



Bidwells
Mr Jonathan Bainbridge
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Our ref: HGY/2023/0331

Contact: Samuel Uff

Telephone:

Date: 29th February 2024

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017**

Location: Highgate School, North Road, London N6 4AY

**Proposal: Town & country planning (environmental impact assessment) regulations 2017 (as amended)
- regulation 6 - request for a screening opinion for the Highgate School**

Thank you for the screening opinion request in relation to the development above, which was received on 25/01/2023 by the Council.

Officers consider there is sufficient information provided for the Local Planning Authority to adopt an opinion and a Screening Opinion in relation to the proposed development is attached below. Pursuant to Regulation 5(5) and having regard to the information submitted, the Local Planning Authority has adopted the screening opinion that the proposal is not EIA development as described in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Yours sincerely

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

**SCHEDULE 2 DEVELOPMENT SCREENING OPINION
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2017**

Location of Development

Highgate School, North Road, London N6 4AY

Description of Development

The proposal consists of 6 separate developments on the site of the School, as follows:

Dyne House and Island Site

Redevelopment of Dyne House, to include: 1) Retention, refurbishment and extension of the principal five storey (plus plant and lift over run) Dyne House structure; 2) Demolition and redevelopment of the rear extension and associated buildings with a part one, part two storey structure; 3) Retention of the Parade Ground open space, with new sports pitch surface; 4) Associated improvements to the Island Site access and underground tunnel, including demolition and redevelopment of service block; and 5) Associated landscaping and improved provision for emergency services, servicing and disabled parking.

Mallinson Sports Centre

Redevelopment of Mallinson Sport Centre, to include: 1) Partial demolition of existing structure, squash and five buildings; 2) Refurbishment and extension of the remaining facilities, comprising new part single basement, new double height sports hall and new entrances, new teaching classrooms, offices, gym and exercise studios, circulation and ancillary accommodation; 3) New basement level outdoor covered fives courts; 4) External sunken oval sports pitch; and 5) Associated landscaping and improved provision for emergency services and servicing.

Richards Music Centre

Redevelopment of Richards Music Centre, including complete demolition of existing structure and development of a replacement building of two and a half storeys plus basement, and associated landscaping with improved provision for emergency services, servicing and disabled parking.

Science Block Refurbishment and extension of existing Science Block

To include: 1) Four storey plus basement extension to east wing to provide new entrance and improved circulation, lift and ancillary accommodation, and internal re-planning/ alterations; 2) Two storey extension above ground level colonnade to central building, to provide internal replanning and additional teaching accommodation; 3) Creation of additional plant space at roof level of the East Link Block; 4) Complete replacement of building systems/ plant; 5) Rooftop observatory extension; 6) Replacement windows and restoration of existing facades; and 7) associated landscaping.

Decant Facility

Installation of a single storey modular classroom facility, on a temporary basis, for a period of up to ten years; associated means of enclosure, footpaths and landscaping, complete reinstatement of the synthetic surface upon cessation of use.

Far Field

Engineering and groundwork operations to relevel existing playing surface and improve drainage including installation of a synthetic turf pitch, creation of biodiverse margins, new emergency and service access and refurbishment of existing changing pavilion.

The Council's Formal Screening Opinion

This screening opinion has been considered in the context of the Environmental Impact Assessment Regulations 2017 as a whole. The Local Planning Authority has considered the potential environmental impact of the above development in accordance with the above Regulations, having regard to the selection criteria for screening specified in Schedule 3 of the Regulations and the guidance to these Regulations set out in the National Planning Practice Guidance (NPPG).

The Council hereby determines that **the proposed development is not likely** to have a significant effect on the environment and that an Environmental Impact Assessment is therefore **not required** and that an Environmental Statement does not need to accompany a submitted planning application. However, it must

be noted that this response is specific to this development proposal. Any material alterations to this proposal would require a further EIA screening.

Screening of the Proposed Development

The proposed development can be described as an “Infrastructure project – Urban development project” under the first column of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. However, It exceeds Criteria 10B(i) as set out in the second column of Schedule 2 of the Regulations.

The site does not fall within a Sensitive Area as defined by the EIA Regulations.

