



GA2, Land north of Great Ashby Environmental Statement

Chapter 1: Introduction and EIA Methodology

Iceni Projects Limited on
behalf of Picture Estates
Limited

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1. INTRODUCTION AND EIA METHODOLOGY

Introduction

- 1.1 This Environmental Statement (ES) has been prepared by Iceni Projects and a team of technical experts on behalf of Picture Estates Limited (the 'Applicant'). The ES supports a hybrid planning application submitted to North Hertfordshire District Council ('NHDC') for the development of land known as 'GA2, Land to the north of Great Ashby' (the 'Site').
- 1.2 The Site, which covers 62.93ha, is located immediately northeast of the parish of Great Ashby within Stevenage and is located entirely within the administrative boundary of NHDC. The Site location is shown within a red line in **Figure 1.1** (and **Appendix 4.1**).
- 1.3 This chapter is accompanied by the following technical appendices:
- **Appendix 1.1:** Location of Specified Information in the ES;
 - **Appendix 1.2:** EIA Scoping Request (March 2023);
 - **Appendix 1.3:** NHDC EIA Scoping Opinion (June 2023);
 - **Appendix 1.4:** Applicant Response to EIA Scoping Opinion (July 2023);
 - **Appendix 1.5:** North Herts Council's Comments on Applicant Response to North Herts Formal EIA Scoping Opinion (July 2023);
 - **Appendix 1.6:** Competency Statement; and
 - **Appendix 1.7:** Cumulative Schemes.

Overview of the Proposed Development

- 1.4 The Applicant seeks hybrid planning permission for the following:

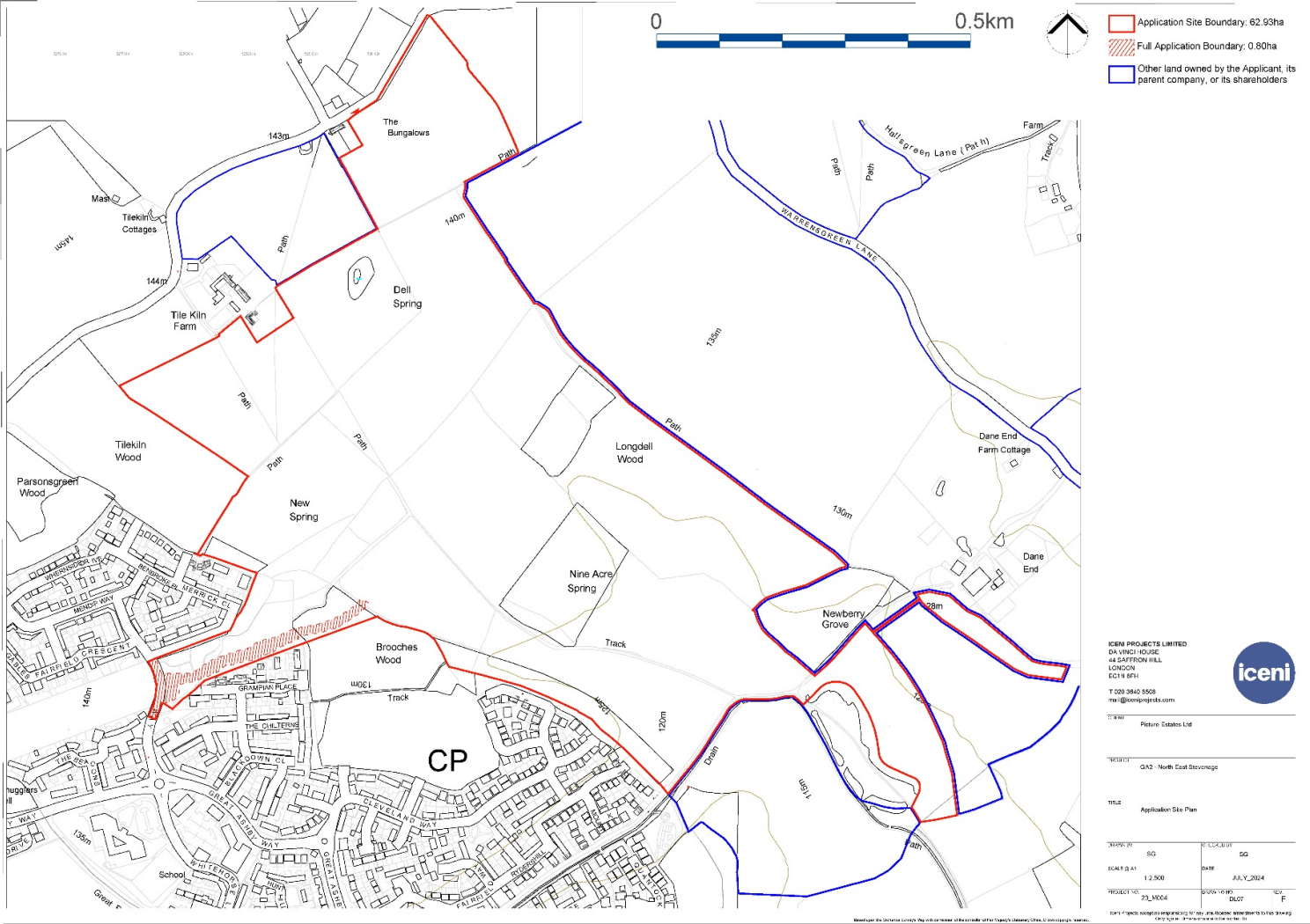
"Hybrid application for a residential-led development comprising residential (Use Class C3), educational use (Use Class F1), a community hub (Use Class F2) with associated new internal roads, access, parking, cycling infrastructure, landscaping and other associated infrastructure.

