

Forward Planning

Harlow Council
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Our Ref:
Your Ref:
Date: 23
May 2013

Dear,

COUNCIL DIRECTIVE 92/43/EEC ON THE CONSERVATION OF NATURAL HABITATS AND WILD FLORA AND FAUNA AND THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS (2010)

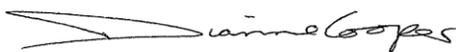
THE LOCAL DEVELOPMENT ORDER FOR THE TEMPLEFIELDS NORTH EAST SITE, HARLOW, ESSEX

Harlow District Council is writing to notify you of its determination that the Templefields North East Site Local Development Order will not grant planning permission for development which is likely to have a significant effect on a European Site or a European offshore marine site (either alone or in combination with other plans or projects); and is not directly connected with or necessary to the management of a European Site.

The Local Planning Authority, as the competent authority, is satisfied that the Nortel Site (Plot I) Local Development Order satisfies the requirements under Council Directive 92/43/EEC and Regulation 78 of The Conservation of Habitats and Species Regulations (2010). No further action under the Directive or Regulations is required.

The LPA has attached details of this determination for your information. If you wish to comment on the Council's determination please do so in writing to Alex Robinson (Forward Planning Officer) via alex.robinson@Harlow.gov.uk no later than 26 June 2013

Yours sincerely



Dianne Cooper
Head of Planning and Building Control
Harlow District Council

Templefields North East Local Development Order

Habitats Regulation Assessment

May 2013

Harlow District Council

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1. Introduction

This screening opinion has been prepared to determine whether the Templefields North East Local Development Order (LDO) is likely to have significant effects on Natura 2000 sites and whether an 'Appropriate Assessment' is required to be prepared prior to the adoption of the LDO.

2. Legislative framework and guidance

In accordance with Article 6 paragraphs (3) of the Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive), as transposed in to UK law under the Conservation of Habitats and Species Regulations 2010, an appropriate assessment is required where a plan or project is likely to have a significant effect on a Natura 2000 site (Special Protection Areas (SPAs), Special Areas for Conservation (SAC), candidate SACs, proposed SPAs as well as Sites of Community Importance (SCIs).

The Local Planning Authority is considered a competent authority under Part 6 the Conservation of Habitats and Species Regulations 2010. Before deciding to undertake a plan or project that may give rise to significant effects upon a Natura 2000 site and that is not directly connected with or necessary to the management of a Natura 2000 site, a competent authority must make an appropriate assessment of the implications for that site in view of that site's conservation objectives.

The Appropriate Assessment is undertaken as a series of stages, discussed below. Each stage determines whether a further stage in the process is required. If the conclusion of Stage 1 is that there will be no significant impacts on the Natura 2000 site, there is no requirement to undertake further stages.

The Habitat Regulation Assessment process is made up of four parts. These are:

Stage 1: Screening

Identify whether the Plan or Programme is directly connected with or necessary for the management of the site.

Identify the likely impacts of a project upon a European site, either alone or in combination with other plans and projects, and consider whether the impacts are likely to be significant.

Stage 2: Appropriate Assessment

Considering the impacts on the integrity of the European site, either alone or in combination with other plans and projects, with regard to the site's structure and function and its conservation objectives.

Where there are adverse impacts, an assessment of mitigation options is carried out to determine adverse effect on the integrity of the site. If these mitigation options cannot avoid adverse effects then development consent can only be given if stages 3 and 4 are followed.

Stage 3: Assessment of alternative solutions

Examine alternative ways of achieving the objectives of the project and establish whether there are solutions that would avoid or have a lesser effect on European sites.

Stage 4: Imperative Reasons of Over-Riding Public Interest (IROPI)

This stage of the assessment focuses on where there is no alternative solution for the project and where adverse impacts remain. This stage focuses on whether the development is necessary for IROPI and, if so, the potential compensatory measures needed to maintain the overall coherence of the site or integrity of the European site network.

3. Methodology for Stage 1: Screening

The screening assessment will provide information to inform an Appropriate Assessment by identifying the potential effects on the Natura 2000 site, and assessing the significance of any potential effects on the Natura 2000 site(s).

The Stage 1 Screening Assessment will:

- a) Identify whether the project or plan is directly connected with or necessary to the management of the site(s);
- b) Describe the project or plan and the description and characterisation of other projects or plans that in combination have the potential for having significant effects on the Natura 2000 site(s);
- c) Identify the potential effects on the Natura 2000 site(s), and;
- d) Assess the significance of any effects on the Natura 2000 site(s).

