
Head of Planning & Development
Broxbourne Borough Council
Borough Offices,
Bishops' College,
Churchgate
Cheshunt,
Hertfordshire EN8 9XB

1 May 2018

My Ref: 2017/193
LPA Ref: 07/17/1267/O

Dear Mr Cooper,

**RE: LANGDONS & BALLYMOUR ANDREWS LANE AND LAND BETWEEN ANDREWS LANE AND BURTON LANE
REQUEST FOR EIA SCREENING OPINION UNDER REGULATION 5 OF THE TOWN AND COUNTRY
PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017**

DLA Town Planning Ltd is instructed by Mr R Brunton and Mr G Spitaliotis to submit a formal request for a Screening Opinion in accordance with Regulation 5(i) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ("the EIA Regulations") for the erection of up to 63 dwellings, open space and associated access at the above address (The Site). The proposal is the subject of outline planning application LPA Ref: 07/17/1267/O, as submitted on 8 December 2017.

The information enclosed and set out below comprises that required by Regulation 6 of the EIA Regulations to validate a Screening Request.

The information required is:

- a) a plan sufficient to identify the land;
- b) 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;
- c) a description of the aspects of the environment likely to be significantly affected by the development;
- d) 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
- e) 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.

To meet these requirements a site location plan is enclosed and identifies the extent of the land in question.

Development Site and Surroundings

The site is located on the edge of St James Village, to the east of Goff's Oak and west of Cheshunt, with frontages onto Andrew's Lane to the north and Burton Lane to the west.

This inverted L-shaped site of approximately 4.2 hectares in size, comprises four separate parcels of land:

1. **Land south of Andrews Lane** – this former glasshouse/ horticultural site is now used now used in part for the grazing of horses adjacent to the Andrews Lane frontage; and as a builder's yard containing a number of buildings to the rear thereof and is served by a single track, gated-access from Andrews Lane, adjacent to the western site boundary;
2. **The Langdons** – a bungalow fronting Andrews Lane;
3. **Ballymour** – a bungalow fronting Andrews Lane;
4. **Land west of Burton Lane** – former grazing land, now unused.

To the north of the site beyond Andrews Lane are open fields. To the east is residential development at Lea Mount and the Rosedale Sports Ground. The residential development of Great Groves, The Maples and Whitehaven Close are situated to the north-west. The southern boundary is defined by mature trees/ hedgerows, beyond which is the Tudor Nurseries site.

Strategic Context

Under the provisions of the Broxbourne Local Plan 2018 – 2033 Pre-submission Consultation, published in November 2017 (The Emerging Local Plan), the Site forms part of the Rosedale Park site as allocated by draft Policy CH2 thereof. This broadly rectangular area is bounded by Rags Lane/ Peakes Way to the north; Goffs Lane (B156) to the south; Rosedale Way to the east; and Burton Lane to the west. The Emerging Local Plan proposes that Rosedale Park will be developed as a series of '*interlinked new suburban parkland communities*', delivering circa 790 dwellings as supported by a draft Masterplan. The Site is identified as 'South of Andrews Lane and East of Burton Lane' and draft Policy CH2 proposes that it delivers the following:

1. c. 50 homes;
2. 40% affordable homes;
3. Provision of the St James' Green Link;
4. Pedestrian connection(s) to Rosedale Park North and South.

Two outline planning applications have been submitted relating to the adjacent land parcels. As summarised below, these propose a total of up to 740 dwellings and are currently being determined by the LPA:

LPA Ref	Submitted	Applicant	Location	Site Area	Proposal
07/17/0352/O	April 2017	Crest Nicholson	Rosedale Park North Land North and South Of Andrew's Lane & South Of Peakes Way, Cheshunt	43.77ha	Mixed use scheme to include a new linear park and comprising up to 380 dwellings, 64 bed care home, local centre, a primary school, improved recreational, leisure and sporting facilities and associated open space.
07/17/0864/O	July 2017	Commercial Estates Group (CEG)	Rosedale Park South Tudor Nursery Burton Lane, Goffs Oak	15.60ha	Construction of up to 360 dwellings including a 'retirement village'; retail unit of up to 500m ² , & associated open space, drainage features, vehicular, and pedestrian and cycle accesses

