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Planning and Development

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Direct line: 01992 78555 ext. 5561
Please ask for: Mr D Cooper
Date: 10 May 2019

Mr Ian Anderson
Senior Director
Planning and Development Consultancy
Cushman and Wakefield

Dear Mr Anderson,

Town and Country Planning (Environmental Impact Assessment) Regulations, 2017 (the EIA Regulations) - Screening Opinion

Mixed use development under use Class B1/B2/B8 use, with Trade Park B1/B2/B8 uses or bulky goods retail to include the relocation of uses from Waltham Cross, with ancillary A3 accommodation, parking, servicing, access and landscaping

Thank you for your letter dated 9th April 2019 seeking a Screening Opinion in respect of the above proposal.

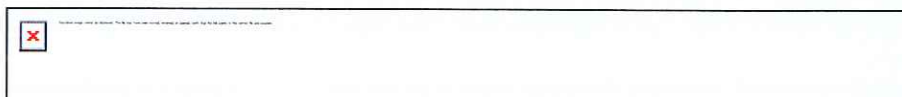
This proposal falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations, 2017. It is considered that the proposal can be regarded as an Infrastructure Project (10) and, within this, an Urban Development Project (b). The scale of development is such that consideration as to whether an Environmental Impact Assessment is required is necessary under the criteria established by Schedule 3 of the Regulations.

Characteristics of the Development

The development comprises a number of components: the provision of a mixed use development under class B1/B2 and B8 use with Trade Park B1/B2/B8 uses, along with bulky goods retail to include the relocation of uses from Waltham Cross as well as ancillary A3 accommodation, parking, servicing, access and landscaping.

The proposal would provide:

- IKEA Fulfilment Centre: 37,161 sqm B8 (incorporating B1 and customer click and collect uses also)
- Bulky Goods Retail (including potential relocations) of 13,935 sqm sqft with 1,858 sqm / 20,000 sqft ancillary offices OR an equivalent floorspace of B1/B2/B8 use (proposals will be tested for either scenario)



- Trade Park / Mixed B1/B2/B8 Use: 3,716sqm
- Supportive A3 uses: 929sqm

The maximum height of the development, for the purposes of the parameters, will be the IKEA unit, which will be no greater than 35m.

The scale of development is above the NPPG threshold guide of more than 10,000 sqm of new commercial floor space.

Location of the Development

The Park Plaza North site is an area of land currently designated as an employment area within the Local Plan. The site is bounded to the north by the A121 Winston Churchill Way and the News UK complex to the south which comprises a major print-works and logistics centre. To the east of the site is a railway line which comprises part of the Southbury Loop section of the Lee Valley Line; and to the west is the A10 and land under use by Travelodge. The site presently has a single point of access to the south west, with a roundabout connecting both Park Plaza North, including Travelodge with Park Plaza South. This leads to a traffic light controlled road junction which accesses both north and south carriageways of the A10.

Characteristics of the Potential Environmental Impact

The principal environmental impacts are considered to be as follows:

1. Visual – at a potential height of 35 metres with associated bulk, the development will be visible from a number of key receptors, both in close proximity and further afield. The Council will need to understand the totality of this visual impact;
2. Heritage – the impact of the proposed development on the significance of Cedars Park and the Theobalds Palace, the remains of which are a Scheduled Monument. Views of the proposed development from within Cedars Park could likely result in a level of harm to its significance.
3. Air Quality – there are significant air quality issues associated with the A10;
4. Traffic – in terms of traffic generation from the site and the potential impacts on severe congestion of local roads;
5. Noise – in relation to the roads and railway bounding the site

Decision on the Requirement for Environmental Impact Assessment

Whilst the foregoing impacts may be significant and there will be a need through any planning application to identify and, where necessary, mitigate environmental impacts of the development, they are not considered to warrant the requirement for an Environmental Impact Assessment.

Rather, their impacts are to be addressed through individual statements attached to a planning application. Without prejudice to the documentation that will be required by the Council, these should include:

- A Landscape and Visual Impact Assessment to identify and assess the likely effects of the proposed development on the surrounding landscape and visual amenity;
- A Heritage Statement to assess the potential impact of the development on designated and non-designated heritage assets;

- An Air Quality Assessment to address the potential cumulative emissions from traffic, plant and HGV movements, dust and other potential air pollutants from within the proposed development; and the impacts of existing/projected air quality within the vicinity of the site on the development;
- A Transport Assessment;
- A Noise Assessment;

In addition, we concur with your submission that the following documents should be submitted:

- Transport Assessment including Travel Plan
- Flood Risk Assessment
- Ecological Survey
- Phase 1 Ground Conditions Assessment
- Noise Impact Assessment
- Lighting Impact Assessment
- Utilities Infrastructure Assessment
- Renewable Energy Statement
- Socio Economic / Retail Impact
- Planning Statement
- Illustrative Plans, Parameter Plans and CGI's

Pre Application

We would strongly advise that you seek formal pre application advice on the proposed development through which we would more fully advise on the content required to accompany a planning application.

Conclusions

For the reasons given above, I do not consider there to be a requirement for an Environmental Impact Assessment to support any planning application for this proposal.

Yours sincerely

A handwritten signature in black ink that reads "Douglas Cooper". The signature is written in a cursive style with a long horizontal stroke underneath the name.

Douglas Cooper
Head of Planning & Development