Site and Surrounding Area

Highgate School was established in 1565. From its early beginnings, with a few buildings accommodating for under 20 children, it expanded following several educational overhauls and today caters for 1,970 students across four sites. Three sites are within the Highgate Village and three further along to the west, on Hampstead Lane and Bishopswood Road.

The existing school land is designated at Site Allocation SA41, which identifies the site for enhancement, improved accessibility and inclusivity, and general upgrade of facilities to respond to current educational needs and building regulations. The sites lie within the Highgate Neighbourhood Plan boundaries, archaeological priority areas, Metropolitan Open Land, Critical Drainage Zones, adjoin a designated local shopping centre and include many TPOs. All sites lie on the boundary with the London Borough of Camden.

The sites lie within the Highgate Conservation Area and are surrounded by numerous statutory and locally listed buildings, primarily within the Village area. Several of the main school buildings within the ‘Island’ site are grade II listed buildings. The school buildings on the eastern side of Southwood Lane, including Dyne House and the rear buildings, are not listed. The other three sites to the west are not listed.

Dyne House

The building is located on the east side of Southwood Lane and slopes steeply down from west to east. Dyne House is adjacent to a number of residential properties, on both Southwood Lane and Kingsley Place. The Island Site is also located at the Senior School site and is built around three Quadrangles: Chapel, Science and Garner, which provide amenity space for pupils. Dyne House and the Island site are connected by an underground tunnel. The site is situated in Flood Zone 1 according to Environment Agency (EA) Flood Mapping. The closest statutory site to the site is Parkland Walk Local Nature Reserve (LNR) which is approximately 480m northeast of the site.

Science building

This building is accessed via North Hill and Southwood Lane. Dyne House is accessed via Southwood Lane and Kingsley Close (the latter for servicing only). It adjoins residential properties to the north. The whole site is comprised of a number of interconnecting buildings constructed over different time periods, from the Chapel at the southern end to the Charter Building at the northern end. The Science Building is positioned to the north of the Central Hall, which separates the site from the ‘Old School Building’, a Grade II listed structure and designated heritage asset. The closest statutory site is Parkland Walk LNR approximately 580m northeast of the site. The EA’s indicative floodplain map shows that the site is located in Flood Zone 1.

Mallinson Sports Centre

The Mallinson Sports Centre is located on the Bishopswood Road. The site lies in Flood Zone 1 (the lowest risk). The southern face of the Mallinson Sports Centre is within the north edge of the area designated as Metropolitan Open Land. The west side of the sports centre faces onto Bishopswood Road, separated by a grass verge with interspersed mature trees along the street frontage and other boundaries. On the east side, the sports centre lies adjacent to part of the site boundary of the house and rear garden of No 27. Broadlands Road. On the east side are the Orchard playing fields. On the north side up to Broadlands Road, the site is occupied by an open covered Fives court. The west and north of the Mallinson Sports Centre is bounded by black painted metal railings. None of the buildings within the Mallinson Sports Centre

site are locally or statutorily listed, nor are they considered to be non-designated heritage assets. To the northwest of the site is 16 Broadlands Road, a residential Victorian villa which is Grade II listed and also a designated heritage asset. The forecourt wall to the south of the villa is also separately Grade II listed. The site itself carries no statutory or non-statutory wildlife designation. The Hampstead Heath, a statutory wildlife site, designated as a Site of Special Scientific Interest (SSSI) is located 640m to the south-west of the site. The Parkland Walk, a statutory designated Local Nature Reserve (LNR), is located 735m north-east of the site.

Richards Music Centre

The site is located at the southern edge of the Highgate Conservation Area, in the Bishops Area. The music centre is adjacent to the School's 'Junior Field' to the north, which is Metropolitan Open Land. The area to the south and east of the music centre, is predominately residential. The area to the east of Junior Field, also not owned by the School, is the St Michael's Primary School, which includes a path through it for access from the Science Building and Dyne House, via the North Road pedestrian crossings. The closest ecological statutory site to the site is Parkland Walk (LNR) approximately 780m north east.

Decant Facility

The site is an existing synthetic sports pitch which sits in the centre of the Junior Field. The site is designated as Metropolitan Open Land. The Junior Field is surrounded by School buildings and facilities to the North (Mallinson Sports Centre), West (Mills Centre, Junior School) and South (Richards Music Centre), St Michael's Primary school playing fields to the east along a line of mature trees and the rear gardens of residential properties to the south east. The Junior Field has high fencing along its westerly boundary on Bishopswood Road and the Synthetic Sports Pitch is fully enclosed within a high post and netting fence. The site is in Flood Zone 1.

