
Twyford Abbey, Ealing

Environmental Impact Assessment Screening Report

November 2021

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Prepared on behalf of Latimer Developments Ltd and Redington Developments Ltd

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1 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 Latimer Developments Ltd and Redington Developments Ltd ('the Applicants'). This report accompanies a request to London borough of Ealing (LBE) to adopt a screening opinion to determine whether the proposed development of up to 365 residential units, including the restoration and conversion of the Grade II Listed Twyford Abbey into residential units and the construction of additional new residential units on the surrounding land, constitutes EIA development.

1.2 This report reflects the requirements of the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017, as amended*¹ (the "EIA Regulations") and in accordance with Regulation 6 of the EIA Regulations, this report contains:

- A plan sufficient to identify the land;
- a description of the development, including in particular:
 - (i) a description of the physical characteristics of the development and, where relevant, of demolition works;
 - (ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;
- a description of the aspects of the environment likely to be significantly affected by the development;
- to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from:
 - (i) the expected residues and emissions and the production of waste, where relevant; and
 - (ii) the use of natural resources, in particular soil, land, water and biodiversity; and
- such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

Requirement for EIA

1.3 In order to determine whether the development is 'EIA development', regard must be had for

¹ SI 2017/571, as amended by SI 2018/695 and SI 2020/505

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 5(4) states:

"Where a relevant planning authority ... has to decide under these Regulations whether Schedule 2 development is EIA development, the relevant planning authority ... must take into account in making that decision-

- (a) Any information provided by the applicant;*
- (b) The results of any relevant EU environmental assessment which are reasonably available to relevant planning authority...; and*
- (c) such of the selection criteria set out in Schedule 3 as are relevant to the development."*

1.7 In order to allow LBE 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 A.

² <https://www.gov.uk/guidance/environmental-impact-assessment>

2 SITE AND PROPOSED DEVELOPMENT

Planning Context

- 2.1 The site benefits from an extant planning permission granted by LBE on 17th November 2017 (Ref. 172220FUL) for the redevelopment of the site for use as a secondary and sixth form school involving the construction of a two part three-storey, part four-storey buildings; construction of a single storey building with swimming pool; construction of two gatehouses to provide ancillary offices and accommodation; exterior works to Twyford Abbey including demolition of later additions; and associated tree works, boundary treatments, hard and soft landscaping including the provision of a multi-use games area; and access and parking provision. A separate Listed Building Consent (172221LBC) was also granted on 17th November 2017 for works to Twyford Abbey, associated with the redevelopment of the site for use as a secondary and sixth form school.
- 2.2 The planning permission (Ref. 172220FUL) was subject of an EIA Screening process. An EIA Screening report was submitted to LBE in May 2017 and LBE subsequently determined that the proposals did not constitute EIA development
- 2.3 The School Planning Permission (172220FUL) and Listed Building Consent (172221LBC) were lawfully implemented in October 2020. This resulted in works taking place on site. LBE has issued a Certificate of Lawful Development (CLD) in February 2021 which confirms that this permission remains 'extant in perpetuity'. Historic England was consulted at the time of determining the CLD.
- 2.4 These extant permissions have been recognised by the Greater London Authority (GLA) and LBE as a significant material consideration when determining the merits of any alternative proposals for the site, namely:
- The principle of converting the Listed Building;
 - The principle of constructing new buildings within the setting of the listed building (in the less significant areas);
 - The principle of implementing a new landscape strategy for the site (including loss of trees and habitat); and
 - The general massing response for proposed buildings in the context of neighbours / setting of listed structures.

Site Context

- 2.5 The site (see Appendix 1) is located within the administrative boundary of LBE and lies adjacent to the London Borough of Brent (LBB) on the southern boundary. The site is designated within the London Plan 2021³ and Ealing's Local Plan as Metropolitan Open Land⁴ (MOL).
- 2.6 The site is bound to the north by the North Circular Road (A406) and to the west by the rear gardens of largely residential semi-detached properties located along Brentmead Gardens. St. Mary's Chapel and the Filipino International Church of the Seventh Day are also located along Brentmead Gardens. The east of the site is bound by the rear gardens of residential properties located along Iveagh Avenue, with West Twyford Primary School and the Hungary Caterpillar Day nurseries located immediately southeast of the site. The south of the site is bound by Twyford Abbey Road.
- 2.7 The land use in the immediate vicinity of the site is predominately residential, including to the south, east and west of the site. There are also large areas of commercial and light industrial use in close proximity to the site, including to the north (beyond the North Circular Road (A406), to the east (beyond Iveagh Avenue) and to the south of the site (beyond Twyford Abbey Road). Park Royal Business Park is also located approximately 250m to the southeast of the site. In addition, the Central Middlesex Hospital is located approximately 1km south east of the site.
- 2.8 The site has a public transport accessibility level (PTAL) of 2-3. Hanger Lane (Central Line) underground station is located approximately 500m south west of the site and Park Royal (Piccadilly) underground station is located approximately 670m south of the site.
- 2.9 The River Brent is located approximately 80m north of the site whilst the Grand Union Canal, a canal system connecting London to Birmingham, is located approximately 230m north east of the site.
- 2.10 The site is not subject to any statutory ecological or landscape designations. The closest designated site is Fox Wood Local Nature Reserve (LNR), located approximately 1km south west of the site. Wormwood Scrubs LNR is located approximately 2.6km south east of the site and Perivale Wood LNR is located approximately 2.8km west of the site. The Site is designated

³ The London Plan (2021) Available at: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

⁴ Metropolitan open land (MOL) is a form of land designation within London. Land designated as MOL is intended to be protected as an area of landscape, recreation, nature conservation or scientific interest. MOL designation provides land with the same level of protection as the Green Belt.

as a Site of Importance for Nature Conservation (SINC), however, this designation is of local importance, rather than national or metropolitan value.

- 2.11 The site is subject to historical designations on and adjacent to the site. Twyford Abbey, a Grade II listed building is located in the central region of the site whilst the garden wall to the north of Twyford Abbey is also listed as a Grade II listed building. As noted above, St. Mary's Chapel is located on the western boundary of the site and is classified as a Grade II listed building. There are two additional listed buildings located within 1km of the site, the Grade II listed Brent Viaduct and Park Royal London Regional Transport Station, which are located approximately 820m north east and 655m respectively. The closest scheduled monument to the site is 'Medieval moated site', located approximately 2.2km north west of the site. The nearest Registered Park and Gardens to the site are the Grade II listed Willesden Jewish Cemetery and the Grade II listed Roundwood Park, located approximately 2.8km east of the site.
- 2.12 The site is not located within a Conservation Area. The nearest Conservation Area to the site is the Hanger Hill (Haymills) Estate Conservation Area, located approximately 520m south of the site. Brunswick Conservation Area and Brentham Garden Estate Conservation Area are located approximately 800m south west and 1.5km south west respectively.
- 2.13 According to the www.gov.uk/check-flood-risk website, which uses computer models to assess an area's long-term risk from various forms of flooding, the site is located in Flood Zone 1 on the southern region of the site and a combination of Flood Zone 2 and 3 in the north and north eastern regions of the site. The Flood Zone 3 area has been designated due to the presence of the River Brent approximately 70m north of the site. The area has been given a 1 in 100 or greater annual probability of flooding.
- 2.14 The site falls within the borough wide Ealing Air Quality Management Area⁵ (AQMA) which was declared as an AQMA for exceedances in both Particulate Matter (PM₁₀) and Nitrogen Dioxide (NO₂) concentrations.
- 2.15 The Site is not located within a groundwater Source Protection Zone (SPZ)⁶.