Full application comprises the construction of vehicle access and an active travel link via Mendip Way, with associated landscaping and drainage works.

The outline application, for which all matters are reserved except for means of access, comprises the erection of up to 640 dwellings (Use Class C3), a site for a primary school, further land reserved for educational use (Use Class F1), a site for a community hub (Use Class F2), with associated infrastructure.”

- 1.5 A more detailed description of the Proposed Development is provided in the planning statement and **Chapter 4: Description of Development.**

Figure 1.1: Site Location Plan



Local and Regional Planning Policy

- 1.6 The relevant adopted development plan for NHDC includes the following documents:
- The North Hertfordshire Local Plan (2011-2031);
 - Neighbourhood Plans;
 - Hertfordshire Minerals Local Plan Review (2002-2016);
 - Hertfordshire Waste Development Framework (Waste Core Strategy & Development Management Policies) (2011-2026); and
 - Hertfordshire Waste Development Framework (Waste Site Allocations) (2011-2026).

Planning Context

- 1.7 The North Hertfordshire Local Plan was adopted in November 2022, replacing the saved policies of the District Plan Second Review with Alterations (1996). The Local Plan sets out the spatial strategy and the vision for the District for the period 2011-2031, by identifying how and where new homes, jobs and infrastructure will be delivered.
- 1.8 A key component of the Council's vision is housing growth and the release of land to provide new homes for the District. Within the Local Plan, several strategic housing sites have been identified.
- 1.9 The Site was subject to a full planning assessment and Sustainability Appraisal process as part of the Local Plan making process. This is outlined in the Local Plan evidence base and is summarised in the Housing and Green Belt Background Paper (HOU1) as updated by the Partial Update on Housing Monitoring and 5 Year Supply (ED3).
- 1.10 The Site is allocated for approximately 600 dwellings, neighbourhood level retail facilities and education provision. *'Policy SP18: Site GA2 – Land off Mendip Way, Great Ashby'* of the North Hertfordshire Local Plan 2011-2031 sets out the allocation of the Site as a Strategic Housing Site for a new neighbourhood of approximately 600 homes.

Background to the EIA Process

- 1.11 The ES reports on an Environmental Impact Assessment ('EIA') process, which is a systematic assessment of the likely significant effects of the Proposed Development. The EIA process is required by UK law for certain types of development projects.