Far Field

The Far Field playing field is situated along the northern side of Hampstead Lane, adjacent to Courtenay Avenue to the east, and The Bishops Avenue to the west. The northern boundary of the site abuts residential properties. Primary access to the playing field is currently gained via the main entrance off Courtenay Avenue. The site itself carries no statutory or non-statutory wildlife designation. The Hampstead Heath Woods, a Site of Special Scientific Interest (SSSI) is located 15m to the south of the site. In addition to its location within the Highgate Conservation Area, to the south is the Grade II* listed Kenwood Park and Garden.

The maximum PTAL of the sites is 4, however parts of the school, such as the Mallinsons Sport Centre lie within the lowest PTAL rating of 1b. An Air Quality Management Area ('AQMA') applies across the borough.

Planning History

The site has an extensive planning history relating to its historic use as a school. Some of the most recent planning history is as follows:

- HGY/2021/2096 – Mallinson Sports Centre - Construction of a single storey glazed front entrance. Planning permission granted on 27/08/2021.
- HGY/2020/3147 – Engineering works improvements to surface water drainage to the Senior Fields playing pitches, including below ground attenuation tanks, for flood protection. Planning permission granted on 26/01/2021.
- HGY/2020/2980 – Extension to Highgate School Pre-Preparatory building to provide three additional classrooms, a library, covered outdoor play space and level access to the existing school building. Planning permission granted on 12/01/2021.
- HGY/2019/1377 – Part demolition of existing bin store; new electrical substation and bin store extension to existing substation, with external landscaping. Planning permission granted on 28/06/2019.
- HGY/2018/1151 – School Dining Hall - Construction of a single-storey extension to Highgate School dining hall involving the realignment of the residential curtilage to No. 11 and No. 13

Bishopswood Road (followed with NMA ref. HGY/2019/0615). Planning permission granted on 13/11/2018.

- HGY/2018/1223 – Mallinsons Sports Centre - Refurbishment of the existing swimming pool building including the replacement of the existing metal sheet roof and wall cladding, replacement of existing windows, replacement of existing mechanical and electrical plant (followed with NMA ref. HGY/2018/3656). Planning permission granted on 31/05/2018.
- HGY/2017/2492 – Highgate School Senior Field - Installation of artificial cricket practice surface 30m x 24m in existing sports field plus 6 no. concertina type cricket nets. Planning permission granted on 26/09/2017.
- HGY/2015/1148 – Bishopswood site - Part demolition, extension and alterations to the Highgate School Dining Hall. Planning permission granted on 16/11/2015.
- HGY/2015/1147 – Bishopswood site - Installation of temporary accommodation cabins during the construction works for the Dining Hall project with associated road access and pavement crossing, and subsequent reinstatement of pavement and garden landscaping. Planning permission granted on 13/11/2015.
- HGY/2015/1029 – Mallinson Sports Centre - Refurbishment and extension of the Mallinson Sport Centre, including part single and part double storey extension to the front and a part one storey extension and two storey rear infill extension, as well as internal and external alterations. Planning permission granted on 01/06/2015.

Consultation Responses:

- **LBH Flood & Water Management:** The details submitted as outlined above, covering both site specific and cumulative impacts of the respective schemes are considered suitable, and that subject to the surface management proposals being implemented in accordance with the submitted details, it is considered that proposed mitigation measures are suitable to manage the risk of flooding at the Proposed Development site over the lifetime of the development. Therefore, from a flood risk and surface water management perspective we can be confirmed that consideration of these matters as part of an EIA is not considered necessary.
- **Greater London Archaeology Advisory Service (GLAAS):** The sites lie within the Bishopswood and Highgate Archaeological Priority Areas, which have potential to contain both evidence of the mediaeval occupation and development of the area and also earlier activity too. Early remains of the development of the school itself may also be affected. In view of past impacts and the scale of new impacts I am content that archaeological matters can be managed by planning conditions and I do not advise that the project merits screening into EIA on archaeological grounds.
- **Transport for London:** The site of the proposal is approximately 480m from the A1, Archway Road which forms part of the Transport for London Road Network (TLRN). TfL is the highway authority for the TLRN and is therefore concerned about any proposal which may affect the performance and/or safety of the TLRN.