The Site the subject of this Screening Opinion Request would link the Rosedale Park North proposal situated to the north and east with the Rosedale Park South scheme to the south. Both of these applications have

been subject to Environmental Impact Assessments (EIA) and were accompanied by Environmental Statements. The additional impact of the proposed development as described below must be considered in the context of the considerably greater scale of these neighbouring parcels and the relative level of built development sought. It is noted that Emerging Local Plan envisages that the Rosedale Park Site as a whole will be developed over an 8 year period from 2018 to 2026 and as such it will be phased. This would preclude the Site from being developed in isolation and would ensure that the construction phase impacts of the wider development were controlled by the Council and spread across this proposed timeframe.

Description of Development

Outline planning application LPA Ref LPA Ref: 07/17/1267/O proposes the erection of up to 63 dwellings, of which 40% (up to 25 units) would comprise affordable units; and a significant area of public open space. All matters are reserved other than access.

Illustrative Masterplan

An indicative plan shown has been produced by the Omega Partnership - the same architects used by Crest Nicolson for that part of the Rosedale Park scheme to the north and east (LPA Ref: 07/17/0352/O). It comprises the following elements.

1. Open Space

This would extend along the entire length of the site, wrapping around St James Village to the west and north. The landscaped green space ranges from 40 to 50 metres in width and could perform a number of functions, including:

- A “buffer” to the existing properties;
- Part of a wider “green ring” around St James Village;
- A gap to separate St James Village from the two new communities to the east and south;
- A walking and cycling route;
- Recreational open space, including possible play areas;
- Sustainable drainage for the development site; and
- Wildlife corridor.

2. Housing

This would be located adjacent to the eastern and southern site boundaries, abutting the residential development proposed on the neighbouring sections of the Rosedale Park Site. The dwellings would provide an active frontage onto the proposed area of open space and with small clusters of dwellings arranged in informal perimeter blocks to the rear adjacent to the eastern site boundary. The existing landscaping on the southern and eastern boundaries of the site will remain and will be enhanced.

3. Access

Vehicular access would be provided from Andrews Lane to the north and Burton Lane to the west. The layout provides for pedestrian and cyclist access through to the proposed Rosedale Park North development to the east but not for vehicular access, as requested by the Council at pre-application stage. Similarly, the layout shows a potential link through to the proposed Rosedale Park South development to the south and although this is currently provided for in the Rosedale Park South layout, it could be incorporated with very little change.

Possible Effects on the Environment

Socio Economic

The proposal would result in the loss of the existing builder's yard, although this is essentially a storage facility and no members of staff are based at the site. There would be a positive impact on local economy employment levels during construction phase. The proposal would also result in the loss of 2 bungalows fronting onto Andrews Lane, but which would be more than offset by the provision of up to 63 dwellings and which could include bungalow accommodation if considered appropriate. The provision of up to 61 additional dwellings represents a significant positive impact and there will also be positive changes to the mix and balance of housing in the area with the site providing a range of house types and sizes to include 40% affordable housing.

Other potential impacts may include that on existing services, such as schools, healthcare etc., arising from increased demand due to additional population. It is noted that the Site has access to an array of local shops and services, whilst it is proposed to include additional facilities within the wider Rosedale Park Site. In particular, the Rosedale Park North (RPN) proposal includes a 2-form entry primary school, which according to the submitted Environmental Statement will have a surplus of between 50 to 108 pupil places beyond those required by the development itself. The RPN proposal also includes a local centre providing 604m² (GIA) of Use Class A1, A2, A3, A4, A5 and D1/D2 floorspace, whilst the Rosedale Park South (RPS) proposal includes a retail unit of up to 500m². Any further impact could be mitigated through financial contributions towards expansion of existing facilities. Existing and prospective residents would benefit from the provision of a substantial and accessible area of public open space accounting for around half of the site area, which would link the various elements of the Rosedale Park development and the existing community, promoting regular opportunities for social interaction. There would be a positive impact on local businesses and the local economy as well as impacts on employment levels during construction phase.

