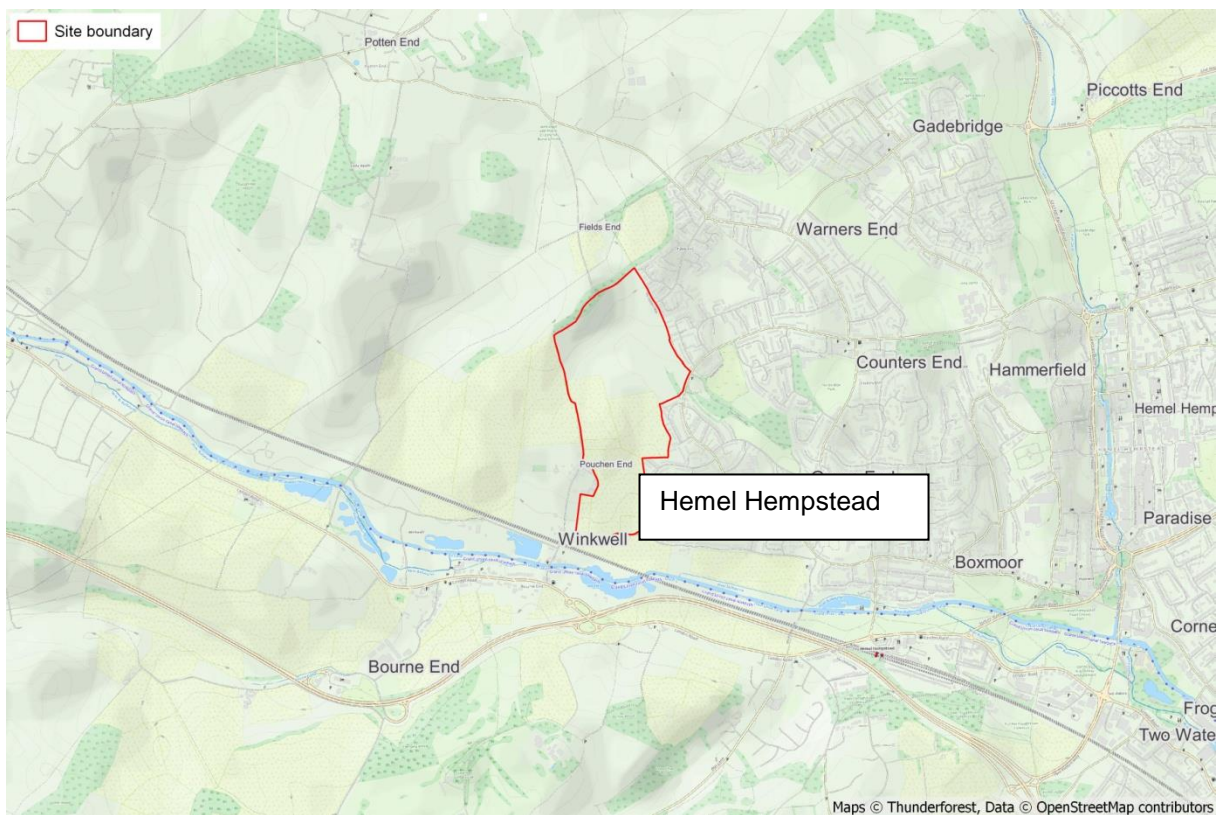


# 1 Environmental Statement for land at West Hemel

## 1.1 Introduction

- 1.1.1 A hybrid planning application has been submitted to Dacorum Borough Council (DBC) by BDW Trading Ltd (Barratt David Wilson), Taylor Wimpey UK Ltd, Stimpsons and Bletsoes ('the Applicant') for the proposed development of land west of Hemel Hempstead, north of Chaulden Lane and east of Pouchen End Lane ('The Application Site'). The general location of the combined site is indicated on Figure 1.1, below.



**Figure 1.1: General site location**

- 1.1.2 The proposed development is situated on the western edge of the town of Hemel Hempstead, within the administrative area of Dacorum Borough Council (DBC). The Site has been identified as being able to accommodate new development sustainably in the adopted Dacorum Borough Council Core Strategy (September 2013), which refers to the site as 'LA3 West Hemel Hempstead', and is allocated in the adopted Site Allocations Development Plan Document (July 2017) (see Chapter 5, Planning Policy Review).
- 1.1.3 This is the Environmental Statement (ES) submitted with the planning application.
- 1.1.4 Figure 2.1 shows the extent of the Application Site (the Site), which is the area within the 'red line' of the planning application location plans. The overall planning application proposes a

residential led mixed use development for up to 1,100 new dwellings; comprising full planning proposals for a first phase of 350 dwellings (and associated development), access, a foul drainage pumping station and the associated connecting sewer; and, outline planning proposals (including means of access) for 750 dwellings. Further details are provided in Chapter 3 of this ES.