The preparation of a Construction Logistics Plan/Construction Management Plan is welcomed. The application should be supported by a Travel Plan, a Delivery and Servicing Plan and by a full Healthy Streets Transport Assessment (TA). Guidance link is provided.

- **Natural England:** Natural England does not routinely maintain locally specific data on all environmental assets. Recommend consultation with LPA's ecological experts.

Public Consultation:

There is no statutory requirement for public consultation for EIA Screening, but comments have been received, nonetheless. These are summarised below:

- Loss of medieval character of the village, lack of focus on climate change, impact of building on boggy open land prone to flooding, repurposing of materials, impact on views from Southwood Lane to Highgate Bowl, lack of involvement of children in consultation, transport impact, noise and disturbance, crowd noises associated with new use, excessive scale of development, light pollution, loss of neighbouring amenity, loss of trees, impact on wildlife, no noise assessment of external areas.

Officer Comment: These issues emphasise valid environmental concerns assessed in this EIA screening and have been considered where relevant in assessing whether these proposals require an EIA. These comments will be considered in the assessment of the planning applications, but the issues raised whilst related to the environment do not meet the threshold to constitute the requirement of an EIA as set out in detail below and can be suitably considered at application stage.

Context

The proposed development is considered to be an “Infrastructure project” “Urban development project” under the first column of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Assessment – Screening Schedule 2 Projects

The National Planning Practice Guidance (NPPG) states: “... it should not be presumed that developments above the indicative thresholds should always be subject to assessment, or those falling below these thresholds could never give rise to significant effects, especially where the development is in an environmentally sensitive location. Each development will need to be considered on its merits.”

When screening Schedule 2 projects, the Local Planning Authority must take account of the selection criteria in Schedule 3 of the 2017 Regulations. Not all of the criteria will be relevant in every case. Each case should be considered on its own merits in a balanced way. Indicative criteria and thresholds are also contained within the NPPG.

An assessment of the development proposal against the criteria described within Schedule 3 is provided below:

1. The Characteristics of development

The characteristics of development must be considered with particular regard to (assessment in italics below):

- (a) the size and design of the whole development

The size, scale and design of the developments is not considered to be of an unusual or excessive scale for an existing urbanised environment which includes constructed and planned large educational buildings.

- (b) cumulation with other existing development and/or approved development

The Highgate School area/s is subject to a number of redevelopment projects at this time of a similar scale and land use to that proposed other local educational and residential institutions (schools and care homes) in the area. Services and other improvements are being brought forward by each development to ensure that cumulative effects are therefore unlikely to generate significant adverse effects.

As with each of the developments in the borough, the proposed developments include mitigations and improvements including replacement buildings with higher energy performance, modernised facilities and replacement landscaping. These would cater to current and future students of Highgate School, in addition to existing and future residents of the wider area. No significant adverse cumulative effects are therefore expected on the availability or provision of services from the Proposed Development that could give rise to the need for EIA.

- (c) the use of natural resources, in particular land, soil, water and biodiversity

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The proposed development would not involve any significant or unusual use of natural resources and would not result in the use of natural resources that are currently understood to be in particularly short supply. Biodiversity is expected to be improved through the proposed development which would achieve a biodiversity net gain.

(d) the production of waste

The nature of the proposed development is not expected to give rise to a significant amount of waste. Sustainability Statements prepared in support of the planning applications (AECOM, December 2022 and Troup Bywaters and Anders, July 2022) outline methods for reducing waste in construction phase of development. These summarise that site wide management plans will be incorporated and can be enforced through planning condition.

A Site Wide Operational Waste Management Plan has been prepared by KaNect (September 2022) which demonstrates how sustainable methods for waste recycling management have been considered for the operational phase of the Proposed Development. These detail production of waste, outline suitable storage facilities and methods for sustainable disposal of food, dry and mixed recycling for the associated buildings.