Water Resources

The Flood Risk Assessment (FRA) prepared by EAS and submitted with the application confirms that the site is entirely within Flood Zone 1 where there is the lowest risk of flooding. The FRA identified a small area of "low" risk surface water flooding but changes to ground level will address this issue. The drainage strategy for the site is based on reducing surface water run-off to greenfield run-off rates through the use of attenuation ponds. These will be incorporated into the areas of open space on the western side of the site. The outfall will be directed to an existing headwall/manhole. Other potential effects of the development are possible risk of contamination to controlled waters, possible contamination of water resources during construction and following completion of the development, and impact of the new population of the foul water drainage capacity. All of these factors can be mitigated.

With regard to the cumulative impact, Chapter 14 of the RPN Environmental Statement concludes that subject to the successful implementation of the incorporated mitigation measures, the effects of that proposal would be 'negligible' and therefore deemed to be **not** significant with respect to surface water, flood risk, water quality and water resources. Accordingly it was concluded that no significant residual effects had been determined. Chapter 6 of the RPS Environmental Statement similarly concluded that the proposal would be of 'negligible significance' subject to appropriate mitigation and the committed network upgrading works being undertaken by Thames Water. In this context it is concluded that the Rosedale Park proposals would cumulatively be of negligible significance subject to the appropriate mitigation.

Transportation

A Transport Assessment has been prepared by Vectos highways consultants and was submitted with the application. The Assessment concludes that opportunities for sustainable transport modes have been taken up; that safe and suitable access can be achieved for all people; and the residual cumulative impacts of the development are not severe. With regard to the final point, the Traffic Impact Assessment took account of the impact of the aforementioned RPN and RPS proposals as well as the recently completed development at Sovereign Gate for 96 dwellings (LPA Ref: 07/12/0524/O); and those under construction at Grangebrook (14

dwelling - LPA Ref: 07/15/0856/F); and The Cardinals (79 dwellings – LPA Ref: 07/14/0076/F). In this context the Assessment concluded that the proposal will not result in a significant increase in vehicles travelling along Andrew's Lane or along Burton Lane, such that it was considered that the development will have a negligible impact on the operation of the highway network.

Biodiversity

Potential impacts relate to the loss of existing habitats and disturbance to protected species. There is also the positive impact of habitat creation and introduction of native species to be considered.

An Extended Phase 1 Habitat Survey was carried out by Green Shoots Ecology in December 2017 and submitted with the application. This concluded that the vast majority of the site comprises species poor, semi-improved grassland. It recommended that additional survey work was required in respect of great crested newts, bats and nesting birds. It is noted that the manmade pond within the curtilage of Ballymour which was found it to be of average suitability for great crested newts, would be retained and is incorporated into the illustrative Masterplan. These further surveys will be undertaken at the appropriate times of year, with any required construction phase mitigation measures incorporated into a Construction Environmental management Plan (CEMP). With regard to the operational Phase a detailed Landscape and Ecology Management Plan (LEMP) would be provided with appropriate features incorporated into the detailed design of the scheme.

Further to the above, the Habitat Survey Report concluded that the biodiversity identified on The Site could be enhanced and retained through the retention and augmentation of the existing old native hedge along the southern site boundary and through the inclusion of the following habitats in the landscaping scheme: native woodland planting; ponds connected to SUDS; native hedgerows and/or scrub/shrub areas; and a meadow type area. The provision of a substantial area of public open space running the entire length of the site would facilitate the provision of such measures.

With regard to the cumulative impact of the Rosedale Park scheme, Chapter 12 of the Environmental Statement relating to the RPN proposal concluded that the site was generally of low ecological value. The construction phase would result in the loss of approximately 9ha of low ecological value grassland, but provides the opportunity to enhance the retained area of 15.7ha. The operational phase of the development would deliver benefits in respect of bat roosting opportunities (minor benefit); higher quality habitat (moderate benefit (significant)); and would have a positive impact on nesting birds. Chapter 5 of the RPS Environmental Statement mainly identified neutral residual impacts. The only adverse impacts similarly related to the loss of grassland and were considered significant at a site level only. A positive impact, significant at site level, was identified in respect of hedgerows. In the light of these conclusions and mindful of the potential for mitigation and compensation measures within The Site due to the extensive area of public open space proposed, it is not considered that the proposal would result in any undue cumulative impact.