⁵ An Air Quality Management Area (AQMA) is declared for an area where the local air quality is unlikely to meet the Government's national air quality objectives. Once an AQMA has been declared, the Council has to carry out further work to monitor the air quality in the area and identify what action can be taken to improve it.

⁶ Source Protection Zones (SPZs) are defined around large and public potable groundwater abstraction sites. The purpose of SPZs is to provide additional protection to safeguard drinking water quality through constraining the proximity of an activity that may impact upon a drinking water abstraction.

Site Description

- 2.16 The Site covers a total area of approximately 5.4 hectares (ha) in area and is shown on Appendix 1.
- 2.17 As noted above, the site currently comprises the Grade II listed Twyford Abbey, located in the centre of the site and the Grade II listed walled garden, located adjacent to the north of the Abbey. Both Twyford Abbey and the walled garden are registered as Grade II listed buildings. Twyford Abbey has been included on the Heritage at Risk Register for a number of years, being described as 'very bad, vacant and at immediate risk of further deterioration'.
- 2.18 Twyford Abbey was built gradually over the course of 140 years with first components of the current structure built in 1808 which comprised the south range and walled garden, with further alterations carried out in the early 1900s. Extension work was also carried out in the 1960s. The existing buildings have been vacant since 1987 and in the intervening time have fallen into disrepair.
- 2.19 The remainder of the site comprises grassed non-agricultural fields and scattered mature trees. The site is subject to a Tree Preservation Order⁷ (TPO). As previously noted, the site is designated as MOL, and is not publicly accessible.
- 2.20 The topography of the site is varied, and slopes considerably from south to north.
- 2.21 Access to the site is from two points along Twyford Abbey Road on the southern boundary of the site. These access roads lead directly to Twyford Abbey in the centre of the site.

Description of the proposed development

- 2.22 The proposed development will include the restoration and conversion of the Grade II listed Twyford Abbey into residential units and the construction of additional new residential development on the surrounding land.
- 2.23 The formal description of the proposed development for the full planning permission is as follows:

The proposed development will include:

⁷ A Tree Preservation Order, or TPO, aims to protect a specific tree or woodland from deliberate damage and destruction.

- a) Partial demolition, alteration, restoration and conversion of the Grade II listed Abbey into residential units;*
- b) Demolition of listed structures and retention of the walled garden and one of the outbuildings;*
- c) The construction of additional new residential development on the surrounding land within the setting of the listed building; and.*
- d) Other landscape and access related works, including the felling of trees, associated with the proposals.*

- 2.24 The proposed development will include up to 365 residential units of which approximately 30 units will be contained within the refurbished Twyford Abbey.
- 2.25 The height of the proposed development will be up to 45.5m Above Ordnance Datum (AOD) (6 storeys). The highest buildings on the proposed development (6 storey buildings) will be contained in the northern region of the site, which lies adjacent to the North Circular Road (A406).
- 2.26 The proposed development will also include a new micro forest and boundary fence to the north of the site, between the new residential dwellings and the A406.
- 2.27 The main vehicular, cycle and pedestrian access to the proposed development will be via Twyford Abbey Road to the south of the site. A new pedestrian and cycle access point will be created along the northern boundary of the site to create access to and from nearby bus stops and cycle/ pedestrian routes.

Mitigation

- 2.28 In accordance with Regulation 6(2)(e) of the EIA Regulations, a number of mitigation measures have been committed to at screening stage as part of the proposed development. In order to avoid significant environmental effects during the construction phase, best practice measures will be implemented through a Construction Environmental Management Plan (CEMP), which will be secured by a planning condition. This will include:
- A table showing the objectives, activities (mitigation/optimisation measures), and responsibilities for the implementation of those activities;
 - The broad plan of the work programme including working hours and delivery times;
 - Details of prohibited or restricted operations (location, hours etc.);
 - Institutional arrangements for its implementation and for environmental monitoring: responsibilities, role of the environmental authorities, participation of stakeholders;

- Contact during normal working hours and emergency details outside working hours;
- Provision for reporting, public liaison, and prior notification of particular construction related activities;
- The mechanism for the public to register complaints and the procedures for responding to such complaints; and
- The details of proposed routes for Heavy Good Vehicles (HGVs) travelling to and from the site.

2.29 A Construction Traffic Management Plan (CTMP) will be implemented during the construction works. All management of construction traffic and access will be carried out in accordance with the CTMP, as set out below:

- Planning and managing both vehicle and pedestrian routes;
- The elimination of reversing, where possible;
- Safe driving and working practices;
- Protection to the public;
- Adequate visibility splays and sight lines;
- Provision of signs and barriers; and
- Adequate parking for off-loading storage areas.

2.30 The southern portion of the site is located in Flood Zone 1, with a combination of Flood Zone 2 and 3 in the north and north eastern regions of the site. No built development will be located within Flood Zone 3. Some residential development will be constructed in Flood Zone 2 and relevant flood risk mitigation measures and storage capacity measures will be undertaken to ensure there is no risk to human health or risk of flooding elsewhere outside of the site.

2.31 Bat emergence surveys were undertaken at Twyford Abbey in September 2021, and confirmed the presence of a bat roost in one of the buildings. Further bat emergence and re-entrance surveys will be undertaken during the active bat season in 2022 (May-September) to ascertain the presence or likely absence of bats.

2.32 Prior to works on the site, a precautionary method statement will be produced which will include measures to avoid impacting roosting bats. This will include a toolbox talk to contractors regarding the possible presence of bats, a pre-commencement inspection of the building by a bat licensed ecologist prior to works commencing and potentially the supervision of works by a licensed bat consultant.