In this regard, the production of waste is not sufficient or of a particular significance for the purpose of an EIA and can be suitably addressed in the planning submission

(e) pollution and nuisances

The proposed development would not generate any unusually significant level of environmental pollution or nuisance. During the construction phase of the proposed development, dust from construction works and emissions from construction vehicles are likely to be generated. These impacts are proposed to be managed in accordance with standard best practice measures, which would be set out within a draft Construction Logistics Plan (CLP) submitted with the planning application. The levels of dust and emissions likely to be generated from this development during the operational phase would not require an EIA to be undertaken.

An Environmental Sound Survey report has been undertaken in support of the Decant Facility planning application (Applied Acoustic Design August 2022). The closest residential premises to the site have been reviewed regarding each relevant building / part of the site. The ventilation and cooling system of the proposals were still under development but are likely to include a mixture of natural and mechanical ventilation. The proposals will also include several external air and ground source heat pumps. Based on the results of the survey, mechanical plant sound emission criteria have been proposed in accordance with BS 4142. It is proposed that plant sound emission is controlled to achieve a rating sound level 5 dB below the representative measured background sound levels for the given hours of operation when assessed to 1m from the worst affected window of the nearest appropriate assessment location.

The CEMPs / CLP will detail measures to ensure that construction noise, air quality and dust is not significant and consider any cumulative impacts from overlapping development. There will be no increase in trip numbers once the Proposed Development is complete and fully operational, therefore, air quality emissions associated with vehicle trips will remain as the current situation. Any such assessments shall be fully assessed as part of the planning application and appropriately controlled through condition and are not of a particular significance for the purpose of an EIA.

(f) 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 proposed development is not likely to lead to an increase in major accidents due to the nature of the proposals. Highway impact would be assessed as a standard part of the planning applications on this site.

(g) the risks to human health (for example, due to water contamination or air pollution)

Best practice techniques would be employed to prevent the risk of accidental contamination or spillages during the construction stage. Pollution of groundwater is not a particular risk at this site. Details of the
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controls and/or mitigation measures required would be secured through any land contamination studies and construction/demolition methodologies submitted with the application.

2. Location of Development

The environmental sensitivity of geographical areas likely to be affected by development must be considered, with particular regard to:

- (a) the existing and approved land use

The application site is largely brownfield land that is suitable for extensions and re-development of the size and scale proposed. The proposed development includes an additional 11,392sqm of Class D1 accommodation across the Highgate School sites, including 2,473sqm of temporary decant accommodation.

- (b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground

Flood Risk and Water Impact

The sites are located within Flood Zone 1 which is recognised as an area of low probability of flooding. The Dyne House and Science Blocks are located within a Critical Drainage Zone. The Environment Agency website does not recommend developments within Flood Zone 1 to submit additional information.

The Decant site poses a slight risk of surface water flooding, however, as the temporary accommodation is proposed to be erected on pillars the risk of damage to the accommodation is low.

The Flood Risk Assessment to be submitted with any planning application would need to address the suitability of the site for additional development with respect to its flood risk. It is considered that the risk is not sufficiently high to necessitate an Environmental Impact Assessment being submitted with the application on this ground.

The site is not within a Source Protection Zone for groundwater.

Biodiversity

The site is near to a Local Nature Reserve (Parkland Walk) and lies in close proximity to open spaces (Highgate Bowl and Hampstead Heath).

The planning application for the proposed development will assess the impact on an adjacent/nearby LNR through the submission of an appropriate ecological survey and manage any negative impacts through appropriate mitigation measures. It is considered that the potential impacts of the development on the nearby LNRs and open spaces would not be sufficiently high to necessitate an Environmental Impact Assessment being submitted with the application on this ground.

- (c) the absorption capacity of the natural environment, paying particular attention to the following areas—

- (i) wetlands, riparian areas, river mouths

The site is not located near to any wetlands, riparian areas or river mouths. The proposal does therefore not justify the need for a full EIA.

- (ii) coastal zones and the marine environment

Not applicable to this development proposal.

- (iii) mountain and forest areas

Not applicable to this development proposal.

- (iv) nature reserves and parks

The site is near to a LNR (Parkland Walk) and open space (Hampstead Heath) which is a designated local SSSI, and the potential impact of the development has been considered in section (b) above. The sites also includes MOL.

The applications submitted for the development sites include Ecological Surveys and Biodiversity mitigation strategies which would be assessed as part of the proposed developments.