- 1.12 The ES was prepared to comply with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the 'EIA Regulations'). These Regulations set out the statutory requirements for carrying out an EIA, the contents of the ES and the procedures for determining planning applications for 'EIA Development'. The information required for inclusion in an EIA is defined by Regulation 18(3)/(4)/(5) and Schedule 4 of the EIA Regulations. **Appendix 1.1** sets out these information requirements together with their location in the ES.
- 1.13 The proposals fall within category 10(b) of Schedule 2 of the EIA Regulations, as an 'urban development project' of more than 150 residential units and on a site greater than 5ha in size. In view of the nature and scale of the Proposed Development and recognition that it has the potential to give rise to significant environmental effects. The Applicant sought a formal screening opinion from NHDC, which was received in July 2022, which determined that the Proposed Development constitutes EIA development due to the large-scale urbanising effect.
- 1.14 Good practice guidance documents were also considered when undertaking this EIA including:
- Planning Practice Guidance ('PPG') – Environmental Impact Assessment
 - Institute of Sustainability and Environment Professionals (ISEP) Update to Guidelines for Environmental Impact Assessment (2016);
 - ISEP (2011) The State of Environmental Impact Assessment Practice in the UK;
 - Recent EIA case law; and
 - Topic specific guidance and assessment criteria, where appropriate.
- 1.15 Each technical assessment following respective national and local planning policy and guidance as appropriate to their discipline.

Scoping Process

- 1.16 In accordance with EIA Regulations and best practice guidance, the Applicant submitted an EIA Scoping Request in March 2023 (**Appendix 1.2**) to determine the scope of the EIA.
- 1.17 A Scoping Opinion (**Appendix 1.3**) was received from NHDC in June 2023. In their Scoping Opinion, NHDC advised that the scope of the EIA should comprise the following:
- Socio-Economics;

- Air Quality;
- Transport;
- Noise and Vibration;
- Ecology;
- Landscape and Visual Impact;
- Water Environment and Flood Risk;
- Archaeology;
- Built Heritage;
- Waste;
- Human Health;
- Climate Change;
- Soils and Agricultural Land; and
- Utilities, Services and Infrastructure.

1.18 As a result of the EIA Scoping process, NHDC agreed that the following topics could be scoped out of the EIA: Daylight, Sunlight and Overshadowing, Energy and Sustainability, Wind Microclimate, Ground Contamination and Major Accidents and Disasters. Although the above issues are not considered to result in significant environmental effects such that they are required to be included within the EIA, these topics have been addressed in the supporting documentation submitted as part of the planning application.

1.19 A subsequent applicant response to the Scoping Opinion was issued to NHDC in July 2023 (**Appendix 1.4**), following consideration of the topics set out to be scoped into the ES from NHDC.

1.20 NHDC responded to the Applicants Response in August 2023 (**Appendix 1.5**), advising that Waste can be scoped out of the ES.

Consultation

1.21 The Proposed Development has benefitted from a wide range of consultation with the Council and various stakeholders. This feedback has been taken on board and has informed the design evolution of the scheme. **Chapter 5: Alternatives** provides further information as to how the scheme has

evolved throughout this pre-application period, particularly regarding environmental enhancement and mitigation, and how the site layout has responded to the feedback received.

- 1.22 During the statutory consultation period related to the Scoping Opinion request, NHDC carried out a consultation exercise with statutory and non-statutory consultees including Historic England, Natural England and the Environment Agency. A summary of the key issues raised during consultation which is relevant to the EIA process and how these are addressed in the EIA is provided in the 'Assessment Methodology and Significance Criteria' section of each technical chapter.
- 1.23 Where it has been necessary for further discussion and/or consultation on comments raised as part of the EIA Scoping process, further details have been provided within the relevant ES chapter or planning application document.
- 1.24 A public consultation event was held on 23 May 2024. Invites were sent to local councillors, stakeholders and residents in the local area. The event was attended by around 190 visitors and 156 feedback forms and email comments were received. The Statement of Community Involvement (SCI) which accompanies the planning application provides further information on comments raised during the public consultation.
- 1.25 A series of pre-application discussions have been held with councillors and officers from the Council. These meetings have played an important role in shaping the proposals. The Applicant will continue to engage with the local community and key stakeholders in the months ahead as the application progresses.
- 1.26 NHDC reviewed a draft application submission pack, including the ES, and provided comments in June 2025. All comments have been addressed in this ES.