This Stage 1 Screening Assessment was formulated by undertaking the following activities:

- 1) A review of previous information, including sensitivity and vulnerability of the qualifying features to disturbance etc;
- 2) A review of data on the distribution of the qualifying features of the designated site, and;
- 3) An assessment of the potential adverse effects on the integrity of the site as defined by the conservation objectives and status of the site.

This Stage 1 Screening Assessment has been undertaken in accordance with '*Assessment of plans and projects significantly affecting Natura 2000 sites, methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*' (European Commission, 2001).

4. Description of Project

Harlow falls within the South East Local Enterprise Partnership (SELEP) which consists of private companies and local authorities across East Sussex, Essex, Kent, Medway, Southend and Thurrock. Harlow was promoted by the SELEP as a location for one of the LEP's two Enterprise Zones. The objective of the Harlow Enterprise

zone is to provide a location for private sector lead business growth and job creation. This initiative will be supported by a range of incentives from business rate relief to a simplified approach to planning.

To support the Enterprise Zone the Council is preparing three Local Development Orders (LDOs) which will provide a simplified approach to planning across each of the sites. The LDOs will grant planning permission for certain types of development set out in the schedule. The Templefields North East Site Local Development Order will grant planning permission for the demolition and refurbishment of existing buildings and the construction of new buildings. Development will be subject to compliance with a detailed design code which sets out, inter alia, maximum heights of buildings, parking provision and treatment of the public realm. The LDO will be focused on enabling the health and allied industries, advanced manufacturing and information communication technology sectors as these are identified as potential growth sectors in the Harlow area.

5. Site Location

The Templefields Site comprises approximately 26ha of land located in the Templefields Employment Area in the north east part of Harlow. The site is currently occupied, almost in its entirety, by a range of commercial buildings and associated parking and landscaping. There are currently a number of existing businesses operating out of premises on the site. Part of the site is located in Flood Zone 2 and 3, associated with the proximity of the Stort River beyond the northern boundary of the site. There is also a Scheduled Ancient Monument (SAM and Listed Building beyond the south western and northern boundaries respectively. The site is currently allocated for employment land in the Replacement Harlow Local Plan (adopted 2006).

6. Description of European Sites under Consideration

There are no European sites within Harlow, but the following sites in the area have been identified for consideration.

- Epping Forest Special Area of Conservation (SAC);
- Lee Valley Special Protection Area (SPA) and Ramsar site; and
- Wormley-Hoddesdonpark Woods SAC.

The assessment needs to determine whether there is potential for the LDO to create significant effects on these sites.

7. Geographical Proximity

Harlow is situated approximately 5km from Epping Forest SAC, 6km from Wormley-Hoddesdonpark Woods SAC and the Lee Valley SPA and Ramsar site. It is separated from all these European sites by additional urban development, mainline railways and/or major roads such as the M25, A414 and A10, in addition to areas of green belt. The three European Sites under consideration, and the location of the Harlow LDOs is shown in Annex 1.

8. Characteristics of the European Sites in question

8.1 Epping Forest Special Areas of Conservation (SAC)

Epping Forest SAC covers over 1,600 ha of Essex with 70% of the site consisting of broadleaved deciduous woodland. Epping Forest is one of only a few remaining large-scale examples of ancient wood-pasture in lowland Britain and has retained habitats of high nature conservation value including ancient semi-natural woodland, old grassland plains and scattered wetland. The semi-natural woodland is particularly extensive, forming one of the largest coherent blocks in the country. Most is characterised by groves of over-mature pollards and these exemplify all three of the main wood-pasture types found in Britain: beech-oak, hornbeam-oak and mixed oak. The Forest plains are also a major feature and contain a variety of unimproved acid grasslands, which have become uncommon elsewhere in Essex and the London area. In addition, Epping Forest supports a nationally outstanding assemblage of invertebrates, a major amphibian interest and an exceptional breeding bird community.

Reasons for Designation

Epping Forest qualifies as a SAC for both habitats and species. Firstly, the site contains the Habitats Directive Annex I habitats of:

- Beech forests on acid soils: an example of such habitat toward the north-east of its UK range, containing a notable selection of bryophytes, fungi and dead-wood invertebrates;
- Wet heathland with cross-leaved heath; and
- Dry heath

Secondly, the site contains the Habitats Directive Annex II species Stagbeetle *Lucanus cervus*, with widespread and frequent records.

Historic Trends and Current Pressures

Much of the value of Epping Forest stems from a long history of pollarding, and although this ceased at the end of the 19th century, re-pollarding of ancient beech trees was started in the early 1990s, and creation of maiden pollards was begun in 1995. This helped to reverse the decline of the forest's epiphytic bryophyte population. The slow recovery can also be attributed to the reduction of atmospheric pollutants since the passing of the 1956 Clean Air Act.