## 1.2 Environmental Impact Assessment

- 1.2.1 Environmental Impact Assessment (EIA) is a process that aims to improve the design of a development proposal and to protect the environment by ensuring that when a local planning authority is deciding whether to grant planning permission for a project, it does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process.
- 1.2.2 An ES submitted with a planning application sets out the results of the EIA process. It provides environmental information about the scheme, including a description of the development, its predicted environmental impacts and the measures proposed to mitigate any adverse effects.
- 1.2.3 EIA is governed by the Town and Country Planning (Environmental Impact Assessment) Regulations, and the latest EIA Regulations came into force on 16th May 2017. Part 12, Regulation 76 sets out transitional arrangements and confirms that those projects which had submitted a formal EIA screening or scoping request before the 16th May 2017 would continue to be considered under the 2011 Regulations (as amended). This ES is therefore prepared in accordance with the 2011 Regulations.
- 1.2.4 The EIA Regulations specify those forms of development that always require EIA (Schedule I), and lists other categories and thresholds of development where EIA is required when significant effects are considered to be likely (Schedule 2).
- 1.2.5 The Applicant took the view that the proposal is EIA development and elected to prepare an EIA. Accordingly, during the preliminary stages of the EIA process, a request was made to DBC to advise on what it considered likely to be the main environmental issues associated with the proposal. DBC, advised by statutory consultees, provided this information in a formal EIA scoping opinion issued in August 2016. Following changes to the scheme an updated EIA scoping opinion was obtained in March 2017. Further details are provided in Chapter 4 of this ES.
- 1.2.6 Environmental impact assessment has been undertaken for the development described in Chapter 3 and illustrated in Figures 3.1-3.37.

## 1.3 The project team

- 1.3.1 Those working on the project design and the EIA of the scheme are recorded in the table below, together with an outline of the relevant expertise or qualifications of the principle contributors.

Subject area	Consultant	Individual/lead
EIA co-ordination; Planning Consultancy; Masterplanning; Socioeconomic effects	Savills	Andrew Fido is an Associate Director, Chartered Town Planner (MRTPI) with over 17 years' experience of EIA, planning and development. Qualifications include BSc(Hons) Environmental Science, MPhil Town Planning and Practitioner Member of the Institute of Environmental Management and Assessment.
Landscape character and visual effects	Savills	Ruth Bishop is an Associate Director at Savills. Ruth is a Chartered Member of the Landscape Institute and an Urban Design Group Recognised Practitioner with MAs in both Landscape Architecture and Urban Design. She has over 24 years' experience, having worked in local government and, for the past 16 years, in consultancy for Atkins and Savills. During this time she has prepared numerous landscape, townscape and visual impact assessments as well as undertaking detailed landscape design and masterplanning work for residential, mixed-use, regeneration and energy projects.
Ecology and Biodiversity	CSA Environmental	The ecology chapter, oversight of its preparation and underpinning survey works were undertaken by Michelle Bullock MCIEEM and Jamie Woollam CECOL MCIEEM. These persons are suitably qualified in the field of ecology, members of the Chartered Institute of Ecology and Environmental Management (CIEEM) and experienced in Ecological Impact Assessment (EclA), principally in relation to residential development. As such it is concluded that the chapter has been prepared appropriately by "competent experts" in the field of ecology.
Archaeology and heritage	CGMS (Part of RPS)	Philip Bethell has 35 years professional experience in the heritage sector, including 8 years in commercial heritage consultancy. He has expert knowledge of archaeology and heritage issues within the UK planning system. Experience of managing a wide variety of heritage projects, including archaeological fieldwork, heritage site development, conservation and research.
Highways, Transport and access; Flood risk and Drainage	C&A Consulting Engineers	Glenn Charles (Managing Director) has extensive and varied experience in transport & infrastructure planning/design together with the feasibility, planning and design of highways, major surface and foul water drainage and services for residential, industrial and commercial development projects.  Glenn has previously worked with both overseas and local consultants where he carried out transport, infrastructure, flood risk and drainage planning, detailed design and project management of all aspects of major infrastructure & highways projects.