Changes to the Proposed Development since Scoping Report issued

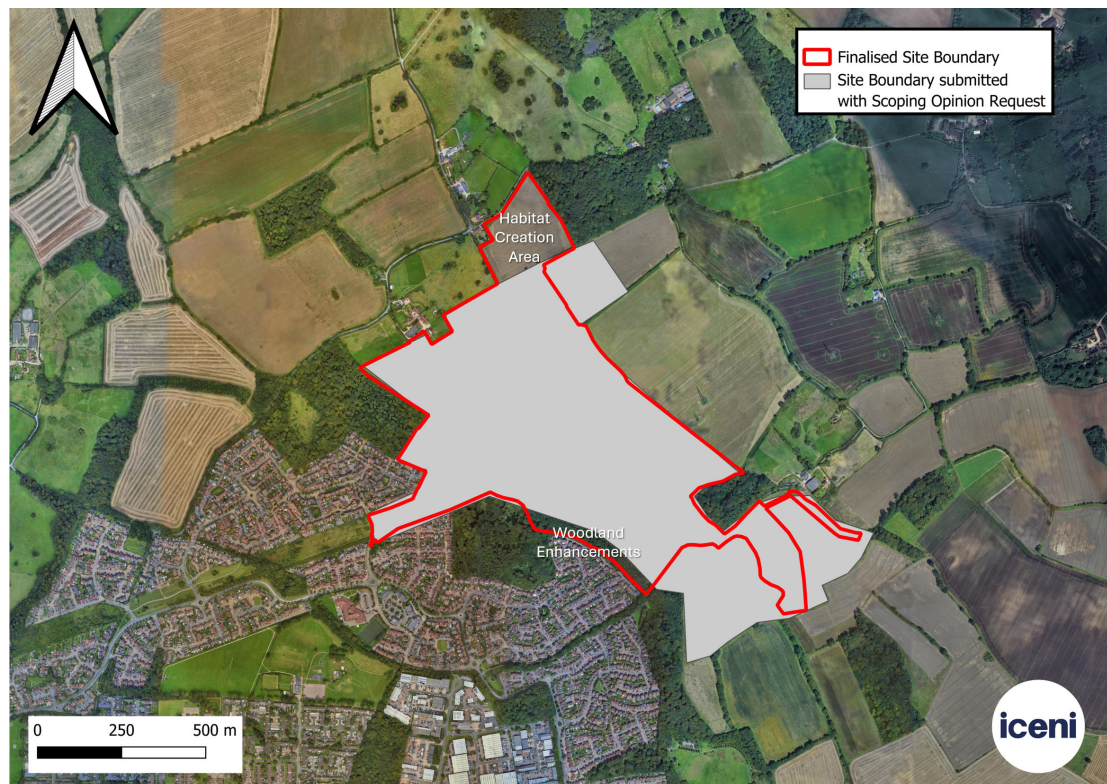
Changes to the Red Line Boundary since issue of the EIA Scoping Report

- 1.27 In response to consultation with key stakeholders, NHDC, and consultant assessment work, there have been amendments made to the red line boundary that was provided in the EIA Scoping Report. The updated Site boundary, as shown in **Figure 1.2** below, allows for a Habitat Creation Area in the north east of the Site and woodland enhancements within the south west of the Site. No built development is proposed on the additional field to the north or additional woodland area, these are included for habitat creation and enhancement purposes only.
- 1.28 The scope of the ES has been reviewed against this change in the site boundary and no additions are considered necessary. All technical consultants have reviewed the additional parcels of land and incorporated them into their assessment as necessary. These includes the Ecology, LVIA and Noise

chapters where additional effects may occur (however it is confirmed that no additional environmental effects have been identified). The Agricultural Land chapter has also included the additional field to the north in its assessment work.

- 1.29 Given the above, and in line with the PPG (ref ID. 4-038-20170728), it is considered that the ES includes the information reasonably required to enable the local planning authority to come to a reasoned conclusion on the significant effects of the Proposed Development on the environment, including with this additional land. For the avoidance of doubt against the PPG, the Proposed Development remains materially the same as the Proposed Development subject to the Scoping Opinion.