There is an active policy to leave felled timber on the ground to increase the habitat for stag beetle and other saproxylic insects. This is one of four outstanding localities for the beetle in the UK, and it is reliant on felled timber for development of its larvae, a process that takes several years.

In 1988, the Corporation of London, who own and manage the forest, agreed a management strategy with English Nature (now Natural England) to take forward the management. A comprehensive management plan was completed and consented in 1998. The site is subject to the provisions of the Epping Forest Act of 1878.

Deteriorating air quality and under-grazing are the two key pressures that currently affect the site.

While recreational pressure is a considerable impact in some areas, these are localised; however, funding of management on the SAC is governed largely by

donation and contributions from the Corporation of London and it is likely that the ability to adequately manage recreation on the SAC will come under increasing pressure as the population of northeast London, Epping Forest and east Hertfordshire increases.

The following key environmental conditions have been identified for the maintenance of the interest features of Epping Forest SAC:

- Controlled recreational activity;
- Good air quality;
- Maintenance of grazing regimes;
- Absence of nutrient enrichment;
- Unpolluted water;
- Absence of non-native species.

The conservation objectives of Epping Forest SAC are primarily:

- The need to continue to manage recreational access so as to minimise damage to the important habitats present.
- The need to counter negative changes to low-nutrient habitats resulting from atmospheric nutrient deposition. The site is adjacent to the busy M25 and is bisected by numerous 'rat runs.'
- The need to provide optimal grazing input to manage heathland and grassland habitats.
- The need to avoid water pollution and nutrient enrichment
- The need to avoid introduction of non-native species.

8.2 Lee Valley Special Protection Areas (SPA) and Ramsar

The Lee Valley comprises a series of embanked water supply reservoirs, sewage treatment lagoons and former gravel pits along approximately 24 km of the valley. These waterbodies support internationally important numbers of wintering gadwall and shoveler, while the reedbeds support a small but internationally important population of bittern. In addition to the ornithological interest, the site also qualifies as a Ramsar site on account on rare and scarce plants and invertebrates present.

The Lee Valley SPA/Ramsar consists of four Sites of Special Scientific Interest, of which Turnford and Cheshunt Pits SSSI, Rye Meads SSSI and Amwell Quarry SSSI all lie on the Hertfordshire/Essex border.

Reasons for Designation

The Lee Valley site is designated as an SPA and Ramsar for its Birds Directive Annex I species that over-winter, and these are:

- Bittern *Botaurus stellaris*, 6 individuals representing at least 6.0% of the wintering population in Great Britain (5 year peak mean, 1992/3-1995/6)
- Gadwall *Anas strepera*, 515 individuals representing at least 1.7% of the wintering Northwestern Europe population (5 year peak mean 1991/2 - 1995/6)
- Shoveler *Anas clypeata*, 748 individuals representing at least 1.9% of the wintering

Northwestern/Central Europe population (5 year peak mean 1991/2 - 1995/6)

In addition, the site qualifies as a Ramsar under criterion 2 (UN, 2005), by supporting the nationally scarce plant species whorled water-milfoil *Myriophyllum verticillatum* and the rare or vulnerable invertebrate *Micronecta minutissima* (a water-boatman).

The birds that winter on many Special Protection Areas/Ramsar sites (the Lee Valley being no exception) are not confined to the boundaries of the SPA, but in fact utilise areas of 'supporting habitat' located outside the boundaries and sometimes many kilometres distant.

Lee Valley qualifies as a Ramsar site under two criteria:

Criterion 2: A wetland should be considered internationally important if it supports vulnerable, endangered, or critically endangered species or threatened ecological communities. The site supports the nationally scarce plant species whorled water-milfoil *Myriophyllum verticillatum* and the rare or vulnerable invertebrate *Micronecta minutissima* (a water-boatman).

Criterion 6: A wetland should be considered internationally important if it regularly supports 1% of the individuals in a population of one species or subspecies of waterbird. Species with peak counts in spring/autumn: Shoveler *Anas clypeata*, 287 individuals, representing an average of 1.9% of the GB population (5 year peak mean 1998/9-2002/3). Species with peak counts in winter: Gadwall *Anas strepera*, 445 individuals, representing an average of 2.6% of the GB population (5 year peak mean 1998/9- 2002/3)

Historic Trends and Current Pressures

The Lee Valley is vulnerable to eutrophic water quality; but this is being addressed via AMP4 funding under the Urban Waste Water Treatment Directive and a Water Cycle Study.

The other main threat is that of human recreational pressure, although this is regulated through zoning of water bodies within the Lee Valley Regional Park. The majority of the site is already managed in accordance with agreed management plans in which nature conservation is a high or sole priority.

There is also a potential problem from over-extraction of surface water for public supply, particularly during periods of drought.