- 2.33 If required, a Bat Mitigation Plan will be produced for the site, setting out the requirements in terms of bat mitigation. Any new lighting on site would be controlled in line with low impact lighting strategies and light spill onto habitats of value to bats will be avoided. All external lighting and illumination would be designed carefully in accordance with relevant British Standards and Institute of Lighting Professionals (ILP)⁸, the CIE (International Commission on Illumination) report⁹ and Bat Conservation Trust¹⁰ guidance.
- 2.34 Trees to be retained in proximity to areas of development activity, including areas for new surfacing, services, work site compounds and storage will be protected to ensure they are not damaged. This will be achieved with the use of temporary tree protection fencing in accordance with BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction'¹¹, to prevent access within the Root Protection Zone (RPZ) or canopy spread of trees. Where access is unavoidable, alternative protection arrangements such as ground protection (sufficient to protect the structure of the soil from compaction), and /or access facilitation pruning (to ensure a reasonable clearance for operations is provided) will be required.
- 2.35 As noted above, the proposed development will also include a green corridor within the north of the site between the new residential dwellings and the North Circular Road (A406), in the form of a new micro forest. This will integrate the proposed development into the landscape character of the site and surrounding areas and assist screening the proposed development from the A406.
- 2.36 Once operational, a Travel Plan will be implemented including measures and targets to promote sustainable and active travel by residents and visitors and reduce transport movements and subsequently, reduce emissions.

⁸ Institute of Lighting Engineers Guidance and Standards (<https://www.theilp.org.uk/home/>) 'Guidance Noted for the Reduction of Light Pollution'

⁹ CIE (International Commission on Illumination) Report (2017) "Guide on the Limitation of the Effects of Obtrusive light from Outdoor Lighting Installations"

¹⁰ Bat Conservation Trust (2018) Guidance Note 08/18 Bats and Artificial Lighting in the UK.

¹¹ BS 5837: 'Trees in Relation to Design, Demolition and Construction' April 2012.

3 SCREENING ASSESSMENT

Determining the Screening Approach

3.1 In determining whether a 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 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; and
- 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 within a sensitive area and therefore the thresholds should be applied. The thresholds for this type of development as set out in Schedule 2 relate to developments that "*includes more than 150 dwellings, includes more than 1 hectare of urban development which is not dwelling house development, or the overall area of the development exceeds 5 hectares*". At approximately 5.4 ha and up to 365 dwellings, the proposed development exceeds the thresholds. Accordingly, this screening assessment has been prepared to determine whether the proposed development would be likely to result in significant environmental effects. To achieve this, Schedule 3 of the EIA Regulations and PPG need to be considered. Information on these is set out below.

3.8 The PPG¹² confirms that:

"Only a very small proportion of Schedule 2 development will require an Environmental Impact Assessment".

Schedule 3

3.9 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 and design of the whole development;
- cumulation with other existing development and/or approved development;
- the use of natural resources, in particular land, soil, water and biodiversity;
- the production of waste;
- pollution and nuisances;
- the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge;
- the risks to human health (for example, due to water contamination or air

¹² Paragraph: 018, Reference ID: 4-018-20170728, Revision date: 28 07 2017

pollution).

Location:

- the existing and approved land use;
- the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground; and
- the absorption capacity of the natural environment.

Potential Impact:

- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- the nature of the impact;
- the transboundary nature of the impact;
- the intensity and complexity of the impact;
- the probability of the impact;
- the expected onset, duration, frequency and reversibility of the impact;
- the cumulation of the impact with the impact of other existing and/or approved development; and
- the possibility of effectively reducing the impact.

Consideration of Cumulative Effects

- 3.10 Schedule 4 of the EIA Regulations requires consideration of a proposed development cumulatively with other existing and/or approved development. Guidance on the consideration of cumulative effects in the EIA screening process is set out in the PPG, which echoes the requirements of the EIA Regulations:

"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."

- 3.11 Five schemes have been identified that could have the potential to lead to likely significant cumulative effects on the environment through a search of consented developments located in both LBE and LBB, up to 2km from the site.

Table 1: Cumulative Schemes

Scheme Name and Application Number	Description	Planning Status	Approximate distance from the site
Land Former 17 Northfields, Beresford Avenue, Wembley, HA0 1NW (Known as "Grand Union") Ref: 20/2784	Hybrid planning application comprising:- Outline planning permission for the demolition of existing buildings and structures on the site, all site preparation works and redevelopment to provide new buildings to accommodate new homes (Use Class C3), flexible commercial uses, new basement level, associated cycle and vehicle parking, new vehicular accesses, associated highway works to Beresford Avenue, landscaping and creation of new public and private open space, ancillary facilitating works, various temporary meanwhile uses, interim works and infrastructure with all matters reserved - appearance, access, landscaping, layout and scale. Detailed planning permission for Phase 3 (Buildings G, H and J) for the demolition of existing buildings and structures, all site preparation and infrastructure works and the development of new homes (Use Class C3) and flexible commercial floorspace; together with new basement level, associated storage, cycle and vehicle parking, new vehicular accesses, associated highway works to Beresford Avenue, landscaping and creation of new public and private open space, ancillary facilitating works.	Granted	400m north
Alperton Community School, Ealing Road, Wembley, HA0 4PW Ref. 15/1456	Demolish all buildings on site (except the John Boyle Centre, Children Centre and Site managers accommodation) and erection a four storey 9 form entry secondary school for 1700 pupils (1350 11-16 years old and 350 post 16), together with associated car parking, servicing and circulation space, multi-use games areas and other hard and soft landscaping, subject to a Deed of Agreement dated 8 September 2015 under Section 106 of the Town and Country Planning Act 1990, as amended.	Granted	1km north west
330 Ealing Road, Wembley, HA0 4LL Ref: 20/3914	Demolition of the existing buildings and structures, the erection of a building ranging in height up to 28 storeys, incorporating residential units and industrial, community and commercial uses, together with associated landscaping, access arrangements, car and cycle parking, servicing and refuse and recycling subject to Deed of Agreement dated 28 October 2021 under Section 106 of the Town and Country Planning Act 1990.	Granted	1.1km north west
Vanguard Site 4 Bilton Road Perivale Middlesex UB6 7DZ Ref: 184517FUL	Redevelopment of the site to provide 105 flats accommodated within three residential blocks ranging in height from four to eight storeys, with associated landscaping and amenity spaces, vehicle and cycle parking, and refuse and recycling (following demolition of warehouse)	Granted	1.3km north west
Land Rear Of Tesco Superstore Hoover Building Western Avenue Perivale UB6 8DW Ref: 200534FUL	Construction of a part 16-storey, part 15-storey and part 10-storey residential building to accommodate 278 residential units with additional ancillary communal multi-use space, basement vehicle parking, refuse and cycles stores, landscaping and associated works including alterations to existing car park and access (following demolition of petrol filling station) and installation of sub-station	Granted	1.8km west

National Planning Practice Guidance

- 3.12 Paragraphs 057¹³ and 058¹⁴ of the 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 1 below sets out the indicative criteria, thresholds and key issues to be considered in determining whether a development is likely to be EIA developed identified in the PPG.