Figure 1.2 Site Boundary Change since issue of EIA Scoping Report



Changes to the Proposed Development since issue of the EIA Scoping Report

- 1.30 There have been no fundamental changes to the Proposed Development, as set out in the EIA Scoping Report, such that they would affect the outcomes of the Scoping process. Since the issue of the EIA Scoping Report, the Proposed Development has been refined in response to consultation and assessment work. A description of the design alternatives for the Proposed Development is presented in **Chapter 5: Alternatives**.
- 1.31 The Scoping Report set out that the Proposed Development would provide up to 500sqm retail, food and beverage, and medical and social floorspace. Instead of providing retail and food and beverage

floorspace, the Proposed Development now provides 0.2ha (2,000sqm equivalent) of land for flexible community use within a community hub. This change has been accounted for in the scope of the technical chapters. The community hub could be multi-use, potentially providing for indoor sports and recreational uses, as well as meeting spaces, childcare facilities, performance spaces and co-working areas. A café could also be included or a community shop. The building could also be used as a doctor's surgery / healthcare facility. The exact use of the community hub will be determined through subsequent Reserved Matters applications.

Basis of the Assessment

- 1.32 The EIA has assessed the Proposed Development with reference to the detailed planning drawings and parameter plans. Due to the level of design flexibility provided by the parameter plans as part of the outline element of the Proposed Development, the assessments in this ES are based on the maximum parameters of the Proposed Development in terms of height and quantum of land uses, which would represent a 'worst-case' assessment in terms of the greatest effects on receptors and/or resources.
- 1.33 The parameter plans define the outline elements of the Proposed Development within which built form would take place, together with defining the landscaping. The basis of the worst-case approach is clearly defined in each topic assessment. The parameters therefore provide a framework to guide and govern the subsequent detailed design that would be subject to reserved matter application(s).
- 1.34 Framework plans are also submitted with the planning application and appended to this ES at **Appendix 4.3**, which develop the principles and objectives set out in the parameter plans. The majority of the framework plans are indicative and informative only. However, the land use framework plan has been used for the purpose of assessment where relevant, noting that a condition will be proposed to secure the land use framework plan such that the Proposed Development will be 'substantially' in line with the details within it.
- 1.35 The 'worst case scenario' approach is employed where the nature of the Proposed Development (in this case the detailed elements of the application) means that details of the whole project have not been confirmed (for instance the precise dimensions of structures) when the application is submitted, and flexibility is sought to address uncertainty. The approach allows a robust assessment of 'worst case' likely environmental effects.
- 1.36 A description of the Proposed Development is provided for information in **Chapter 4: Description of Development** and supported by the parameter plans provided at Appendix 3.1.
- 1.37 An Illustrative Masterplan is provided at Figure 4.1 (in **Chapter 4** of the ES) which demonstrates the anticipated layout to come forward under the parameter plans. Where assessments have required

detail further to the parameter plans, they have utilised the Illustrative Masterplan to inform their assessment of the worst-case scenario where this approach is taken it is noted within the technical chapter.

Assessment of Effects

Construction

- 1.38 Subject to planning permission being granted, for the purpose of the EIA assessment, it is anticipated that the Proposed Development will be delivered over a five-year period from 2027 to 2032. A different start date would not alter the ES findings related to the assessment of likely significant effects or mitigation.
- 1.39 Each technical assessment in the ES assumes a notional 'likely-worst case' scenario with respect to the envisaged construction methods, location (proximity to sensitive receptors) and timing as outlined in **Chapter 3: Utilities and Construction**. These assumptions may vary between the topic specific assessments, therefore each individual assessment accounts for a 'hypothetical' construction site that is representative of the 'worst-case' scenario for any given set of receptors, relevant to that particular technical assessment. Both permanent and temporary construction effects are identified.
- 1.40 The technical chapters of the ES include mitigation measures, where necessary, to avoid, prevent, reduce or offset any significant adverse construction effects identified. Where required, any proposed monitoring arrangements are also identified. A Construction Environmental Management Plan (CEMP) will be prepared and agreed with the relevant bodies, prior to construction commencing. This will be secured by a suitably worded planning condition. The CEMP will set out the strategy, standards, control measures and monitoring procedures that will be implemented to manage and mitigate any adverse environmental effects of the construction process, including mitigation measures defined by the ES.
- 1.41 In-line with the IEMA best practice, the CEMP can be defined as 'tertiary' mitigation which is defined as that which *"will be required regardless of any EIA assessment, as it is imposed, for example, as a result of legislative requirements and/or standard sectoral practices. For example, considerate contractors' practices that manage activities which have potential nuisance effects"*. As such, the CEMP forms part of the project description and was taken as read in assessing effects. The basis of the EIA is, therefore, that this form of mitigation will be delivered. As such, the CEMP is considered to be standard practice in the management of the demolition and construction works of the Proposed Development. The CEMP will be taken into account and form the basis of the assessment of likely significant effects. As such, any effects that might have arisen without this mitigation will not be identified as 'likely effects', as there should be no potential for them to arise. This should result in a simpler and more proportionate ES.