Presently, the SPA/Ramsar remains in favourable condition.

The following key environmental conditions were identified for this site:

- Absence of non-native species
- Minimal disturbance
- Good air quality
- Absence of nutrient enrichment
- Maintenance of grazing / mowing regimes
- Consistent water quality
- Unpolluted water
- Consistent freshwater flows and volumes

- The maintenance of adequate supporting habitat outside the boundaries of the European site

The conservation objectives of Lee Valley SPA/Ramsar are primarily:

- The need to control recreational impacts so as to avoid bird disturbance.
- Maintenance of appropriate vegetation management through grazing, mowing and other relevant techniques. Continued inputs of freshwater at appropriate flow volumes
- The need to avoid further eutrophication of water bodies within the SPA/Ramsar, and to avoid any other pollution events.
- The need to avoid introduction of non-native species.
- The need to provide suitable habitat outside the boundaries of the designated area that can be utilised by key species as supporting habitats.

8.3 Wormley-Hoddesdonpark Woods Special Areas of Conservation (SAC)

Wormley-Hoddesdonpark Woods SAC consists of two SSSI's – Wormley-Hoddesdonpark Wood North SSSI and Wormley-Hoddesdonpark Wood South SSSI which cover the SAC area. A series of discreet woodland blocks lying mainly on acid gravel deposits over the London Clay, these woods have developed from ancient wood-pasture and heaths, and retain many large oak and hornbeam pollards along the boundaries. More basic conditions arise from prevalence of boulder clays to the north of the site. This range of geological conditions and the variety of past management regimes has resulted in a varied woodland structure, wide habitat diversity and a correspondingly rich flora. Despite extensive clearance and replanting with conifers the remaining semi-natural woodland is of national importance as an example of lowland south-east sessile oak/hornbeam type with the pedunculate oak/hornbeam variant also present. Small ponds and streams are important habitats for bryophyte species dependent on shady, wet and acidic conditions.

Nationally the woods are regarded as the best remaining example of the south-east Sessile Oak-Hornbeam woods with associated flora and fauna. The Pedunculate Oak-Hornbeam variant is also represented, adding variety to the site.

Reasons for Designation

Wormley-Hoddesdonpark Woods qualifies as a SAC through its habitats, containing the Habitats Directive Annex I habitat:

- Oak-hornbeam forests – this is one of only two outstanding locations for such habitat in the UK.

Historic Trends and Current Pressures

The majority of the woods in the complex are in sympathetic ownership, with no direct threat (Hoddesdon Park Wood for example, is managed by the Woodland Trust). There is some pressure from informal recreation, and there has been limited damage in the past (for example from four-wheel drive vehicles). However, most recreation is concentrated on well-established paths. Most of the complex is covered by a High Forest Zone Plan (Hertfordshire County Council 1996) which sets out a

framework for woodland management across the whole area. It aims to restore a varied age structure and natural stand types through sustainable forestry. There have been some instances of fly-tipping in the recent past, and this does increase the risk on non-native species, such as cherry laurel and privet from garden waste. Coupled with instances of car dumping, this does indicate that the site attracts some urbanisation pressures.

The following key environmental conditions were identified for this site:

- Minimal air pollution
- Balanced hydrological regime
- Absence of direct fertilisation; and
- Well-drained soils.

The conservation objectives of Wormley-Hoddesdonpark Woods SAC are primarily:

- The need to minimise impacts from vandalism arson, fly-tipping and dumping, and coupled with this, to avoid introduction of non-native species.
- The need to ensure that recreational levels do not lead to excessive trampling of ground flora, or increased nutrient levels through dog fouling.
- The need to ensure continued hydrological balance on the site with high-quality streams running eastward along the shallow valleys (Wormleybury Brook and Spital Brook), and several ponds.
- The need to avoid negative changes to habitats resulting from atmospheric nutrient deposition.

9. Identifying Potential Effects

Considering the scale and nature of the LDO and the distance between the site and the Natura 2000 sites the following potential effects may include:

- 1) Indirect effects due to increases in traffic levels, resulting in increases in air pollution;
- 2) Indirect effects due to increases in traffic levels, resulting in increases noise and vibration; and
- 3) Indirect effects due to further demands on water resources, affecting water flows and levels

10. Other Plans and Programmes

Impact on the Natura 2000 sites is likely to arise from the in combination effect of the other LDOs that are being prepared in Harlow as well as longer term housing and commercial development across Harlow. The other LDOs are:

- 1) LDO for London Road South Site
- 2) LDO for London Road North Site

Although these are subject to separate screening assessments the potential impact of the proposals has been considered cumulatively.