Table 2: Planning Practice Guidance Indicative Screening Criteria¹⁵

Development type	Indicative criteria and threshold	Key issues to consider
10 (b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas.	<p>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.</p> <p>Sites which have not previously been intensively developed:</p> <p>(i) area of the scheme is more than 5 hectares; or</p> <p>(ii) it would provide a total of more than 10,000 m² of new commercial floorspace; or</p> <p>(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).</p>	Physical scale of such developments, potential increase in traffic emissions and noise.

Screening Assessment

- 3.13 This section assesses the proposed development against the EIA screening criteria outlined above and presents the assessment of the environmental effects likely to occur as a result of the proposed development. Table 3 sets out a review of all of the above criteria and requirements and specifically addresses the proposed development at the site.

Table 3: Planning Practice Guidance EIA Screening Matrix

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
1. Natural Resources		
1.1 Will construction, operation or	N There will be no material physical changes to the	N/A

¹³ ID: 4-057-2070720

¹⁴ ID: 4-058-20150326:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/630689/eia-thresholds-table.pdf

¹⁵ eia-thresholds-table.pdf (publishing.service.gov.uk)

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
decommissioning of the project involve actions which will cause physical changes in the topography of the area?		<p>topography of the site or surrounding area, other than localised regrading to achieve development platforms, drainage, open space and landscaping.</p> <p>The proposed development is intended to be permanent, so decommissioning is not anticipated for the foreseeable future.</p>	
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials / minerals or energy which are non-renewable or in short supply?	Y	<p>The construction and operational phases of the proposed development will use resources in terms of land, water and energy as would be expected for a residential development.</p>	<p>N Any potential effects during the construction phase would be mitigated using best practice measures set out within a CEMP and implemented prior to commencement of works on the site. The CEMP will include measures to minimise the consumption of natural resources, particularly those non-renewable, where possible.</p> <p>The proposed development will be designed to reduce any likely significant effects on natural resource consumption and include sustainable building methods where feasible to minimise the buildings' energy consumption. The proposed development will incorporate all relevant water and energy saving measures which will be secured through planning conditions.</p>
1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	N	<p>The site is bound to the west and east by the gardens of residential properties whilst the north side is bound by the North Circular Road (A406). The southern boundary of the site is bound by Twyford Abbey Road, which contains a mixture of both residential and commercial use.</p> <p>The site is not subject to any statutory ecological or landscape designations. The closest designated site is Fox Wood LNR, located approximately 1km south west of the site. The entire site is designated as a SINC, however, this designation is of local importance, rather</p>	N/A

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
	<p>than national or metropolitan value. Any vegetation and habitat lost to the proposed development would be fully compensated for with overall gains in habitat provided. The Landscape Strategy for the proposed development will also aim to plant mostly native species and wildlife friendly species.</p> <p>The site is subject to a TPO with a number of mature trees spread amongst non-agricultural grass fields. Tree surveys have determined that there are currently 3 category A trees, 73 category B trees, 86 category C and 15 trees at category U on the site. All category A trees will be retained in the construction of the proposed development whilst 67 category B trees will be retained. A large proportion of low quality category C and U trees will not be retained. The proposed development however will not result in a net loss of trees and will include replacement trees and the retention of as many Category A and B trees as possible. An Arboriculturist has inputted into the design of the proposed development and an Arboricultural and Ecology / Habitats Report will be submitted with the planning application.</p> <p>Significant effects on any arboricultural or ecological assets are not anticipated.</p>	
2. Waste		
<p>2.1 Will the project produce solid wastes during construction or operation or decommissioning?</p>	<p>Y As with nearly all construction, the proposed development will result in waste materials from the preparation and undertaking of works. There would be waste generated by the operational phase of the proposed development.</p>	<p>N Construction waste will be reused and recycled on or off-site where possible. Any construction waste would be managed in accordance with the CEMP and all applicable legislation and disposed of in line with best practice. Operational waste will be disposed of in line with LBE's requirements and managed in accordance with all applicable legislation. LBE's recycling scheme provides recycling</p>

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		bins in which to recycle waste, including household food waste, cans, paper, plastic and glass. Significant quantities of construction or operational waste are not anticipated as a result of the proposed development.
3. Pollution and Nuisances		
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	<p>Y</p> <p>During the construction phase of the proposed development, dust would be generated. There would be emissions associated with plant and vehicles (namely NO₂, PM₁₀ and PM_{2.5}) during the construction phase. There would also be emissions associated with the operational phase of the proposed development. As the proposed development is for residential development, emissions would be associated with the number of vehicles travelling to and from the site as a result of the future users of the site, including residents.</p> <p>The proposed uses are not associated with hazardous substances or toxic emissions to air. 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>N</p> <p>There are residential properties located to the immediate east and west of the site along Brentmead Gardens and Iveagh Avenue as well as to the south of the site beyond Twyford Abbey Road. These properties will be sensitive to changes in local air quality conditions and may be adversely affected by an increase in localised emissions. However, during the construction phase, with the implementation of appropriate mitigation measures, significant air quality effects are not anticipated. Dust generated during construction will be managed in accordance with standard best practice measures, enforced through a CEMP and therefore dust is not anticipated to generate significant adverse effects. The construction phase is expected to be phased, with the arrival and departure of Heavy Goods Vehicles (HGV) dispersed across the working day to avoid a concentration of released pollutants associated with the plant and vehicles required for the construction phase.</p> <p>All management of construction traffic and access will be carried out in accordance with the CTMP, as set out in Chapter 2 of this report.</p> <p>It is also considered unlikely that those properties situated nearest to the site will experience significant increases in pollutant concentrations during the operational phase. Cycle and</p>

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		<p>car parking provision for the residential units will be in line with LBE's maximum standards and taking into account local car ownership and ensuring that provision is made for visitors.</p> <p>The proposed development will reduce the need to travel and will provide opportunities for non-car travel for everyday journeys. The proximity of the site to local transport services and pedestrian / cycle network will reduce trip generation and promote a sustainable community. The public transport opportunities afforded by the proximity to local bus routes and London Underground services will ensure travel by public transport is a realistic option for future residents and users of the site. The proposed development also includes links to pedestrian and cycle networks which will encourage sustainable travel patterns.</p> <p>A Transport Statement and Framework Travel Plan will be submitted in support of the planning application and will outline initiatives to be implemented to encourage the future residents and users of the site to travel by sustainable travel modes, thereby limiting impacts on emissions to air. The proposed development is not considered to release levels of pollutants that would significantly affect the environment during construction or operation, following the implementation of mitigation measures.</p> <p>The planning application will be supported by an Air Quality Assessment (including an Odour Assessment).</p>
3.2 Will the project cause noise and vibration or release of light, heat, energy or	Y The potential exists for noise effects to result from the construction processes and operational activities	N Construction effects will be managed in accordance with best practice measures, implemented through the