Completed Development

1.42 The assessment of likely significant effects of the completed and occupied Proposed Development is based on the design for which permission is sought, as outlined in **Chapter 4: Description of Development**. This incorporates analysis of the long-term and permanent effects that could arise as a result of the Proposed Development, and assumes that the Proposed Development is fully occupied following completion of construction in 2030.

1.43 The start or end date of the construction period may be subject to change; however this would not materially alter the ES findings related to the assessment of likely significant effects or mitigation assuming the baseline environment is not substantially altered.

Effect Significance and Approach to Assessment

1.44 Assessments will broadly consider the sensitivity of the resources / receptors that could be affected and the magnitude of impact to derive the classification and significance of effects. The methodology for determining effect significance considers several factors.

1.45 Where definitions are available in ES guidance, the consensus is that the 'impacts' are defined as the changes resulting from an action, and 'effects' are defined as the consequences of impacts. Therefore, both terms have been used within this ES.

1.46 Terminology to describe the sensitivity of resources / receptors and magnitude of impact is as follows:

- High;
- Medium;
- Low; and
- Very Low.

1.47 Each of the technical chapters of this ES provides further detail on the definition of each of the above terms specific to the topic in question.

1.48 Each of the technical assessment chapters of this ES also provides the criteria, including sources and justifications, for quantifying the different levels of potential impact or 'impact magnitude'. Where possible, this has been based upon quantitative and accepted criteria (for example, national standards for air quality and noise), together with the use of value judgement and expert interpretation.

- 1.49 A generic classification of the Likely Effects Matrix is provided within **Table 1.1**. The basis for determining the classification of the likely effect takes into account the sensitivity of resource / receptor and magnitude of impact.

Table 1.1 Significant of Effects Matrix

Receptor Sensitivity	Magnitude of Impact			
	High	Medium	Low	Very Low
High	Major Beneficial / Adverse	Major Beneficial / Adverse	Moderate Beneficial / Adverse	Minor Beneficial / Adverse
Medium	Major Beneficial / Adverse	Moderate Beneficial / Adverse	Minor Beneficial / Adverse	Negligible
Low	Moderate Beneficial / Adverse	Minor Beneficial / Adverse	Negligible	Negligible
Very Low	Minor Beneficial / Adverse	Negligible	Negligible	Negligible

Notes: The significance of the effect is defined by the shaded grey areas – see discussion below for definitions relating to these.

Effect Significance

- 1.50 The general terminology used to describe the classification of effects is presented in **Table 1.2** and **Table 1.3** below. This takes into account the magnitude of impact and the sensitivity of a receptor. The nature of the effect is also identified i.e. whether it is adverse or beneficial in nature.

Table 1.2 Categories of Effects Being Considered

Type of Effect	Description
Major	These effects (adverse or beneficial) may represent key factors in the decision-making process. Potentially associated with sites and features of national importance or likely to be important considerations at a regional or district scale. Major effects may relate to resources or features which are unique and which, if lost, cannot be replaced or relocated.
Moderate	These effects (adverse or beneficial) are likely to be important at a local scale and (if adverse) on their own could have a material influence on decision-making.
Minor	These effects (adverse or beneficial) are mostly local issues and may be of relevance in the detailed design of the project but are unlikely to be critical in the decision-making process.
Negligible	Effects which are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error, these effects are unlikely to influence decision-making, irrespective of other effects.

Table 1.3 Nature of Effect

Type of Effect	Description
Adverse	Detrimental or negative effects to an environmental / socio-economic resource or receptor.
Negligible	Effects which are below the levels of perception, within normal bounds of variation or within the margin of forecasting error, these effects are unlikely to influence decision-making, irrespective of other effects.
Beneficial	Advantageous or positive effect to an environmental / socio-economic resource or receptor.