As well as assessing the in-combination effects of the LDOs, it is also necessary to assess them with other proposed plans, policies and specific developments in and around Harlow and determine whether these would have significant impacts on the Natura 2000 sites.

The LDO has been assessed in combination with the following plans, policies and proposed developments:

- 1) Harlow District Council Local Plan (Issues and Options)
- 2) Residential development at Newhall (Phase 1 and 2)

10.1 Local Development Order – London Road South

The London Road South LDO is approximately 2 miles south of the Templefields Site. This site is currently occupied by substantial commercial development and parking associated with the existing occupier of the site. The proposed LDO will be focused on data processing and hosting operations. The LDO will grant planning permission for the demolition and refurbishment of existing buildings, and the construction of new B8 buildings subject to compliance with a detailed design code which sets out, inter alia, maximum heights of buildings, parking provision and treatment of the public realm.

10.2 Local Development Order – London Road North

The London Road North LDO is also approximately 2 miles to the south of the Templefields Site. This site adjoins the northern boundary of the London Road South site. The site is currently Greenfield land occupied by a range of sports pitches and associated buildings and parking. The proposed LDO will be focused on the same uses but this LDO will have a much more detailed design code which will provide details of, inter alia, parking provision, building heights and approach to the public realm.

10.3 Harlow District Council Local Plan

Harlow Council is currently preparing a new Local Plan to guide development and change over the next 15 to 20 years. The Local Plan will set out policies and proposals for housing, employment and other types of development needed in the town. The Local Plan will also set out a housing and employment target for the town and identify locations for development. The Council consulted on the Issues and Options document in 2010 and is now taking stock of the Localism Act and the National Planning Policy Framework (NPPF) before consulting on an emerging strategy in the Autumn of 2012. As part of this work the Council is assessing its long term housing requirements in response to reflect its regeneration aspirations.

At this stage the details of the total level of development (housing and employment) likely to be required in the Harlow area, and precise locations for development, are subject to continued evidence collection and synthesis. At this stage the council no indications are available of what the total level of growth might be for the district and where this would be provided.

10.4 Local Plans of adjoining authorities

The Core Strategy for the Borough of Broxbourne recently completed public examination, but at the time of writing, the Core Strategy is yet to be formally adopted by the Council. The Submission document contained a housing target of 5,600 homes. Additional dwelling growth is to be located within the existing urban area with additional Green Belt releases focused on the western side of the borough.

The Local Plan for Epping Forest District is at a similar stage to Harlow's. The total level of development required in the District nor precise locations for this have been set out. The District is expected to consult on an 'issues and options' document in the Autumn 2012.

10.5 Development proposals in the area

The only major development proposals in the area are the grant of planning permission (subject to the signing of a s106 agreement) for Phase 2 of the Newhall development which would provide approximately 2,550 homes to the east of the London Road LDO site and the recent permission for 1,100 dwellings on land to the north of Gilden Way.

There are other plans and projects that are relevant to the 'in combination' assessment with regard to water management, most notably:

- Thames Water's Water Resource Management Plan (2010),
- Essex and Suffolk Water's WRMP (2010),
- Three Valleys (Veolia) Water's WRMP (2009) and
- The Environment Agency's Catchment Abstraction Management Strategies for the Upper Lee (2006) and for London (2006).

These are all taken into account in this assessment.

The emerging Minerals and Waste Development Documents for Essex and Hertfordshire are also of some relevance since these may contribute to increased vehicle movements on the road network within Harlow (and thereby contribute to air quality impacts). The Essex and Hertfordshire Local Transport Plans 2011 will also be important in determining vehicle movements on the highways network in the short term.

In relation to recreational pressure, the following documents have been consulted for their plans and projects that may affect European sites in combination with development in Harlow:

- A Green Infrastructure Plan for the Harlow Area (2005);
- East Hertfordshire Parks and Open Spaces Strategy 2007-2012;
- Lee Valley Regional Park Authority Site management Plan 2006-2011;
- Epping Forest Management Plan 2004-2010;
- Hoddesdonpark Wood Management Plan 2009-2014.