Subject area	Consultant	Individual/lead
Noise; Air Quality	M-EC Acousticair (Michael Forsdyke)	M-EC AcousticAir's consultants are fully qualified and experienced in the measurement, prediction, assessment and control of environmental issues such as noise, vibration and air quality. As competent and qualified professionals they are able to provide an expert judgement of the significance of scheme impacts and the appropriate measures necessary to mitigate such impacts.

## 1.4 This Environmental Statement

1.4.1 The ES comprises the main report, figures, supporting appendices and a separate non-technical summary (NTS). Please note that the printed version of this ES also provides the appendices in a separate volume. Following this introductory chapter, the main ES is organised as follows:

2. Site description, local context and sensitive receptors
3. Proposed development and land uses assessed
4. EIA scoping, alternatives and scheme design
5. Planning policy context
6. Landscape character and visual amenity
7. Ecology and biodiversity
8. Archaeology and heritage
9. Transport and access
10. Noise and vibration
11. Air quality
12. Hydrology, flood risk and drainage
13. Socio-economics
14. Summary of mitigation and residual effects

1.4.2 Chapter 2 provides a description of the Site and its context, and how this has influenced the scheme assessed. Chapter 3 explains each element of the proposal and which, with the environmental assessment figures 3.1-3.18, defines the physical and operational parameters that have been assessed by the EIA.

1.4.3 The alternative options considered during the scheme design process are explained in Chapter 4. Environmental issues assessed in the EIA process are then reported in Chapters 6 to 13, with the associated figures included behind the text of each chapter. Chapter 5 provides

a summary of the planning policy context and Chapter 14 provides a summary of the mitigation and residual effects.

- 1.4.4 The framework used to express the predicted significance of the environmental effects identified is explained in each ES chapter. In summary, unless best practice guidance for technical assessment dictates otherwise, where possible, each predicted impact and residual effect is ascribed one of the following levels of significance: major; moderate; minor; or negligible. An example of where this is not the prescribed approach is the assessment of ecological receptors, which is undertaken in accordance with the approach specified by the Institute of Ecological and Environmental Management (IEEM). Effects that are identified as being moderate or greater are considered to be significant in this assessment, with lesser effects being not significant.
- 1.4.5 Those elements of the scheme design that have been introduced to mitigate potential adverse effects are either explained in Chapter 3, or identified within the relevant topic Chapter. Mitigation can be categorised into two types - 'inherent' and 'additional' mitigation. Inherent mitigation is a fundamental part of the scheme and is explained in Chapter 3. This can generally be represented in the key planning application drawings (ES figures 3.1 to 3.18). Additional mitigation is generally not capable of being shown in the planning application drawings, because it might involve contributions to the provision of measures elsewhere, or controls on the construction or operation of the development for example. The delivery of such additional mitigation measures can be secured through planning conditions or legal obligations associated with a grant of planning permission for the proposals.

## 1.5 Cumulative assessment

- 1.5.1 In respect of potential cumulative effects with other development EIA Regulation 2(1) and Schedule 4 indicate that cumulative effects should be considered in an ES when '*reasonably required*' to assess the effects of the development. In respect of potential cumulative effects with other development, Planning Practice Guidance advises at paragraph 024 that:

*'Each application (or request for screening opinion) should be considered on its own merits. There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development. There could also be circumstances where two or more applications for development should be considered together. For example, where the applications in question are not directly in competition with one another, so that both or all of them might be approved, and where the overall combined environmental impact of the proposals might be greater or have different effects than the sum of their separate parts.'*

- 1.5.2 The potential for cumulative effects with other developments was explored in pre-application discussions with DBC and further details are provided in Chapter 3.

## 1.6 Further information and submitting comments

- 1.6.1 A Non-Technical Summary has been prepared to accompany this Environmental Statement and is available separately on request for no cost from Planning, Savills, Wessex House, Wimborne, BH21 1PB. Alternatively a copy will be made available on the Dacorum Borough Council planning website, together with the full planning application documentation, at:

<https://www.dacorum.gov.uk/home%5Cplanning-development/planning-applications/search-planning-applications>.

- 1.6.2 Any comments on this Environmental Statement or the wider planning application should be submitted to the Planning Department at Dacorum Borough Council, Marlowes, Hemel Hempstead, HP1 1DN or by email to [planning@dacorum.gov.uk](mailto:planning@dacorum.gov.uk).