There is therefore unlikely to be a significant effect from the proposed development that could give rise to a need for EIA. In the unlikely event the impacts from the development were considered to be significant, they could be adequately mitigated through planning conditions and obligations or otherwise.

As such, any impact on the nature reserves, open spaces and open land is expected to be adequately mitigated through appropriate measures included as part of the planning applications.

- (v) European sites and other areas classified or protected under national legislation

Not applicable to this development proposal.

- (vi) areas in which there has already been a failure to meet the environmental Quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure.

Not applicable to this development proposal.

- (vii) densely populated areas

The land uses surrounding the site comprises residential dwellings, district centre uses, and open spaces, which are fairly typical of an urbanised area and as such are not of any particular sensitivity. The impact of the proposed development on these nearby receptors would be fully considered as part of any planning application and appropriate mitigation measures put in place if necessary.

- (viii) landscapes and sites of historical, cultural or archaeological significance.

The Heritage Statements prepared to date and to be submitted / updated with the planning application will suffice for consideration of the heritage assets on site and in the surrounding area.

An Archaeological Desk-Based Assessment (DBA) has been prepared by Compass Archaeology (June 2022). The Science Block may require archaeological mitigation due to its location within an Archaeological Priority Area. It is anticipated that any archaeological concerns can be adequately dealt with by condition on submission of a planning application. It is noted that the previous permission included archaeological conditions which were subsequently discharged.

The NPPG notes that 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.

In this case it is considered that there are no other sensitive local designations which could be affected by this proposal.

3. Types and characteristics of the potential impact

The proposed development has also been assessed with regard to Schedule 3(3)(a-h) of the EIA Regulations, which references the following factors must be considered, when assessing the criteria set out in paragraphs (1) and (2) above.

- (a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)

- (b) the nature of the impact
- (c) the transboundary nature of the impact
- (d) the intensity and complexity of the impact
- (e) the probability of the impact
- (f) the expected onset, duration, frequency and reversibility of the impact
- (g) the cumulation of the impact with the impact of other existing and/or approved development
- (h) the possibility of effectively reducing the impact

These factors have been considered in assessing the topics referenced above and it has been found that the environmental impacts of the development would not be significant as described in paragraphs (1) and (2) above, given the nature, scale, and design of the development and its location on a previously developed site.

4. Conclusion

The characteristics of the proposed development and its potential environmental impacts have been fully assessed as described in the sections above. It is considered that, as an educational development proposal located on existing developed land within an urbanised area that is not within or adjacent to particularly sensitive receptors, there are unlikely to be significant environmental effects from the development that would require an Environmental Impact Assessment (EIA) to be undertaken.

All potential risks and concerns associated with the development proposal are expected to be addressed as part of the submitted planning applications and in accordance with statutory legislation, planning policies and best practice.

Based on the assessment of the criteria in Schedule 3 and pursuant to Regulation 5(5) and having regard to the information submitted, the Local Planning Authority has adopted the Screening Opinion that **the proposal is not EIA development** as described in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and thus **an Environmental Statement is not required** with any planning application.

Appendix 1 – EIA Screening Checklist

(A) Screening Checklist Question	(B) Response to the Screening Criteria in (A) (Yes/No or N/A)	(C) Is a Significant Effect Likely? Explain Reasons if 'Yes' Response in Column (B) (Yes/No or N/A)
<i>Natural Resources</i>		
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	No	No. Not applicable
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?	Yes - While the development will not make use of on-site natural resources above or below ground. Through best practice and contemporary construction processes, any materials will be used efficiently on site and any reusable waste will be reused or recycled on site wherever possible. The Applicant can produce a SWMP to control construction waste.	No. The materials used during construction of the development are to be of a high quality, from sustainable sources and be durable in reflection of the architecture of each building. Low energy fittings and electric meters are proposed for each building. The MSC is proposed to achieve BREEAM 'excellent' rating. The RMC is to achieve BREEAM 'very good'. The Decant facility will be removed upon end of use and re-used up to 90% of its embodied energy. PVs are proposed during its lifetime on site. Dyne House is proposed with low water usage fittings and aims at BREEAM 'very good' including Climate Change adaptations for the retained building., and the Science block is design for achieving BREEAM 'very good'.