11. Screening Assessment Sheets

<u>SCREENING ASSESSMENT</u>		
London Road Local Development Order (and other proposals) on the Epping Forest Special Areas of Conservation (SAC)		
Is the Plan or Project directly connected with or necessary to the management of the site?	No	
Is the Plan or Project likely to have significant effects on the site (either alone or in combination with other plans or projects)?	See assessment of proposal against the site's conservation objectives detailed below	
Site Vulnerabilities/ Conservation Objectives	Possible Impacts from the London Road site LDO	Conclusion
The need to continue to manage recreational access so as to minimise damage to the important habitats present.	There are not likely to be increases in recreational impact on Epping Forest as a result of the Templefields North East Site LDO. The distance of the LDO from site and lack of pathways between the proposal and the European Sites reinforces this conclusion.	No significant impact. Appropriate Assessment not required.
The need to counter negative changes to low-nutrient habitats resulting from atmospheric nutrient deposition. The site is adjacent to the busy M25 and is bisected by numerous 'rat runs.'	Although some increase in emissions is expected it is not considered that the impact will extend beyond the local area. There are not likely to be negative changes to habitats as a result of increased atmospheric pollution arising from the Templefields North East Site LDO that would significantly affect the European Site.	No significant impact. Appropriate Assessment not required.
The need to provide optimal grazing input to	The Templefields North East Site LDO will have no	No significant impact. Appropriate Assessment

manage heathland and grassland habitats.	impact on this element as the site is outside Harlow's district boundary.	not required.
The need to avoid water pollution and nutrient enrichment	There are not likely to be increases in water pollution as a result of the Templefields North East Site LDO. The proposed uses are not considered to give rise to potential pollution and there are not considered to be any know pathways linking the sites given the distance and presence of other land uses.	No significant impact. Appropriate Assessment not required.
The need to avoid introduction of non-native species	Templefields North East Site LDO will have no impact on this element as the site is outside Harlow's district boundary.	No significant impact. Appropriate Assessment not required.

What individual elements of the project or plan (either alone or in combination with other plans or projects) are likely to give rise to impacts on the European Site?	The proposals acting together will lead to increased vehicular movements which may give rise to increases in noise, vibration and emissions. However, the impact of the known development is not expected to extend beyond the local area and, given the distances separating the development proposals and the European Site, is unlikely to give rise to a significant impact on the European Site.
What likely direct, indirect or secondary impacts does the project or plan (either alone or in combination with other plans or projects) have on the European Site by virtue of: <ul style="list-style-type: none"> • size and scale; • Land-take; • Distance from the European Site or key features of the site; • Resource requirements (water abstraction etc) • Emissions (disposal to land, water or air); • Excavation requirements; • Transportation requirements; • Duration of construction, 	Although the proposals will lead to increases in land take and increases in emissions, noise and vibration it is considered that the impact of the known development will be limited to the local area; in this instance, parts of the eastern side of Harlow. Given the distance to the site and the number of other land uses and barriers between the proposals and the European Site it is unlikely that the proposals would give rise to a significant impact on the site. In addition, the proposals will not require significant water abstraction or excavation requirements that would affect the site. The European Site is a significant distance from the proposals in question

<p>operation, decommissioning, etc;</p>	<p>and it is not considered that pathways exist that would link the site with the proposed development.</p> <p>Overall, Templefields North East Site LDO will not require an Appropriate Assessment.</p>
<p>What changes are likely to the site arising as a result of:</p> <ul style="list-style-type: none"> • Reduction of habitat area; • Disturbance to key species; • Habitat or species fragmentation; • Reduction in species density; • Changes in key indicators of conservation value (eg. water quality) • climate change 	<p>The proposals are not likely to bring about significant changes to habitat, disturbance, fragmentation, species density and other factors (including climate change) of the European Site given:</p> <ol style="list-style-type: none"> a) the scale of the proposals, which are primarily restricted to the eastern side of Harlow, b) the nature of the proposals (residential and commercial development which is unlikely to give rise to particularly complex or hazardous effects), and; c) the distance of these from the European Site. <p>For these reasons the proposal is not likely to have a significant effect on the European Site and therefore an Appropriate Assessment is not required.</p>

ASSESSMENT OF SIGNIFICANCE - Epping Forest Special Areas of Conservation (SAC)

Assessment of the significance of impacts		
Impact type	Significance indicator	Assessment
Loss of habitat area	Percentage of loss	NO IMPACT
Fragmentation	Duration or permanence	NO IMPACT
Disturbance	Duration or permanence	NO IMPACT
Population density	Relative change	NO IMPACT
Water resource	Relative change	NO IMPACT
Water quality	Relative change	NO IMPACT

