watling Street Park Street, St Albans, Hertfordshire	Outline application (access) - Erection of up to 95 dwellings, including 40% affordable dwellings and 5% self-build and custom build dwellings, public open space, landscaping and associated infrastructure	830m north	Application approved by appeal: 7 th November 2024 Application validated: 11 th February 2021
10	SADC: 5/2021/0423	Land To Rear Of 112-156B Harpenden Road, St Albans, Hertfordshire	Outline application (access sought) - Residential development of up to 150 dwellings together with all associated works (resubmission following invalid application 5/2020/3096)	5.1km east	RMA (ref. 5/2024/1915) submitted 19 th December 2024 and currently under consultation Application approved: 24 th October 2021
11	SADC: 5/2023/0983	Copsewood, Lye Lane, Bricket Wood, Hertfordshire	Outline planning application (with access sought) for the residential redevelopment of the site for up to 190 dwellings and associated works	5km south-east	Construction not yet started Application approved: 29 th November 2024

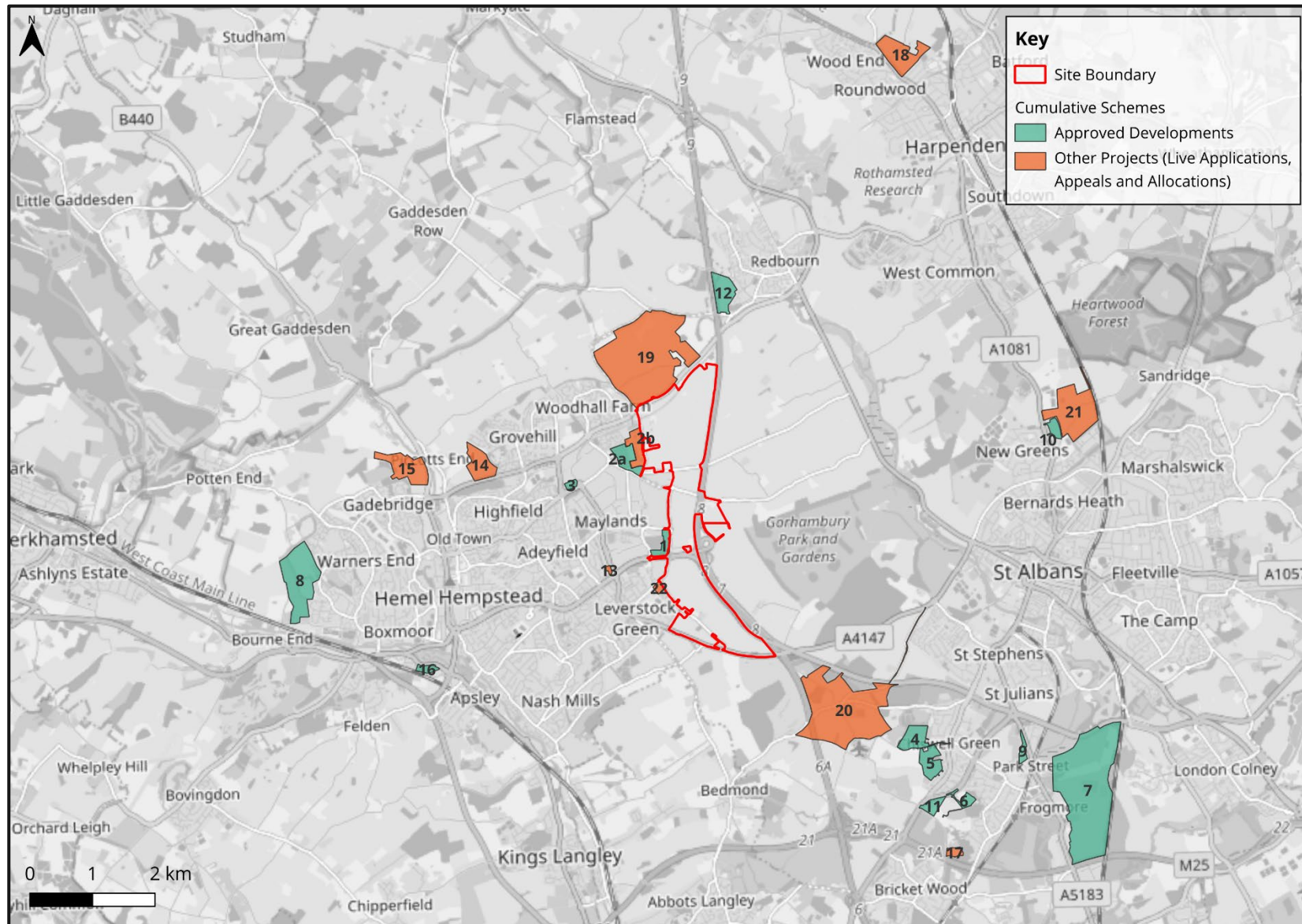
Cumulative Scheme No.	Planning Application Reference	Address	Description of Development	Approximate Distance & Direction from the Site	Known Status
16	DBC: 25/00549/MFA	Former British Gas Site London Road Hemel Hempstead Hertfordshire	Redevelopment of the former Hemel Hempstead Gasworks site, proposing full planning permission for the construction of 11 residential buildings (three to eight storeys) (485 proposed residential units) with amenity spaces, ancillary facilities; car and cycle parking; public realm improvements, landscaping including SUDS features; access to Stratford Way, improved access from London Road; and associated works.	3.8km west	Application approved: 29th June 2025
Other Projects (Live Applications, Appeals and Allocations)					
2b	SADC: 5/2024/0927	Land Between Three Cherry Trees Lane And Cherry Tree Lane, Hemel Hempstead	Spencer's Park Phase 2 (West) Application for approval of reserved matters (appearance, landscaping, layout, scale) of outline planning permission 5/2016/2845 dated 30/04/2019 for Up to 600 dwellings (c3), land for primary school (d1), land for local centre uses (a1,a3,a4,a5,d1,d2), land for up to 7,500 square metres of employment uses (b1,b2,b8), landscaping, open space and play areas, associated infrastructure, drainage and ancillary works, new roundabout access off Three Cherry Trees Lane, new priority junction off Three Cherry Trees Lane, new vehicular access to spencer's park phase 1 and an emergency access to the employment land off Cherry Tree Lane. Detailed approval is sought for access arrangement only, with all other matters reserved.	Adjacent to the Site's western boundary	Decision pending Application validated: 10 th June 2024
12	SADC: 5/2021/3631	Land At Gaddesden Lane, Redbourn, Hertfordshire, AL3 7DP	Outline application (access only) - Construction of up to 300 new homes including 35% affordable new homes, new landscaping, public open space and associated infrastructure works	830m north	Decision pending. Under consultation until: 13 th December 2025