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<p>electromagnetic radiation?</p>	<p>associated with the proposed development. The existing noise climate is influenced by traffic on nearby roads including the North Circular (A406) to the north and Twyford Abbey Road to the south. The potential exists for intermittent and temporary noise effects to result from construction activities. The nearest sensitive receptors are residential properties in proximity to the site (outlined in Chapter 2).</p> <p>The nature of the proposed development will not cause vibration.</p> <p>During construction, the potential exists for light pollution (at night) associated with construction activities.</p> <p>No heat, energy or electromagnetic radiation will be caused or released.</p>	<p>CEMP and are not anticipated to generate significant adverse effects.</p> <p>The main noise source identified on the site is from the North Circular Road adjacent to the northern boundary. The proposed development will include a new micro forest is to be installed with fencing to help reduce the level of sound barrier between the road and the residential units.</p> <p>An Acoustic Report and Noise and Vibration Survey will also be submitted with the planning application and will further identify the detailed design specifications required to ensure an appropriate acoustic environment for future users of the site. Such design measures e.g. window glazing are standard and well understood. These would be secured via a suitably worded planning condition and significant effects are not anticipated.</p> <p>Bat emergence surveys were undertaken at Twyford Abbey in September 2021, and confirmed the presence of a bat roost in one of the buildings (further bat emergence and re-entrance surveys will be undertaken during the active bat season in 2022 (May-September) to ascertain the presence or likely absence of bats). If required, a Bat Mitigation Plan will be produced for the site, setting out the requirements in terms of bat mitigation. All external lighting and illumination would be designed carefully in accordance with relevant British Standards and Institute of Lighting Professionals (ILP)¹⁶ and the CIE (International</p>

¹⁶ Institute of Lighting Engineers Guidance and Standards (<https://www.theilp.org.uk/home/>) 'Guidance Noted for the Reduction of Light Pollution'

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		Commission on Illumination) report ¹⁷ .
<p>3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?</p>	<p>N</p> <p>The River Brent is located approximately 70m north of the site. The site is located in Flood Zone 1 on the southern region of the site and a combination of Flood Zone 2 and 3 in the north and north eastern regions of the site. No built development however will be undertaken in Flood Zone 3. Some residential development will be constructed in Flood Zone 2 and the relevant flood risk mitigation measures and storage capacity measures will be undertaken to ensure there is no risk to human health or risk of flooding elsewhere outside of the site. The planning application will be supported by a Flood Risk Assessment and Drainage Strategy.</p> <p>Given the existing use of the site, there is not expected to be any contamination on the site. A Ground Investigation Report will be submitted with the planning application.</p> <p>During construction, hydrocarbons including plant and vehicle fuel and lubricants will be used as part of the construction phase. The construction phase will be controlled through the implementation of a CEMP and will not result in any significant adverse effects to land or water.</p> <p>The land uses proposed are not highly contaminative.</p> <p>Surface water run-off and foul water drainage will be managed on-site during the construction phase through standard mitigation measures implemented through the CEMP. As part of the proposed development, the drainage strategy will control the surface water runoff. A</p>	<p>N/A</p>

¹⁷ CIE (International Commission on Illumination) Report (2017) "Guide on the Limitation of the Effects of Obtrusive light from Outdoor Lighting Installations"

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	<p>Flood Risk Assessment (FRA) will be submitted in support of the planning application. The proposed development will not result in any significant adverse effects to land or water related to contamination.</p>	
<p>3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?</p>	<p>Y</p> <p>The site falls within the borough wide Ealing Air Quality Management Area (AQMA) which was declared as an AQMA for exceedances in both Particulate Matter (PM₁₀) and Nitrogen Dioxide (NO₂) concentrations.</p> <p>The site is not located within a Groundwater Source Protection Zone (SPZ).</p> <p>As previously noted, the existing noise climate is influenced by traffic on nearby roads including the North Circular (A406) to the north.</p>	<p>N</p> <p>During construction, effects will be managed through the CEMP which will include standard, best practice measures such as ensuring bulk cement and other fine powder materials are delivered to the site in enclosed tankers. Dust generation would be managed in accordance with standard best practice measures, enforced through the CEMP and is not anticipated to generate significant adverse effects.</p> <p>As above, the proposed development is not considered to release levels of pollutants (including traffic related effects) that would significantly affect the environment during construction or operation, following the implementation of mitigation measures. An Air Quality Assessment (including Odour Assessment) will be submitted in support of the planning application. It will identify the detailed air intake strategy required to ensure an appropriate environment for future users of the site. Such design measures are standard and well understood.</p> <p>A Travel Plan will also be implemented during operation of the proposed development which will support sustainable and active travel.</p> <p>The proposed development will include a new micro forest is to be installed with fencing to help reduce the</p>

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		<p>level of sound barrier between the road and the residential units.</p> <p>An Acoustic Report and Noise and Vibration Survey will also be submitted with the planning application and will further identify the detailed design specifications required to ensure an appropriate acoustic environment for future users of the site. Such design measures e.g. window glazing are standard and well understood. These would be secured via a suitably worded planning condition and significant effects are not anticipated.</p> <p>The above measures will ensure that there are no significant effects from sources of air and noise pollution.</p>
4. Population and Human Health		
<p>4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?</p>	<p>N</p> <p>During the construction activities, the contractor(s) will implement measures in accordance with Health and Safety legislation/requirements, and best practice to minimise the risks of accidents that could have adverse effects on people or the environment. All such measures will form part of the CEMP which would be secured by condition of the planning consent for the proposed development. There are no anticipated significant risks of accidents during operation as the proposed development will not involve users dealing with hazardous substances. A Design and Access Statement will be submitted with the planning application and will ensure the proposed development is suitable for future users. The proposed development will comply with all best practice safety legislation.</p> <p>The proposed development</p>	<p>N/A</p>

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	<p>will include measures to increase adaptation to climate change. The proposed development will include Sustainable Drainage Systems (SuDS) and water efficiency measures to reduce consumption. The drainage strategy for the proposed development will be designed to ensure there is no increase to flood risk on site or elsewhere which will also accommodate an allowance for climate change and extreme rainfall events. The proposed buildings will be designed to adapt to climate extremes using best practice by reducing water consumption and reducing overheating in hot temperatures and improving ventilation whilst retaining heat in cold temperatures. The scale of the proposed development and the implementation of the measures outlined above are such that climate change effects would not be significant.</p> <p>As noted above, the southern portion of the site is located in Flood Zone 1, with a combination of Flood Zone 2 and 3 in the north and north eastern regions of the site. No built development will be located within Flood Zone 3. Some residential development will be constructed in Flood Zone 2 and the relevant flood risk mitigation measures and storage capacity measures will be undertaken to ensure there is no risk to human health or risk of flooding elsewhere outside of the site.</p> <p>As above, an FRA and drainage strategy will be submitted in support of each of the planning application and will include the measures proposed to mitigate the flood risk on the site, including allowances for climate change and will</p>	