<u>SCREENING ASSESSMENT</u>		
London Road Local Development Order (and other proposals) on the Lee Valley SPA/Ramsar site		
Is the Plan or Project directly connected with or necessary to the management of the site?	No	
Is the Plan or Project likely to have significant effects on the site (either alone or in combination with other plans or projects)?	See assessment of proposal against the site's conservation objectives detailed below	
Site Vulnerabilities/ Conservation Objectives	Possible Impacts from the London Road LDO	Conclusion
The need to control recreational impacts so as to avoid bird disturbance.	Development permitted by Templefields North East Site LDO is not likely to lead to significant changes to recreational impact on the site or lead in recreational impact or cat predation. The distance between the sites and the lack of pathways reinforces this conclusion.	No significant impact. Appropriate Assessment not required.
Maintenance of appropriate vegetation management through grazing, mowing and other relevant techniques. Continued inputs of freshwater at appropriate flow volumes.	The Templefields North East Site LDO will have no impact on this element as the site is outside Harlow's district boundary.	No impact. Appropriate Assessment not required.
The need to avoid further eutrophication of water bodies within the SPA/Ramsar, and to avoid any other pollution events.	There are not likely to be increases in water pollution as a result of the Templefields North East Site LDO. The nature of the development permitted is not considered likely to lead to a significant increase in pollutants and there are no pathways from the development to the site.	No significant impact. Appropriate Assessment not required.

<p>The need to avoid introduction of non-native species.</p>	<p>The Templefields North East Site LDO will have no impact on this element as the site is outside Harlow's district boundary. In terms of pathways and fertilisation-spread of non-native species, the distance of the Templefields North East Site LDO from the site and the complex pathways linking the sites means that a significant impact is unlikely.</p>	<p>No significant impact. Appropriate Assessment not required.</p>
<p>The need to provide suitable habitat outside the boundaries of the designated area that can be utilised by key species as supporting habitats.</p>	<p>The conservation objective does not apply to the scope of the Templefields North East Site LDO</p>	<p>No Impact. Appropriate Assessment not required.</p>

<p>What individual elements of the project or plan (either alone or in combination with other plans or projects) are likely to give rise to impacts on the European Site?</p>	<p>The proposals acting together will lead to increased vehicular movements which may give rise to increases in noise, vibration and emissions. However, the impact of the known development is not expected to extend beyond the local area and, given the distances separating the development proposals and the European Site.</p>
<p>What likely direct, indirect or secondary impacts does the project or plan (either alone or in combination with other plans or projects) have on the European Site by virtue of:</p> <ul style="list-style-type: none"> • size and scale; • Land-take; • Distance from the European Site or key features of the site; • Resource requirements (water abstraction etc) • Emissions (disposal to land, water or air); • Excavation requirements; • Transportation requirements; • Duration of construction, operation, decommissioning, etc; 	<p>Although the proposals will lead to increases in land take and increases in emissions, noise and vibration it is considered that the impact of the known development will be limited to the local area; in this instance, parts of the eastern side of Harlow. Given the distance between the proposals and the European Site and the number of other land uses and barriers present it is unlikely that the proposals would give rise to a significant impact on the site. In addition, the proposals will not require significant water abstraction or excavation requirements that would affect the site.</p> <p>The European Site is a significant distance from the proposals in question and it is not considered that pathways</p>

	<p>exist that would link the site with the proposed development.</p> <p>Overall, the Templefields North East Site LDO will not require an Appropriate Assessment.</p>
<p>What changes are likely to the site arising as a result of:</p> <ul style="list-style-type: none"> • Reduction of habitat area; • Disturbance to key species; • Habitat or species fragmentation; • Reduction in species density; • Changes in key indicators of conservation value (eg. water quality) • climate change 	<p>The proposals are not likely to bring about significant changes to habitat, disturbance, fragmentation, species density and other factors (including climate change) of the European Site given:</p> <ul style="list-style-type: none"> d) the scale of the proposals, which are primarily restricted to the eastern side of Harlow, e) the nature of the proposals (residential and commercial development which is unlikely to give rise to particularly complex or hazardous effects), and; f) the distance of these from the European Site. <p>For these reasons the proposal is not likely to have a significant effect on the European Site and therefore an Appropriate Assessment is not required.</p>

ASSESSMENT OF SIGNIFICANCE- Lee Valley SPA/Ramsar

Assessment of the significance of impacts		
Impact type	Significance indicator	Assessment
Loss of habitat area	Percentage of loss	NO IMPACT
Fragmentation	Duration or permanence	NO IMPACT
Disturbance	Duration or permanence	NO IMPACT
Population density	Relative change	NO IMPACT
Water resource	Relative change	NO IMPACT
Water quality	Relative change	NO IMPACT

SCREENING ASSESSMENT

London Road Local Development Order (and other proposals) on the Wormley-Hoddesdonpark Woods SAC