1.51 Following the classification of an effect using the above summarised methodology, a clear statement is then made as to whether the effect is 'significant' or 'not significant'. As a *general* rule, the following criteria is applied:

- 'Moderate' or 'major' effects are deemed to be 'significant';
- 'Minor' effects are considered to be 'not significant', and
- 'Negligible' effects are considered to be 'not significant' and not a matter of local concern.

1.52 In some instances, 'minor' effects may be considered significant. Where this is the case, it is clearly described in the technical chapter.

1.53 Professional judgement has also been applied, including consideration of whether an effect is direct or indirect, cumulative, the duration and frequency, and the likelihood of the effect occurring. Where the approach to classifying effects and/or defining significance differs from that outlined above for any of the technical assessments, this is clearly described in the relevant chapter of this ES.

1.54 Where mitigation measures have been identified to either eliminate or reduce significant adverse effects, these have been adopted in a number of ways:

- Incorporated into the Proposed Development, for example either through amendment to the design;
- Implemented as a monitoring/management measure during the demolition/construction phase as; or
- Operational or managerial standards / procedures and further design (i.e. through planning conditions or obligations).

1.55 This ES then highlights the 'residual' effects (those effects which remain following the implementation of suitable mitigation measures), and these are classified in accordance with the terminology defined

above. The residual effects for each technical discipline are summarised within a table as part of the concluding sections of each of the technical chapters of this ES.

Cumulative Effects

1.56 The EIA Regulations require that, in assessing the effects of a particular development proposal, consideration should also be given to any cumulative effects. Potential cumulative effects are categorised into two types:

- The combined effect of individual impacts on a single receptor (Type 1 effects or 'Effect Interactions'); and
- The combined effects of nearby schemes, other existing or approved development which may, on an individual basis be insignificant but, cumulatively with the Proposed Development, have a likely significant effect (Type 2 effects).

Type 1 Effects

1.57 Intra-project effects from multiple topics are assessed within **Chapter 17: Cumulative Effects**. The effect interactions assessment focused on receptors groups that have the potential to be affected by multiple effects addressed under more than one specialist topic in the EIA, as a result of the Proposed Development.

1.58 There is no consistent guidance or standardised approach to the assessment of effect interactions, however it is recognised that the Proposed Development has the potential to give rise to a variety of impacts upon a number of different receptors, some of which may combine to become significant effects. As a result, a receptor group-based approach was adopted. Some topics have taken a receptor-based approach and considered effect interactions on receptors as part of the assessment.

Type 2 Effects

1.59 There is currently no guidance on how to define an appropriate study area for considering cumulative schemes. The EIA Scoping Request (**Appendix 1.2**) set out the following criteria for how cumulative schemes for this ES could be identified, as follows:

- Proposed by way of the submission of a planning application and subject to a high certainty of being delivered, permitted / with a resolution to grant planning permission or under construction;
- Located within 1km of the site boundary, spatially linked to the Site by means of the local road network or visible in views to and from the site; and
- Which are 10,000sqm in floor area or would give rise to more than 150 residential units.

1.60 No schemes were identified using this methodology.

- 1.61 Further details on the assessment of effect interactions and cumulative effects can be found in **Chapter 17: Cumulative Effects** of this ES.

Assumptions and Limitations

- 1.62 A number of assumptions have been made during the ES, which are set out below. Assumptions specific to certain environmental aspects are discussed in the relevant chapters of the ES. General assumptions include:

- The assessments undertaken assume that the baseline conditions at the Site remain consistent as those identified in the ES throughout the planning application process;
- The principal land uses adjacent to the Site remain as they are at the time of the ES submission, except in cases where planning permission has already been granted for development. Where relevant and appropriate, it is assumed that these developments will take place and so (where relevant) have been considered in the cumulative effects assessment;
- Information provided by third parties, including publicly available information and databases is correct at the time of publication and has not been verified as part of the assessment work undertaken to inform this ES;
- The Site or adjacent properties will not be the subject of any unforeseen events of a severe nature; and
- The construction programme associated with the Proposed Development is indicative at this stage and is provided for the purpose of assessment as described in **Chapter 3: Utilities and Construction**.
- An assessment of utilities has been provided at **Chapter 3: Utilities and Construction** on request from the Council through the EIA scoping process. There is no prescribed way of providing utilities assessment work in line with the EIA Regulations, and Chapter 3 provides a factual assessment of the existing utility infrastructure within the vicinity of the Site and the impacts likely.