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	<p>ensure that flood risk to the site and surrounding area from surface water is not increased due to an increase in impermeable surfaces. Therefore, it is considered that significant effects as a result of climate change are not anticipated.</p>	
<p>4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)</p>	<p>Y</p> <p>The nearest sensitive receptors are residential properties located adjacent to the eastern and western boundaries of the site (outlined in Chapter 2).</p> <p>During the construction phase of the proposed development, dust would be generated.</p> <p>There will be no risks of contamination of water sources. Surface water run-off and foul water drainage will be managed on-site during the construction and operational phases and will be detailed further in the FRA and Drainage Strategy that will be submitted in support of the planning application.</p> <p>The massing of the proposed development will be carefully designed to ensure that significant effects to amenity space, residential properties and pedestrians would not occur. Given the heights of the proposed development (maximum 6 storeys), it is not anticipated to significantly affect sunlight access and daylight amenity and as such, significant effects on human health in respect of daylight and sunlight exposure are not anticipated. The proposed development is also unlikely to result in significant effects in the wind conditions which would cause any discomfort for pedestrians at street level.</p> <p>The proposed development would likely generate beneficial socio-economic effects. The proposed</p>	<p>N</p> <p>Dust generation and contamination would be managed in accordance with standard best practice measures, enforced through the CEMP as outlined above. The proposed development is not considered to release levels of dust or pollutants that would significantly affect the environment during construction or operation, following the implementation of mitigation measures. An Air Quality Assessment (including Odour Assessment) will be submitted in support of the planning application. further to the implementation of standard mitigation measures implemented through a CEMP, significant effects on contamination are not anticipated.</p> <p>A Travel Plan will also be implemented during operation of the proposed development which will support sustainable and active travel.</p> <p>There will be no risks of contamination of water sources. Surface water run-off and foul water drainage will be managed on-site during the construction and operational phases, as will be detailed further in the FRA and Drainage Strategy that will be submitted in support of the planning application.</p> <p>An Acoustic Report and Noise & Vibration Survey will be submitted with the planning application and will further identify the detailed design specifications required to ensure an appropriate acoustic environment for</p>

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	<p>development will provide an increase in mix and supply of residential units on the site. The proposed development will improve access and connections to open space (the public will be given access to the meadow area of the site which has never been open to the public) which will result in health benefits to the residents of the site. Furthermore, the construction of the proposed development will increase employment opportunities which will subsequently increase the local economy. The proposed development is anticipated to generate beneficial socio-economic effects to the future population of the proposed development, as well as the surrounding area.</p>	<p>future users of the site. Such design measures are standard and well understood.</p>
5. Water Resources		
<p>5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?</p>	<p>Y</p> <p>There are no drains, watercourses or ponds on the site. The nearest watercourse to the site is the River Brent located approximately 70m north of the site.</p> <p>According to the Gov.UK's 'Flood Map for Planning'¹⁸, the southern region of the site is located in Flood Zone 1 with a combination of Flood Zone 2 and 3 in the north and north eastern regions of the site.</p>	<p>N</p> <p>Surface water run-off and foul water drainage will be managed on-site during the construction and operational phases. An FRA, Drainage Strategy and Utilities Assessment will be submitted with the planning application.</p>
6. Biodiversity (Species and Habitats)		
<p>6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and</p>	<p>Y</p> <p>There are no Special Areas of Conservation (SAC), Special Protection Areas (SPA), RAMSAR Sites or Sites of Special Scientific Interest (SSSI) on or adjacent to the site. The nearest statutory ecological designation to the site is Fox Wood Local Nature Reserve (LNR) and is located approximately 1km south west of the site. Wormwood Scrubs LNR is located approximately 2.6km south east of the site and Perivale Wood LNR is located</p>	<p>N</p> <p>A Landscape Strategy (including Biodiversity Net Gain Calculations, Urban Green Factor calculations and Tree Replacement Strategy) will support the planning application. The most valuable and healthy trees will be retained through the construction and operation of the proposed development. All category A trees will be retained in the construction of the proposed development whilst approximately 67 category B trees will be</p>

¹⁸ Gov.UK Flood Map for Planning, accessed online: [Flood map for planning - GOV.UK \(flood-map-for-planning.service.gov.uk\)](https://www.gov.uk/flood-map-for-planning)

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<p>which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).</p>	<p>approximately 2.8km west of the site.</p> <p>The Site is designated as a SINC, however, this designation is of local importance, rather than national or metropolitan value.</p> <p>The site is subject to a TPO with a number of mature trees spread amongst non-agricultural grass fields. Tree surveys have determined that there are currently 3 category A trees, 73 category B trees, 86 category C and 15 trees at category U on the site.</p>	<p>retained. A large proportion of low quality category C and U trees will not be retained, however, will be replaced in the planting strategy.</p> <p>Any vegetation and habitat lost to the proposed development would be fully compensated for with overall gains in habitat provided. The Landscape Strategy will also aim to plant mostly native species and wildlife friendly species.</p> <p>An Arboricultural & Ecological / Habitats Report will be submitted as part of the planning application.</p>
<p>6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?</p>	<p>Y</p> <p>Bat emergence surveys have been undertaken at Twyford Abbey, which confirmed the presence of a bat roost.</p>	<p>N</p> <p>Further bat emergence and re-entrance surveys will be undertaken during the active bat season in 2022 (May-September) to ascertain the presence or likely absence of bats.</p> <p>Prior to works on the site, a precautionary method statement will be produced which will include measures to avoid impacting roosting bats. This will include a toolbox talk to contractors regarding the possible presence of bats, a pre-commencement inspection of the building by a bat licensed ecologist prior to works commencing and potentially the supervision of works by a licensed bat consultant.</p> <p>If required, a Bat Mitigation Plan will be produced for the site, setting out the requirements in terms of bat mitigation. Any new lighting on site would be controlled in line with low impact lighting strategies and light spill onto habitats of value to bats will be avoided. All external lighting and illumination would be designed carefully in accordance with relevant British Standards and Institute of Lighting</p>