Landscape

The potential impacts of the development on the landscape may include temporary visual impact from construction works, long term changes to the landscape, long term changes to views to, from and through the site and the visual impact of the proposed development.

The Broxbourne Landscape Character Assessment (October 2008) identifies the site as falling within the Plateau Ridges and Slopes: Wooded Farmland Character Type (Type B) and within Sub Area B2 - Goff's Oak and Hammond Street. Described as 'urban fringe landscape', the Assessment states that the Sub Area is '*encapsulated by suburban housing at Hammond Street (to the north) and Goff's Oak (to the south)*'. It also notes that '*separate blocks of modern housing also dominate landscape pattern within this area*', which otherwise encompasses '*an assortment of pasture fields, delineated by mature hedgerows, small pockets of woodland and groups of glasshouses.*'

The permanent operational phase changes would need to be considered in the context of the adjacent RPN and RPS proposals. Chapter 11 of the RPN Environmental Statement concludes that this proposal would have a limited effect and very localised and would be consistent with the historical changes to the landscape. Chapter 8 of the RPS Environmental Statement concluded that there would be no significant adverse visual effects as a result of that development.

The Site is already relatively well contained by the adjacent modern suburban housing to the west and the existing boundary screening; it includes some existing built development including the 2 bungalows to the Andrew's Lane frontage; and with a gentle fall in levels towards the north-east, it is not a prominent feature in the landscape. The two significantly larger adjacent Rosedale Park proposals would add to this sense of enclosure, with areas of proposed housing located to the immediately north, east and south. In this context and mindful of the positive effect resulting from the retention of about 50% of the site as open space it is considered that the proposal would be likely to have a negligible additional visual impact on the wider landscape, whilst the balance of uses is compatible with that in the locality.

Noise

The potential effects as a result of the development are an increase in noise from construction activities; vibration caused by piling works (if piling is to be implemented), and an increase in noise from post-construction traffic. As the noise impacts are standard in relation to construction and development it is considered that they can be appropriately mitigated.

Air Quality

The site is not within an Air Quality Management Area. There will be a potential construction phase impact associated with the demolition of existing structures, earthworks, the construction of new structures and transportation of dirt and dust from the site. During the operational phase there will be a potential impact resulting from an increase in road traffic in the vicinity of the Site against current baseline levels associated with both the proposed development and cumulative impact associated with other committed developments in the area.

With regard to the Construction Phase, the Environmental Statements relating to both the RPN (Chapter 10) and RPS (Chapter 3) concluded that subject to appropriate mitigation the construction impacts will not be significant. With reference to the former, it was noted that the mitigation appropriate to a 'high risk site' was required due to the close proximity of residential receptors. Given the relatively limited scale of the structures to be demolished and the significantly smaller scale of built development proposed at The Site any construction phase impact can similarly be mitigated against in this instance. The appropriate phasing of development would preclude any undue cumulative impact during this phase.

With regard to the operational phase, the Environmental Statements relating to both the RPN and RPS proposals concluded that air quality will be acceptable for future residents without any requirement for mitigation measures. The latter states that the traffic generated by the proposal is predicted to result in a negligible impact on pollutants during operation with a corresponding negligible impact on air quality. Given the relatively modest scale of the proposal - which as noted elsewhere would not lead to as significant movements - it is anticipated that whether considered in isolation or cumulatively, the proposed development of The Site would have a negligible impact in this respect during the Operational Phase.