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?	No – The Site is a brownfield site consisting in its majority of buildings, including hardstanding. The Farfield is entirely open space as well as some of the land within MSC, Dyne House and RMC but is of scarce quality. The surrounds of the Site are of the same quality and the local green space at Hampstead Heath and Parkland Walk to south, southwest and northeast of the Sites are not expected to experience any significant adverse effects which would give rise to the need for EIA.	No.
Waste		
2.1 Will the project produce solid wastes during construction, operation or decommissioning?	Yes	No. Production of a Waste Management Plan in conjunction with or as part of a CMP will provide protocols for working with supplies for the reduction of waste in packaging and in selection of materials. Through best practice and contemporary construction processes, any materials will be used efficiently on site and any reusable waste will be reused or recycled on site wherever possible. The Applicant can produce a SWMP to control construction waste. Significant effects are therefore not anticipated.
Pollution and Nuisances		
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes. None raised with regards to any of the developments, of significance which would give rise to the need for EIA, as they will be managed through standard best practice construction measures. An Air Quality Assessment is to be submitted alongside the applications that will confirm that these principles will be retained as embedded mitigation with the Proposed Developments.	No. There may be some dust exposure or limited local reductions in air quality but construction and operational impacts would be controlled and mitigated by a Construction Management/Logistics Plan secured by condition.
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes. The construction phase of the Proposed Development will include periods of time, particularly during the foundation works phases, for noise and	No. Potential for significant noise and vibration for surrounding residential receptors from construction will be mitigated and managed via a CEMP, following

	vibration effects which could impact local residential receptors.	best practicable means of noise control, and significant effects are therefore considered unlikely. This will be described in a Noise Impact Assessment submitted with the application.
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?	No such risks were identified.	No significant effects are considered likely, as all sites except Farfield are already developed.
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?	No areas in close proximity to the Site are known to exceed legal environmental standards which would be affected by the project.	N/A
<i>Population and Human Health</i>		
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?	No anticipated risks of major accidents are anticipated. Flood risk on the Site is expected to be mitigated through measures embedded into the Proposed Development.	N/A
4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation, decommissioning? (for example due to water contamination or air pollution)	No. There are no likely risks to current neighbours, future site users, or on underground services infrastructure as a result of the Proposed Development's construction or operational phases. Appropriate construction management will be ensured so that impacts on the local population's health are not significant.	N/A
<i>Water Resources</i>		
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?	No.	No. Risk of flooding is to be managed through SuDS and an Outline Drainage Strategy embedded into the design of the Proposed Development at the operational phase. These will be detailed within a Flood Risk Assessment. During construction, a CMP is expected to include local flood prevention measures which comply with relevant policy

		and guidance and informed by surveys and investigations of the Site. Thus no significant effects on flood risk on- or off-site are likely.
<i>Biodiversity (Species and Habitats)</i>		
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 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)).	Yes. Parkland Walk (LNR) and Hampstead Heath (SSSI) 15m to the south of MSC and RMC. Parkland Walk is further away to the northeast. Tree removal and replacement is proposed across the sites.	No. The LNR and SSSI sites are all too far away from the development to be significantly affected by the proposal. Any impact on the these would be mitigated through conditions attached to any planning permission. Full Arboricultural Assessment will form part of planning applications. The existing sports pitch, 'Farfield' land use will not change, the proposed development is unlikely to result in any significant indirect harm to the SSSI as there is no proposed sports pitch floodlighting around the new pitches. Significant effects on designated sites are not considered likely. Habitats The grassland habitat onsite was characterised as amenity grassland, managed through regular mowing and in regular use as football pitches. The dominant species in the sward was perennial ryegrass, with abundant red fescue. Species diversity was very low, with large areas supporting no more than 3–4 species/m2. The single structure onsite consisted of a small brick changing rooms building with a flat bitumen felt roof. Small areas of hard standing were present in the north of the site, mostly associated with the building. A strip of artificial grass (an artificial cricket pitch) was present in the centre of the playing field. Groups of mature trees were present on embankments forming the eastern, southern and western boundaries of the site. It is recommended that the boundary trees are protected during construction which can be outlined in a site-specific CEMP, secured by planning condition.