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		Professionals (ILP) ¹⁹ , the CIE (International Commission on Illumination) report ²⁰ and Bat Conservation Trust ²¹ guidance. Further to the above, significant effects are not anticipated on fauna or flora.
7. Landscape and Visual		
7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? Where designated indicate level of designation (international, national, regional or local).	<p>N</p> <p>The site is not located in an AONB, National Park, a conservation area or an Area of High Landscape Value.</p> <p>The site is not located within a Conservation Area, as defined by the LBE local plan. The nearest Conservation Area to the site is the Hanger Hill (Haymills) Estate, located approximately 520m south of the site. Brunswick Conservation Area and Brentham Garden Estate Conservation Area are located approximately 790m south west and 1.5km south west of the site respectively.</p> <p>The site is defined as Metropolitan Open Land (MOL) however the site has never been made available for public uses and the loss of MOL through the proposed development will be no greater than the extant permission (Ref. 172220FUL). The proposal will ensure that the residents are able to gain access to the southern part of the site and to utilize it as publicly accessible open space / amenity purposes.</p> <p>A Townscape Assessment will be submitted with the planning application which will address local and, where appropriate, long distance views.</p> <p>Extensive areas of landscaping will be provided as part of the proposed</p>	N/A

¹⁹ Institute of Lighting Engineers Guidance and Standards (<https://www.theilp.org.uk/home/>) 'Guidance Noted for the Reduction of Light Pollution'

²⁰ CIE (International Commission on Illumination) Report (2017) "Guide on the Limitation of the Effects of Obtrusive light from Outdoor Lighting Installations"

²¹ Bat Conservation Trust (2018) Guidance Note 08/18 Bats and Artificial Lighting in the UK.

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	<p>development, which will include open space, integrating the site into the surrounding context. There will also be no net loss of trees with the valuable trees on the site (category A) and as many Category B trees as possible being retained with further trees to be planted on the site.</p> <p>Through careful and sensitive design, the proposed development is not considered to generate significant effects on the environment.</p>	
<p>7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)</p>	<p>Y</p> <p>The proposed development will be visible to nearby residents, located along Brentmead Gardens to the immediate west of the site, Iveagh Avenue to the immediate east of the site and on Twyford Abbey Road to the south of the site. The proposals will also be visible from West Twyford Primary School and Hungry Caterpillar Day Nurseries to the immediate southeast of the site, and from the North Circular North Road (A406) to the north of the site and Twyford Abbey Road to the south of the site.</p>	<p>N</p> <p>As above, an extensive area of landscaping will be provided as part of the proposed development, which will include open space, integrating the site into the surrounding context. There will also be no net loss of trees with the valuable trees on the site (category A) being retained with further trees to be planted on the site.</p> <p>The proposals will include a microforest and fence along the northern boundary of the site between the new built development and the A406. This will create a visual barrier to the proposed development with the taller built elements (up to a maximum of 6 storeys) to be located to the northeast and northwest parts of the site.</p> <p>A Townscape Assessment will also be submitted with the planning application.</p>
<p>8. Cultural Heritage/Archaeology</p>		
<p>8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location</p>	<p>Y</p> <p>The site is not located within or within close proximity of a World Heritage Site, Registered Battlefield or Conservation Area. The closest scheduled monument is located approximately 2.2km northwest of the site and contains a medieval moated site.</p> <p>There are two Grade II listed buildings located on the site,</p>	<p>N</p> <p>Potential damage to the listed buildings on and adjacent to the site would be managed in accordance with standard best practice measures, enforced through a CEMP as outlined above. The Grade II listed buildings in the Twyford Abbey, Walled Garden and derelict cottage will be retained and enhanced in the construction of the proposed development.</p>

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<p>which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).</p>	<p>they include the Twyford Abbey and Twyford Abbey Walled Garden. There are other structures that are curtilage listed, including the gatehouse and other structures (derelict cottage, diary, piggery and other small outbuildings). The current state of the listed buildings and structure is very bad, vacant (except the gatehouse) and at immediate risk of rapid deterioration as defined by the Heritage at Risk Register. The proposed development will allow for restoration of the most important buildings and structures and prevent their deterioration.</p> <p>In addition, the Church of St. Mary's Chapel is located adjacent to the western boundary of the site and is classified as a Grade II listed building.</p>	<p>It is not expected that the development will create significant adverse impacts on the buildings following the implementation of mitigation measures. A Design and Access statement and Heritage Statement (including photographic record) will also be submitted alongside the planning application in which the key design principles will be landscape and heritage led in order to protect the cultural heritage on the site.</p>
9. Transport and Access		
<p>9.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?</p>	<p>Y</p> <p>The site is bound by the residential gardens of Brentmead Gardens (to the west) and Iveagh Avenue (to the east) with commercial and residential properties on Twyford Abbey Road to the south. The north of the site is bound to the North Circular Road (A406) to the north. The site is currently not open for public access, however, there are numerous public amenities found adjacent to the site that may be impacted on during the construction and operation of the proposed development. There are two places of worship found on the western boundary in the form of the Filipino International Church of the Seventh Day and the St. Mary's Chapel. In addition, West Twyford Primary School and Hungry Caterpillar Day Nurseries are located adjacent to the south eastern boundary of the site.</p>	<p>N</p> <p>During construction, standard, best practice measures will be adopted to prevent any significant effects such as phased delivery of goods onto the site to prevent congestion and impacts on the services surrounding the site. These measures will be enforced through a CEMP, which will be secured via a planning condition.</p> <p>Vehicle and pedestrian access will mainly be from Twyford Abbey Road to the south of the site. The public will also be given access to the front meadow area of the site (which has never been open to the public). The proposal will ensure that the residents are able to gain access to the southern part of the site and to utilize it as publicly accessible open space / amenity purposes.</p> <p>A Transport Statement and Framework Travel Plan will be included as part of the</p>

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<p>9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?</p>	Y	<p>The site is bound by Brentmead Gardens to the east and Iveagh Avenue to the west. The north of the site is bound by the North Circular Road (A406) and the south by the Twyford Abbey Road, which comprises a mix of residential flats and commercial buildings.</p>	<p>planning application.</p> <p>N Measures will be included within the CEMP and CTMP to ensure the construction phase will not generate significant adverse effects.</p> <p>A Transport Statement and Framework Travel Plan will be submitted in support of the planning application and will ensure that the proposed development will not generate significant effects on the local highway network because of the anticipated mode shift to sustainable transport modes. Therefore, effects are not considered to be significant.</p>
10. Land Use			
<p>10.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.</p>	Y	<ul style="list-style-type: none"> • Residential properties to the east, south and west of the site; • Two places of worship found on the western boundary in the form of the Filipino International Church of the Seventh Day and the St. Mary's Chapel; • Twyford Primary School and Hungry Caterpillar Day Nurseries located adjacent to the south eastern boundary of the site; and • Commercial use located to the north and south of the site. 	<p>N The construction phase of the proposed development will result in construction traffic movements and potentially noise however these effects will be managed by best practice measures, including the CEMP, and effective design and will not be significant, as above.</p> <p>As above, a Transport Statement and Framework Travel Plan will be submitted in support of the planning application. An Acoustic Report and Noise and Vibration Survey, Air Quality Assessment (including Odour Assessment), FRA and Drainage Strategy will also be submitted with the planning application.</p>
<p>10.2 Are there any plans for future land uses on or around the location which could be affected by the project?</p>	N	No.	N/A
11. Land Stability and Climate			
<p>11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which</p>	N	No.	N/A