Agriculture

A potential impact could be the loss of land defined as the best and most versatile (BMV) agricultural land (i.e. Grades 1, 2 and 3a of the Agricultural Land Classification) during the construction phase. The Site is not currently in agricultural use, but based on a consideration of the maps produced by Natural England, it falls within an area generally classified as falling within Grade 3 of the Agricultural Land Classification. This classification is not site specific and makes no distinction between grades 3a and 3b. Regardless of the classification however, in the light of the limited size of the site (4.2ha); the fact that the site is not currently in agricultural use; and that around 50% of the site would be retained as open land, if viewed in isolation it is

not considered that there would be any significant adverse impact in this respect. There would be no additional impact associated with the operational phase of development.

In considering the cumulative impact, the RPN Environmental Statement, (Chapter 6), identifies only a minor adverse impact in this respect. The RPS Environmental Statement (Chapter 7) notes that this proposal could result in the loss of 3.2ha to 4.5ha of BMV agricultural land, but concludes that this would not lead to a significant adverse impact upon agricultural land. Further to the above, the additional potential loss of BMV that could occur from the development of The Site would not result in a significant cumulative impact, whilst the agricultural value of the land would in any be further diminished by the proposed development of the wider Rosedale Park development, on the basis that it would adjoin residential development in all 4 sides.

Heritage

An Archaeology Desk Based Assessment was carried out by CgMs/RPS in December 2017. This concluded that there are no designated or non-designated archaeological assets on the site. The consultants concluded that the site is considered to have a low to moderate archaeological potential for the Palaeolithic and Mesolithic periods and a generally low archaeological potential for all other periods of human occupation. The report went on to conclude that any archaeological features that may be present on the Site would most likely be of low/local significance and thus there was no archaeological reason to prevent development.

The nearest Listed Buildings are the Church of St James Vicarage and the Church of St James, located approximately 190m, and 230m to the west of the Site respectively, located on St James Road. To the south of the site there are two further Listed Buildings to Goffs Lane at its junction with Halstead Hill: No 403 and Colegrove Manor. It is possible that the setting of these nearby listed buildings may be affected by the proposed development.

During construction, increased traffic, construction noise, and changes in appearance to the surrounding area have the potential have an effect on the way in which the listed buildings are experienced. These impacts arising during the construction process (i.e. increased traffic, construction noise, and changes in appearance to the surrounding area) will however be short term or temporary and can be addressed through a Construction Environmental Management Plan on any planning consent with any impact to be considered in the context of the development of the larger adjoining parcels.

Increased housing density, increased population density, increased urbanisation, degradation of the rural hinterland, and increased traffic brought about by the operational phase of the proposed development all have the potential to affect the setting of the listed buildings. The magnitude of this effect will be mitigated to some extent by the distance of the Site from these heritage assets; the existing and proposed predominantly residential built development which will separate the site from these heritage assets; and the retention of around 50% of the site as open space.

Other information or representations as the person making the request may wish to provide or make

The proposed development described above does not fall within the developments listed in Schedule 1 of the EIA Regulations. With regard to Schedule 2 thereof, Part (b) of section 10 relates to *(b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas*. The thresholds set out against this type of development are:

- (i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or*
- (ii) the development includes more than 150 dwellings; or*
- (iii) the overall area of the development exceeds 5 hectares.*

If considered in isolation it would not fall within this definition. It is only if considered as part of the wider Rosedale Park Site that it would fall within these thresholds. As noted elsewhere however, the Rosedale Park North and South planning applications have been subject to Environmental Impact Assessments (EIA) and were accompanied by Environmental Statements (ES). It is not considered likely that the proposed

development of the Site individually has the potential for significant environmental effects, nor would it be likely to result cumulatively in a materially greater impact, that justifies the undertaking of a further EIA. This conclusion reflects the planned physical and functional relationship of the Site to these adjoining parcels; its relative size which accounts for about 7% of the wider Rosedale Park site; the modest scale of development proposed of up to 63 dwellings, accounting for about 8% of the overall total; and the provision of about 50% of the Site as open space. In addition it is noted that any operational phase impacts would be mitigated by the phasing of the development as a whole.

In these circumstances it is our opinion that EIA is not required for the proposals and we look forward to your confirmation of the same.

Yours faithfully

A handwritten signature in black ink, appearing to be 'S.A.', written in a cursive style.

Simon Andrews
Strategic Planning Manager