Cumulative Scheme No.	Planning Application Reference	Address	Description of Development	Approximate Distance & Direction from the Site	Known Status
					Application validated: 31 st January 2022
13	DBC: 21/04556/MFA	Plots 1 & 2, Maylands Avenue, Hemel Hempstead, HP2 4FQ	Construction of 234 apartments and 1,486 sqm of commercial floor space, provided in three main buildings ranging from 5 to 9 storeys on two podiums, with associated car parking, landscaping, amenity space and service areas	605m west	Application withdrawn: 1 st October 2025 Application validated: 7 th December 2021
14	DBC: 19/02749/MOA	Land At Marchmont Farm Piccotts End Lane, Hemel Hempstead, Hertfordshire, HP2 6JH	Outline planning for up to 350 dwellings, land for 5 gypsy & traveller pitches. Vehicular access from A4147, public open space including extension to Margaret Lloyd Park and associated landscaping, infrastructure and drainage. Detailed approval for access arrangements	2.5km west	With Planning Officer Application validated: 28 th October 2019
15	DBC: 21/04508/MOA	Land West Of Leighton Buzzard Road And North Of Galley Hill, Leighton Buzzard Road, Hemel Hempstead Hertfordshire, HP2	Construction of up to 390 dwellings (C3 Use), including up to 40% affordable housing and 5% self build, a residential care home for up to 70-beds (C2 use), along with associated landscaping and open space with access from Leighton Buzzard Road.	3.6km west	Appeal lodged: 31st May 2024 (24/00036/REFU) Application validated: 10 th December 2021
17	SADC: 5/2022/2443	Bricket Wood Sports And Country Club, Paintball Site & Bricket Lodge, Lye Lane Bricket Wood, Hertfordshire, AL2 3TF	Outline application (access sought) - Demolition of existing buildings and construction of up to 115 dwellings and creation of new access	5km south-east	Appeal dismissed: 3 rd June 2025 Appeal lodged: 9th February 2024 Application validated: 12 th October 2022

