



Mr N Bennett  
Metropolis Planning & Design LLP  
4 Underwood Row  
London  
N1 7LQ

Reply To: address as below  
Our Ref: S6/2014/2108/EI  
Date: 08 October 2014  
Direct Tel: 01707 357 249  
Email: [m.peacock@welhat.gov.uk](mailto:m.peacock@welhat.gov.uk)

Dear Mr Bennett

**Request for a Screening Opinion Pursuant to Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011**

**Site at Lands Southeast of Northaw Road East (Cattlegate Farm), Cuffley, Hertfordshire**

I am writing with regards to your screening request dated 19<sup>th</sup> September 2014 in relation to the above site.

**Introduction**

The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (the Regulations) allows scope for an applicant to ask a Local Planning Authority for its formal opinion about whether a proposed development is an Environmental Impact Assessment (EIA) development. Metropolis Planning & Design LLP have requested a Screening Opinion to enable consideration of development of the above site.

No outline or detailed planning application has yet been submitted or included as part of this request. However, the covering letter indicates that the future planning application will be submitted for the installation of a primary distribution district heat network below ground from site of the approved Cattlegate Farm anaerobic digestion (AD) plant and combined heat and power (CHP) plant to the energy centre on the proposed residential-led mixed use development on the site at Land at Northaw Road East (ref: S6/2014/1697/PP). The total site area is approximately 0.178 hectares.

Paragraph 55 of Circular 02/99 advises that a request for a Screening Opinion should include a plan indicating the proposed location of the development, a brief description of the nature and purpose of the proposal and its possible environmental effects, giving a broad indication of their likely scale. In this case, a site plan has been attached to a covering letter which includes a description of the proposed development, the site characteristics and surrounding designations.

This response is based on the information provided, including the proposed development, the location of the site and its geographical coverage.

### **Approach adopted to inform the Screening Opinion**

The Regulations require EIA procedures to apply to all applications for EIA development which is defined by Reg. 2(1) as meaning development which is:

1. Schedule 1 development or;
2. Schedule 2 development likely to have significant effects on the environment by virtue of factors such as its nature, size or location. Development of a type listed in the left hand column of Schedule 2 is Schedule 2 development only if:
  - a) it is located wholly or partly in a sensitive area (defined in Reg. 2(1) as including areas like SSSIs, National Parks, AONBs, Scheduled Monuments, World Heritage Sites and European Sites; or
  - b) any applicable threshold or criterion in the second column is respectively exceeded or met in relation to the development.

The proposal is not a Schedule 1 development because it is not one of the projects listed in Schedule 1 development.

### **Does the development fall within Schedule 2 and if it does, does the development meet the relevant criteria in Column 2 of Schedule 2?**

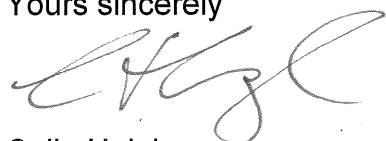
The site could be considered to fall within two development categories within Schedule 2: under *Energy industry* in 3 (b) as "*Industrial installation for carrying gas, steam and hot water*"; or under *Infrastructure* projects in 10 (b) as an "*Urban development project*". The applicable thresholds for the purposes of classifying development as Schedule 2 development under these categories are: "*The area of the development exceeds 1 hectare*" for 3 (b); and "*The area of the development exceeds 0.5 hectare*" for 10 (b). As noted above, the site is approximately 0.178 hectares.

### **Conclusions**

On the basis of the submitted information, the proposal is not considered to constitute '*EIA development*' under category 3 (b) (*Industrial installations for carrying gas, steam and hot water*), category 10 (b) (*Urban development projects*) or any other category in Schedule 2 of the EIA Regulations. For this reason, the Local Planning Authority consider that this proposal does not require an Environmental Statement to be submitted with the planning application.

For the avoidance of doubt this opinion should not be construed as the Council's agreement with any statements relating to aspects of the proposal that also fall to be considered as part of the formal planning application process. An assessment of the proposals will need to be considered in the normal manner in the context of the Development Plan as part of the determination of any future planning application.

Yours sincerely



Colin Haigh  
Head of Planning