- 1.63 Assumptions specific to certain environmental aspects are discussed in the relevant ES chapters.

- 1.64 Generally, the ES has been subject to the following limitations:

- Baseline conditions are accurate at the time of the physical surveys but, and due to the dynamic nature of the environment, conditions may change during the construction phase and on completion and occupation of the Proposed Development; and

- The assessment of cumulative effects has been reliant on the availability of information relating to all of the identified cumulative schemes (whether submitted for planning, consented or under construction).

ES Structure and Project Team

- 1.65 The project team, authors of ES chapters and the structure of the ES are set out in **Table 1.4**.
- 1.66 As defined by Section 18(5)(a) of the EIA Regulations, this ES has been undertaken by independent qualified and competent experts. The 'Competency Statement' is included in **Appendix 1.6** of this ES.
- 1.67 In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Picture Estates Limited (the Applicant) can hereby confirm that the technical consultants appointed to contribute and author this Environmental Statement are competent experts and have demonstrated evidence of sufficient expertise to carry out robust assessment and reporting. This is evidenced in the technical chapters of the Environmental Statement and **Appendix 1.6**.

Table 1.4 EIA Team and Topic

	Chapter	Author
Volume I: Main Text		
1	Introduction and EIA Methodology	Iceni Projects
2	Description of Site, Surroundings and Background	
3	Utilities and Construction	Brookbanks and Iceni Projects
4	Description of Development	Iceni Projects
5	Alternatives	
6	Air Quality	Waterman
7	Archaeology	Iceni Projects
8	Built Heritage	Iceni Projects
9	Ecology	CSA Environmental
10	Climate Change and Greenhouse Gas Emissions	Iceni Projects
11	Landscape and Visual Impact	Iceni Projects
12	Noise and Vibration	Waterman
13	Socio-Economics	Iceni Projects
14	Soils and Agricultural Land	Kernon Countryside Consultants
15	Transport	Woods Hardwick
16	Water Environment and Flood Risk	Woods Hardwick

	Chapter	Author
17	Cumulative Effects	Iceni Projects (with input from whole ES team)
18	Residual Effects	Iceni Projects (with input from whole ES team)
Vol II	Technical Appendices	Various
Vol III	Non-Technical Summary	Iceni Projects (with input from the EIA team)

Planning Application Supporting Documents

- 1.68 Separate to the ES, the documents set out in **Table 1.6** have been submitted with this planning application.

Table 1.6 Documents Submitted with Planning Application

Document Title	Author
Flood Risk Assessment and Drainage Strategy	Woods Hardwick
Affordable Housing Statement	Iceni Projects
Health Impact Assessment	Iceni Projects
Transport Assessment	Woods Hardwick
Agricultural Land Survey	Kernon Countryside Consultants
Interim Flood Risk Assessment and Drainage Strategy	Waterman
Heritage Impact Assessment	Iceni Projects
Sustainability and Energy Statement	Iceni Projects
Design and Access Statement	Iceni Projects
Landscape Management Plan	Iceni Projects
Habitat Management and Monitoring Plan	CSA Environmental
Arboricultural Impact Assessment	CSA Environmental
Statutory Biodiversity Metric Calculation	CSA Environmental
Air Quality Assessment (included within the Environmental Statement)	Waterman
Ecological Impact Assessment (included within the Environmental Statement)	CSA Environmental
Archaeological Desk-Based Assessment (included within the Environmental Statement)	Iceni Projects

Availability of ES Volumes

- 1.69 Copies of the ES and Non-Technical Summary are available to view online via the following link:
- <https://pa2.north-herts.gov.uk/online-applications/>
- 1.70 In addition, hardcopies (£250) or electronic copies (free of charge) of the ES can be provided. The Non-Technical Summary can be obtained free of charge as an electronic file, or as a hard copy (£10).
- 1.71 If copies are required, Icen Projects will be able to assist and can be contacted as follows, quoting 'GA2, Land north of Great Ashby'.
- 1.72 Copies will be made available for inspection at NHDC's Planning Offices. In addition, hardcopies or electronic copies can be requested for a reasonable fee. The Non-Technical Summary can be obtained free of charge in hard copy or as an electronic file. If hardcopies are required, Icen Projects will be able to assist and can be contacted as follows:
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