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
could cause the project to present environmental problems?				
12. Cumulative Effects				
12.1 Could this project together with existing and/or approved development result in cumulation of impacts during the construction/operation phase?	Y	<p>The potential exists for cumulative effects in terms of road traffic and noise emissions from the cumulative developments in Table 1, however these are not considered to be significant. Table 2 lists the criteria and key issues set out in PPG for when significant effects on the environment are anticipated for 'Urban development projects'. The key issues to consider for Urban development projects are the physical scale of such developments and the potential increase in traffic, emissions and noise. Each scheme will implement a Construction Management Plan during the construction phase, which should mitigate any potentially significant effects that could arise.</p> <p>Given the urban context of the site's location, it is considered that the intervening-built form and topography and the distance between the schemes and the site are to be sufficiently separated as to not give rise to significant effects.</p> <p>The Transport Statement that will be submitted in support of the planning application will assess the impact the proposed development and the cumulative growth from other schemes within the borough, including those identified in Table 1 will have on the local highway network and set out the required mitigation measures if adverse effects are anticipated. Given the urban location of the site and the close proximity of existing public transport links, a Travel Plan for each scheme will be prepared to promote the use of sustainable</p>	N	Measures will be included within the CTMP to ensure the construction phase will not generate significant adverse effects in combination with the five other consented developments in close proximity to the site.

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
		<p>transport modes, therefore significant effects on the local highway network are not anticipated.</p> <p>The new residential units will vary in size and tenure to meet the local housing demand. The proposed development will be designed to be high quality whereby the residential units will be more energy efficient and access to open space will be improved. The developments set out in Table 1 comprise of similar uses, therefore, similar socio-economic effects are anticipated. On this basis, cumulative socio-economic benefits are anticipated.</p>	
Transboundary Effects			
13.1 Is the project likely to lead to transboundary effects?	N	No.	N/A

4 CONCLUSION

- 4.1 The screening assessment has considered whether the proposed development of up to 365 residential units, including the restoration and conversion of the Grade II Listed Twyford Abbey into residential units and the construction of additional new residential units on the surrounding land, in Ealing, 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 falls above the indicative criteria and screening thresholds of more than 150 residential dwellings and larger than 5ha in size. It should be noted that the PPG (paragraph 018 Reference ID: 4-018-20170728) advises that "*only a very small proportion of Schedule 2 development will require an Environmental Impact 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 proposed development when considered cumulatively with other '*existing or approved*' developments would exceed the 1,000 dwelling threshold, however PPG uses this threshold for assisting to determine whether effects would more likely be significant in a previously non-urbanised area. This is not the case here as the site and the approved developments are within an urban setting. The proposed development would be in keeping with the current nature and scale of the surrounding development and would not result in significant effects.
- 4.4 The principal environmental effects from the proposed development would relate to construction traffic movements and associated noise emissions, however these effects would be managed in accordance with standard methods, including the implementation of a CEMP and CTMP.
- 4.5 The site is designated within the London Plan 2021 and Ealing's Local Plan as MOL. The site is defined as MOL however the site has never been made available for public uses and the loss of MOL through the proposed development will be no greater than the extant permission (Ref. 172220FUL). The proposal will ensure that the residents are able to gain access to the southern part of the site and to utilize it as publicly accessible open space / amenity purposes.
- 4.6 In conclusion therefore, this 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 of a sufficiently limited scale that effects could be managed in accordance with standard methods and best practice measures. The proposed

development is therefore not considered to be formal EIA development as defined by the EIA Regulations.

APPENDIX A
SITE LOCATION PLAN



notes

When this drawing is issued in uncontrolled CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents / models / drawings for which they are solely responsible.

The recipient should report all drawing errors, omissions and discrepancies to the architect. All dimensions should be checked on site by the contractor and such dimensions shall be the contractor's responsibility.

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Key

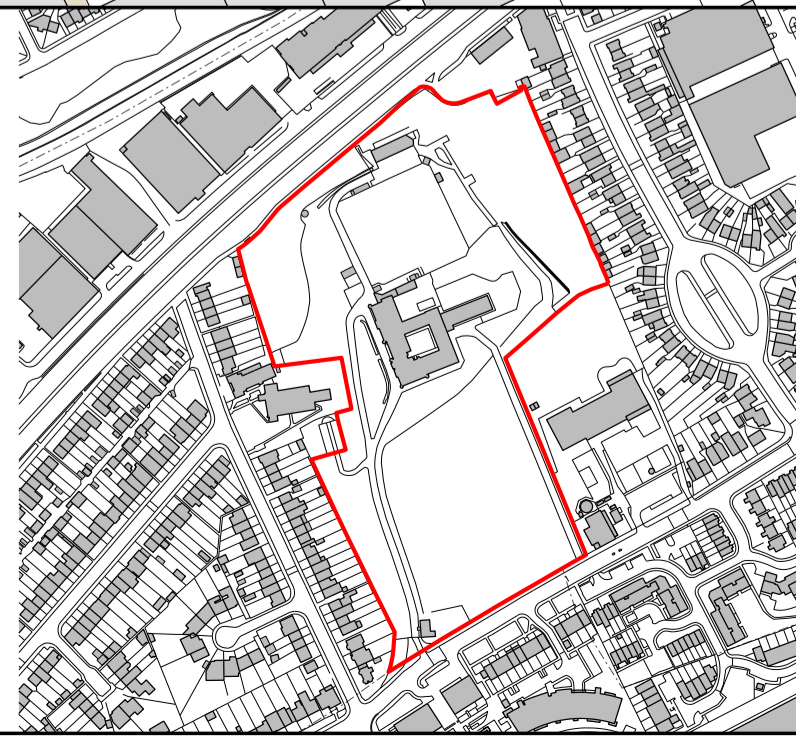
The drawing shows the general arrangement together with the nominal sizes of selected elements and components. The information shown indicates the design intent of the architect and is to be read in conjunction with the performance specification. The Contractor must include for all design development and coordination required to complete the works.

- - - TWYFORD ABBEY MASTERPLAN SITE BOUNDARY
- - - TWYFORD ABBEY REFURBISHMENT SITE BOUNDARY

SKETCH

Rev	Status	Date	Description
01	SK	29.11.21	Sketch WIP for information

key plan



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client
 CLARION HOUSING GROUP

project name
 TWYFORD ABBEY

drawing title
 EXISTING SITE PLAN

drawn	checked	scale	status			
GM	LO	1:500@A1	SKETCH			
project	originator	volume	level	type	role	drawing no.
DL0182	AHMM	ZZ	01	SK	A	00011