

Mr P Quaile  
Development Management  
Borough of Broxbourne  
Bishops' College  
Churchgate  
Cheshunt  
EN8 9XQ

Our Ref: LF/17086

24 April 2018

By Email Only: Peter.quaile@broxbourne.gov.uk  
planning@broxbourne.gov.uk

Dear Mr Quaile,

**RE: Request for Screening Opinion for Proposed Development at Land at Cuffley Hill, Goffs Oak, EN7 5EX.**

We act on behalf of Countryside Properties PLC ('Countryside') who are seeking an EIA Screening Opinion in advance of the submission of an application for the development at the Land at Cuffley Hill, Goffs Oak.

Background

The site has been proposed for allocation within the emerging Broxbourne Local Plan under proposed Policy GO5: Land North of Cuffley Hill and is formed of the former Fairmead and Rosemead Nurseries.

The allocation is for circa 26 dwellings, with 40% affordable housing, public open space and the retention of protected trees.

Countryside have had pre-application discussions with the Local Planning Authority in respect of this site and for the development of up to 59 residential units.

Representations were made to the Local Plan Regulation 19 consultation and information provided that appropriately demonstrated that significantly more dwellings that proposed within the allocation can be accommodated on site. This will be further advanced at the Examination in Public.

The Application and Site

Countryside are keen to bring the site forward in a timely manner and as such we are targeting the submission of a full planning application in advance of the Examination in Public, but appreciate that

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the proposal will not be determined until at least the Inspectors report on the emerging Local Plan is forthcoming. It is our intention to submit and agree a Planning Performance Agreement in advance of the application to provide both parties with comfort over the approach to be taken.

It is likely that the scheme will be a single Full Planning submission comprising up to 60 residential units with associated open space, parking and drainage, along with the retention of protected trees.

The extent of development area is shown on the attached location plan.

### EIA Screening

We request, on behalf of Countryside, that the Local Planning Authority adopt a screening opinion pursuant to the Town and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 2017, in respect of an application seeking approval for the residential development of the Former Fairmead and Rosemead Nurseries in advance of a formal application submission.

The development does not fall within Schedule 1 Development of the Environmental Impact Regulations 2017.

It falls within Schedule 2 Development, Part 10, Infrastructure Projects (b) – Urban Development Projects and under the applicable threshold and criteria of 150 dwellings.

The site is formed of two former Nurseries, it is undulating and has a variety of levels, with a number of trees located predominately within the northern part of the site, accordingly, views of the site from the countryside beyond are severely hindered. Access to the site is provided by a gap between the properties fronting Cuffley Hill.

Consideration needs to be given to the characteristics of the development, its location and potential impact as set out in Schedule 3 of the Environmental Impact Assessment Regulations 2017 and the guidance in the Planning Practice Guidance.

In light of the above, it is relevant to consider any potential effects arising from the application proposed that would define the site as a sensitive area or otherwise.

The proposed development is modest in scale and whilst the site is currently within the Green Belt, its removal is being promoted by the Local Planning Authority.

The site is not considered to be any more sensitive than any other development parcel, the following matters will be dealt with as part of the application submission, but the associated impact of development is not deemed to be significant:

- Biodiversity/Ecology
- Trees
- Ground Conditions and Contamination
- Noise

- Landscaping and Visual Impact.
- Sustainable Drainage
- Access and Transport

If you require any further information or wish to discuss the matter in more detail, please do not hesitate to contact me.

Yours sincerely,



Liz Fitzgerald  
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