Cumulative Scheme No.	Planning Application Reference	Address	Description of Development	Approximate Distance & Direction from the Site	Known Status
18	SADC: 5/2023/0327	Land at Cooters End Lane and Ambrose Lane, Harpenden	Outline application (access sought) - Construction of up to 550 dwellings including circa. 130 Class C2 integrated retirement homes, 40% affordable housing, early years setting, public open space, allotments and publicly accessible recreation space including junior sport pitches	5.5km north-east	Decision pending Application validated: 1 st March 2023
19	SADC: 5/2025/0645	North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire	Draft Allocation 'H1' within the new SADC Local Plan (to 2041). Outline application for residential-led mixed use development comprising up to 1,500 new dwellings, a 3 form entry primary school, a local centre, mobility hub, open space, amenity space. All matters reserved except for access junctions to B487 and Holtsmere End Lane	0m north	An outline planning application is currently being prepared and is expected to be submitted at a similar time to the Development (i.e. East Hemel) EIA Scoping Opinion received: 23 rd May 2025
20	SADC: 5/2025/0733	Proposed Solar Farm Potters Crouch Hertfordshire	The Development would comprise a ground mounted solar PV farm with associated infrastructure and equipment, including fencing, security cameras, cabling, access tracks and landscaping. The Development would have an export capacity of up to 49.9 megawatts.	650m south-east	EIA Screening Opinion received: 8 th May 2025, confirming an ES is not required
21	SADC: 5/2024/2271	Land Off Sandridgebury Lane And Between The Railway And Harpenden Road St Albans Hertfordshire	Hybrid application for relocation and replacement of playing fields and pavilion (detailed) and the construction of 1000 homes, a local centre, primary school and green infrastructure.	5.5km west	Decision pending. Under consultation until: 13 th December 2025 Application validated: 26 th February 2025

Cumulative Scheme No.	Planning Application Reference	Address	Description of Development	Approximate Distance & Direction from the Site	Known Status
22	N/A	Westwick Row, Land to the South of Green Lane	Draft Allocation 'HM16' within the new Dacorum Local Plan (to 2041). Currently in the pre-application stage with a planning application anticipated to be submitted in Autumn 2025. Expected to start on-site in late 2026 and completion by 2028. Allocated for up to 80 housing units.	Adjacent to the Site's south-west boundary	Pre-application stage

Figure 2.2: Map of Cumulative Schemes Agreed with LPAs



2.8.8 The assessment of all cumulative effects reasonably assumes that all mitigation relevant to the Development and Cumulative Schemes (Primary, Secondary and Tertiary) would be implemented. Relevant mitigation was identified through a review of relevant planning application documents. For this reason, only the likely residual cumulative effects and their significance are identified. Such effects are considered for the Works and for the completed, occupied and operational Development.

2.8.9 The extent to which likely significant cumulative effects can be quantified and / or qualified is dependent upon the information available for each of the Cumulative Schemes. However, where possible, the determination of likely significant cumulative effects was informed by professional and expert judgement, calculations and / or detailed, scientific modelling with the significance of the likely cumulative effect(s) being defined as previously noted.

2.9 Effect Interactions

2.9.1 It is common practice for an ES to acknowledge effect interactions; that is, the combination of different environmental effects resulting from one project upon individual sensitive receptors, or a set of sensitive receptors.

2.9.2 The likely significant effect interactions arising from the Development are considered for the Works and for the completed and operational Development. The assessment of effect interactions as presented in **ES Volume 2, Chapter 18: Effect Interactions** draws from the results of the assessments presented in **ES Volume 2, Chapters 7 to 17**.