Is the Plan or Project directly connected with or necessary to the management of the site?	No
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Is the Plan or Project likely to have significant effects on the site (either alone or in combination with other plans or projects)?	See assessment of proposal against the site's conservation objectives detailed below
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Site Vulnerabilities/ Conservation Objectives	Possible Impacts from the London Road LDO	Conclusion
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The need to minimise impacts from vandalism arson, fly-tipping and dumping, and coupled with this, to avoid introduction of non-native species.	The Templefields North East Site LDO will have no impact on this element given the distance of the LDO from the site and the nature of the pathways linking the sites.	No Impact. Appropriate Assessment not required.
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The need to ensure that recreational levels do not lead to excessive trampling of ground flora, or increased nutrient levels through dog fouling.	Development permitted by the Templefields North East Site LDO is not likely to lead to significant changes to recreational impact on the site or lead in recreational impact or cat predation. The distance of the LDO from the site and lack of pathways between the sites reinforce this conclusion.	No Impact. Appropriate Assessment not required.
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The need to ensure continued hydrological balance on the site with high-quality streams running eastward along the shallow valleys (Wormleybury Brook and Spital Brook), and several	There are not likely to be significant changes to the hydrological balance on the site or any increase in pollution as a result of the proposal. The distance of the LDO from the site and disjointed pathways	No Impact. Appropriate assessment not required.
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ponds.	reinforce this conclusion.	
The need to avoid negative changes to habitats resulting from atmospheric nutrient deposition.	There are not likely to be negative changes to habitats as a result of increased atmospheric nutrient pollution arising from the Templefields North East Site LDO. Although some increase in pollution is expected to be localised in nature and is not expected to significantly affect the European Site.	No Impact. Appropriate assessment not required.

What individual elements of the project or plan (either alone or in combination with other plans or projects) are likely to give rise to impacts on the European Site?	The proposals acting together will lead to increased vehicular movements which may give rise to increases in noise, vibration and emissions. However, the impact of the known development is not expected to impact beyond the local area and, given the distances separating the proposals and the European Site, is unlikely to give rise to a significant impact on the European Site.
<p>What likely direct, indirect or secondary impacts does the project or plan (either alone or in combination with other plans or projects) have on the European Site by virtue of:</p> <ul style="list-style-type: none"> • size and scale; • Land-take; • Distance from the European Site or key features of the site; • Resource requirements (water abstraction etc) • Emissions (disposal to land, water or air); • Excavation requirements; • Transportation requirements; • Duration of construction, operation, decommissioning, etc; 	<p>Although the proposals will lead to increases in land take and increases in emissions, noise and vibration it is considered that the impact of the known development will be limited to the local area; in this instance, parts of the eastern side of Harlow. Given the distance between the proposals and the European Site and the number of other land uses and barriers between them it is unlikely that the proposals would give rise to a significant impact on the site. In addition, the proposals will not require significant water abstraction or excavation requirements that would affect the site.</p> <p>The European Site is a significant distance from the proposals in question and it is not considered that pathways exist that would link the site with the proposed development.</p> <p>Overall, the London Road LDO will not require an Appropriate Assessment.</p>
What changes are likely to the site	The proposals are not likely to bring

<p>arising as a result of:</p> <ul style="list-style-type: none"> • Reduction of habitat area; • Disturbance to key species; • Habitat or species fragmentation; • Reduction in species density; • Changes in key indicators of conservation value (eg. water quality) • climate change 	<p>about significant changes to habitat, disturbance, fragmentation, species density and other factors (including climate change) of the European Site given:</p> <ul style="list-style-type: none"> g) the scale of the proposals, which are primarily restricted to the eastern side of Harlow, h) the nature of the proposals (residential and commercial development which is unlikely to give rise to particularly complex or hazardous effects), and; i) the distance of these from the European Site. <p>For these reasons the proposal is not likely to have a significant effect on the European Site and therefore an Appropriate Assessment is not required.</p>
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ASSESSMENT OF SIGNIFICANCE- Wormley-Hoddesdonpark Woods SAC

Assessment of the significance of impacts		
Impact type	Significance indicator	Assessment
Loss of habitat area	Percentage of loss	NO IMPACT
Fragmentation	Duration or permanence	NO IMPACT
Disturbance	Duration or permanence	NO IMPACT
Population density	Relative change	NO IMPACT
Water resource	Relative change	NO IMPACT
Water quality	Relative change	NO IMPACT

12. Conclusions

The LPA, as the competent authority, has undertaken a screening assessment under the provisions of Council Directive 92/43/EEC and transposing regulations - The Conservation of Habitats and Species Regulations (2010). The LPA determines that the Templefields North East Site Local Development Order is not likely to have a significant effect on a European Site (either alone or in combination with other plans or projects) and is not directly connected with or necessary to the management of the site. The LPA therefore determines that the Templefields North East Site LDO complies with regulation 78 of the 2010 regulations. No further action under the regulation is required.

13. Consultation

Harlow District Council has sought the opinion of Natural England (as the appropriate nature conservation body) on the Council's determination. Natural England's response to this Screening determination is provided below:

Consultation Body	Comments Received
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Natural England	
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Annex 1

The Location of the European Sites in Question

