



Planning and Development

Laura Elias
Associate Director
CBRE
London

Your Ref:
My Ref: ENQ/PWQ/2022
Direct line: 01992 785555 x 5562
Please ask for: Peter Quaile
Date: 24th January 2022

Dear Ms Elias,

Re: EIA Scoping Opinion – Park Plaza West, Waltham Cross, Herts

Thank you for your request for a scoping opinion submitted 22nd November 2021 on behalf of Sunset London Studios Propco Ltd.

Under Section 17(3)(i) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017[as amended], the Council has a duty to notify the consultation bodies of your request for a Scoping Opinion to remind them of their obligation to make available to you, if requested, any relevant non-confidential, information in their possession. Furthermore, under Section 17(3) (ii) the Council has a duty to inform you of the names and addresses of the bodies notified. Further to that duty, please find attached a list at the foot of this letter.

This decision represents the Council's formal Scoping Opinion in accordance with Regulation 15 of the 2017 Regulations.

It is agreed that the following (as set out in Paragraph 5) are scoped into the Environmental Statement:

- Landscape and Visual Effects
- Ecology/Biodiversity
- Built Heritage
- Archaeology
- Water Resources and Flood Risk
- Transport
- Noise and Vibration
- Air Quality
- Socio Economic Effects
- Lighting
- Human Health
- Risk of Major Accidents and/or Disasters
- Climate Vulnerability
- Greenhouse Gases and Climate Change

I note that consideration of **Transport** is to be limited to the environmental issues arising (i.e. driver delay etc) with the detailed transport assessment contained within a separate TA.

With regard to the **LVIA** I note that further work has taken place on this aspect of the environmental statement and I look forward to seeing the additional views which have been selected following discussions with council officers.

With regard to **Waste and Materials**, I agree that this matter will be scoped out. No doubt this matter will be considered in detail in the planning statement and supporting documents.

With regard to **Daylight, Sunlight and Overshadowing**, I agree with your reasoning for scoping this out.

With regard to **Ground Conditions**, I agree with your reasoning for scoping this out given the history of uses on the site and the proposed commercial uses.

With regard to **Wind**, I agree with your reasoning for scoping this out as wind micro-climate is a function chiefly of building heights which, in the anticipated scheme, would not be likely to give rise to significant effects.

With regard to **Risk of Major Accidents and/or Disasters**, given the high profile nature and use of the site, this should be extended to include potential security threats and advice on this matter should be sought from Herts Constabulary.

I am content that **Utilities** [capacity and delivery] are dealt with by means of a stand-alone Utilities Statement to accompany the planning application unless it becomes apparent that there are major challenges to delivering the necessary on-site infrastructure which have currently untested implications and significant environmental impacts.

Assessment of Cumulative Schemes

The extent of developments identified in Table 3.1 of your Scoping Report references, sites which are within 2km of the applications site and will have permission by the time this application will be presented to committee, is considered to be a credible strategy for this assessment. If, in preparation of the ES, it is found that there are other strategic sites which would entail linkages in terms of cumulative impact then these should be considered as part of the study. The other large scale allocated site not included in Table 3.1 is the residential development of Tudor Nurseries on Goffs Lane which has an outline permission for 360 dwellings and a shop under reference 07/17/0864/O and reserved matters approval for those same matters under reference 07/20/0157/RM. That scheme is currently implemented on site.

EIA's previously submitted to this council have contained significant duplication of other documents submitted in support of planning applications. This is costly for the Applicant, can lead to the provision of conflicting information, creates an unwieldy document for consideration by the public and consultees and hinders assessment. I would therefore be grateful if you could avoid duplication wherever possible.

Consultation with Statutory Bodies

Further to statutory consultation, I have previously provided responses received from HCC Flood Risk Management and the Environment Agency. Should any further representations be received, I will forward them for your attention.

Yours sincerely,

For Katie Smith
Assistant Director of Place

Consultation Bodies:

Natural England -
The Environment Agency -
Thames Water -
Hertfordshire County Council – Historic Environment Team -
Hertfordshire County Council – Lead Local Flood Authority -
Hertfordshire County Council – Highway Authority -
Hertfordshire Constabulary –
Historic England –
Highways England –
UKPN -
National Grid –
Borough of Broxbourne – Environmental Health -