2.10 Structure of ES Volume 2 Technical Chapters

2.10.1 Each key environmental topic considered within the full EIA process is assigned a separate technical Chapter in **ES Volume 2, Chapters 7 to 17**. Within each of these Chapters the assessment is structured as set out below.

Introduction

2.10.2 The introduction provides a brief summary of what is considered in the Chapter and states the Chapter's author.

Assessment Methodology and Significance Criteria

2.10.3 The methods used in undertaking the technical study are outlined in this section with reference to published standards, guidelines and best practice. The significance criteria used in the assessment are also explained and defined as well as any assumptions made for the assessment or limitations to the assessment methodology.

Relevant Baseline Conditions

2.10.4 In order to assess the likely significant environmental effects of the Development, it is necessary to determine the environmental conditions that exist at and around the Site. These are known as the baseline conditions and are typically used to provide a datum against which environmental change attributable to the Development is measured or judged so that the likely effects of the Development and their significance can be established.

- 2.10.5 It should be noted that the EIA Regulations require the ES to include a description of the future baseline; the baseline conditions without implementation of the Development as far as natural changes from the baseline scenario can be assessed with reasonable effort, on the basis of available environmental information and scientific knowledge. Future baseline conditions are considered within **ES Volume 2, Chapter 4: Alternatives and Design Evolution** and also within each individual assessment (**ES Volume 2, Chapters 7 to 17**) where appropriate to the assessment of future years.
- 2.10.6 The future baseline conditions within each individual assessment include the enabling works currently under way on-site, further detail of which is provided in **ES Volume 2, Chapter 3: Existing Land Uses and Activities**.

Likely Effects of the Development and their Significance

- 1.1.1 This section identifies the likely significant effects resulting from the Development (as defined in **ES Volume 2, Chapter 5: The Development** and **Chapter 6: The Works**) and considers effects during the Works, and once the Development is completed, occupied and operational. As previously noted, all likely effects reasonably assume the implementation of Primary Mitigation and Tertiary Mitigation and reflect the Development for which planning approval is sought.

Additional Mitigation / Enhancement and Likely Residual Effects of the Development and their Significance

- 1.1.2 Should the assessment of likely effects (accounting for primary and tertiary mitigation) give rise to significant adverse environmental effects, this section sets out any additional mitigation (secondary mitigation) required to avoid, reduce, ameliorate and / or offset such significant adverse environmental effects, together with any monitoring requirements necessary to ensure the efficacy of the mitigation measures. Similarly, should there be an opportunity to further enhance any likely beneficial effects (accounting for primary and tertiary mitigation), these are also set out.
- 1.1.3 This section also identifies the likely residual effects for the Development, assuming implementation of the proposed 'additional' (secondary) mitigation measures and / or enhancements and includes an assessment of the significance of those residual effects in accordance with the relevant significance criteria.

Likely Residual Cumulative Effects and their Significance

- 1.1.4 The likely residual effects of the Development with other Cumulative Schemes are identified, together with their significance.

Conclusion

- 1.1.5 A summary of the key findings of the assessment are provided at the end of each Chapter.

2.11 Assumptions and Limitations

2.11.1 The principal assumptions and limitations associated with undertaking the EIA for the Development are set out as follows:

- Information received from third parties is accurate, complete and up to date.
- The assessment of the Works is based on the assumed enabling and construction programme and methodologies as provided by the Applicant team (refer to **ES Volume 2, Chapter 6: The Works**).
- The design, construction and operation of the Development would satisfy environmental standards consistent with contemporary legislation, practice and knowledge as a minimum, but would also strive to achieve best practice at the time of the Works, where reasonable.
- Primary, tertiary and additional secondary mitigation is implemented.
- Baseline conditions have been established from a variety of sources, including historical data and are accurate at the time of writing.
- Where detailed information has not been available, reasonable assumptions have been made and have been clearly set out in the technical Chapters, based on experience of developments of similar type and scale to enable assessment of likely significant effects.
- Cumulative Schemes are implemented as per the information publicly available and in accordance with the same regulatory regime and good practice management controls as the Development.

1.1.6 Assumptions specifically relevant to each environmental topic are described where applicable in each Chapter of **ES Volume 2** (this document).