		The inclusion of approximately 340m of new hedgerow planting is included as part of the proposals. In order to maximise the ecological benefit of these hedges, these should comprise a range of native species such as hawthorn hazel, blackthorn holly rose and field maple. The hedgerows will reinforce the ecological value and wildlife corridor function of the existing lines of trees. Given the negligible / low ecological value of the habitats on site, significant impacts on habitats are not considered likely.
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?	Yes. All trees on site were subject to a ground level inspection and were considered of having negligible suitability for roosting bats. The boundary trees around the amenity grassland sports pitches were assessed of being low value to foraging and commuting bats. A small number of common bird species were recorded during the survey. These included carrion crow, magpie, woodpigeon and ring necked parakeet. In terms of other species, no evidence of badger was found during the survey, and no suitable habitats were present for otter or water vole. Bat and / or bird boxes are recommended and could be attached to boundary trees as an enhancement feature. This can be controlled by a suitably worded planning condition. In light of the above, significant effects on species are not considered significant. No bats roosting locations or other protected habitats and species are identified within any of the other sites.	No. However, all sites would be subject to a CEMP during construction and mitigation measures to protect unexcepted findings of protected species and habitats would be in place. As such, any impact on the nature reserves and open spaces is expected to be adequately mitigated through appropriate measures included as part of any planning application and/or adequately mitigated through a financial contribution or otherwise should this be required.
<i>Cultural heritage/Archaeology</i>		
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	Yes. Further archaeological investigation for Science Block proposed to confirm whether a programme of archaeological works is required.	No. The Archaeological Desk Based Assessments (DBAs) have concluded that the potential for archaeological remains at Richards Music Centre, Mallinson Sport Centre, Dyne House and

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).		Far Field Sites is low and no mitigation is required. The DBA undertaken for the Science Block concluded that some form of archaeological mitigation may be deemed necessary due to the site's location within an Archaeological Priority Area. It is, therefore considered that no significant effects on archaeology are likely as a result of the proposed developments and an EIA is not required for this element. Final assessment of applications will be subject to conditions, as necessary.
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?)	Yes. The sites will be visible from the public realm, however, this is likely to be similar to existing conditions.	No. The design and scale will be controlled through the planning application process, considering the impact on views in and out of the site.
<i>Transport and Access</i>		
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?	Yes. The Site is bound by Bishopswood Road and Broadlands Avenue, Hampstead Lane, North Hill, Kingsley Close and Southwood Lane. The routes will be affected during construction.	No. Protocols for minimising traffic disruption during the construction of the proposed developments will be included in a CMP. During operation, access by HGVs and other good vehicles will be appropriately managed with a Transport Assessment informed Travel Plan also in place to encourage sustainable travel modes. No significant effects are considered likely, however, due to the length and amount of proposed works proposed, phasing is likely to be secured via planning conditions and obligations.
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?	Yes. The above routes may be susceptible to congestion. It is not expected that the proposed developments would cause congestion on rail and underground services at surrounding stations.	No. Key aspects of the CMP which will mitigate the effects of construction traffic to minimise the likelihood of congestion with strict monitoring and control of all vehicles entering and existing the sites will include the setting of specific working hours and delivery times and a system of authorisation when visiting the sites in vehicles, while safely maintaining pedestrian access around the sites' perimeter during the construction phase. During operation a Travel Plan will be

		implemented to encourage sustainable travel patterns. Therefore, no significant effects are considered likely.
<i>Land Use</i>		
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.	Yes. The existing school facilities, and particularly Dyne House, Science Block, and RMC will be affected during construction with a requirement to decant classrooms.	The proposed development includes the provision for temporary decanting of 2,473sqm to cater for the temporary loss of classrooms and teaching facilities during the re-development and refurbishment of each of the various sites within the school.
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No. While the proposals would result in significant works on the school sites, as adopted under the School's SPD, no other land uses on or around the sites would be affected.	No. N/A
<i>Land Stability and Climate</i>		
11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No	N/A
<i>Cumulative effects</i>		
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No. Cumulative effects are not expected to give rise to any likely significant adverse effects during both the construction and operational phases of the development. No significant adverse cumulative effects are expected on the availability or provision of services from the proposed developments that could give rise to the need for EIA. As such, the addition of these	N/A

	developments is unlikely to give rise to significant cumulative effects locally.	
<i>Transboundary Effects</i>		
13.1 Is the project likely to lead to transboundary effects?	No. For clarity it is important to note that here the word 'transboundary' refers to another nation or state.	N/A