



**Directorate of Place**

Montagu Evans  
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London  
EC3A 8BE

Your Ref: PD12108/WE/AB/ED  
My Ref: ENQ/22/0055  
Direct line: 01992 785555 x 5561  
Please ask for: Peter Quaile  
Date: 27<sup>th</sup> April 2022

Dear Ms Disken,

**Re: EIA Scoping Opinion – Parcels 12 and 13, Cheshunt Lakeside, Cheshunt, Herts, EN8**

Thank you for your request for a scoping opinion submitted 15<sup>th</sup> March 2020 on behalf of Cheshunt Lakeside Developments 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 [letter and attachment] 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 Sections 5-9) are scoped into the Environmental Statement [ES]:

- Socio Economic Effects
- Daylight, Sunlight and Overshadowing
- Wind Microclimate
- Townscape and Visual Impacts Assessment
- Climate Change and Greenhouse Gases

With regard to **Daylight, Sunlight and Overshadowing**, I agree with your reasoning for scoping this into the ES, in particular given the additional height proposed next to the new central square. Similarly, the proposal for up to 14 storeys will give rise to a need to assess the impact on the **Wind Microclimate**. With regard to the **TVIA** and the associated parameter plans which inform the assessment, as clarified by Council email 27<sup>th</sup> April 2022; these should include an allowance above parapet height to account for plant housing and ventilation - up to two metres is likely to be suitable so as to remain consistent with the scheme granted outline approval.

I am content that the remaining issues associated with the proposal, including utilities [capacity and delivery], transportation/access, noise/vibration, archaeology, water resources/flood risk and ecology/biodiversity are dealt with by means of stand-alone statements to accompany the outline planning application.



The proposed uniform structure of the ES is considered to be acceptable as presented.

### **Assessment of Cumulative Schemes**

The extent of developments identified in Section 10 of your Scoping Report references sites which are within 1km of the application site and will have permission by the time this application will be presented to committee is considered to be the correct overall strategy for this assessment. However, under the terms of the Quod assessment, there is a major EIA scheme currently with the Council which if approved would be built out over a similar period to the scheme the subject of this scoping request. The scheme is at Park Plaza West and is for a major film studio complex. The planning reference is 07/22/0287/F. 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 large scale allocated sites include, but are not limited to:

- Park Plaza [all four elements];
- Rosedale Park;
- Brookfield Garden Village
- Brookfield Riverside

Recent EIA submissions to the Council have included significant elements duplicating other documents submitted in support of the planning application. This is costly for the Applicant, can lead to the provision of conflicting information, create an unwieldy document for consideration by the public and consultees and is incredibly time consuming to assess. I am sure that you will endeavour to minimise any tendency towards duplication wherever possible.

### **Consultation with Statutory Bodies**

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

While writing, I confirm that the submission documents set out in your document DR1 dated 21<sup>st</sup> April 2022 will provide comprehensive information sufficient to accompany a valid planning application.

Yours sincerely,

**PP 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 – Education Authority –  
Hertfordshire County Council – Highway Authority -  
Hertfordshire Constabulary –  
Historic England –  
Highways England –  
UKPN -  
Herts and Middlesex Wildlife Trust -  
National Grid –  
Borough of Broxbourne – Environmental Health -