

Environmental Implications assessment

1. Name of activity:	Proposal to lease out circa 0.35 acres of 4.19 acre public recreation ground at Cadwell Lane, Hitchin.				
2. Main purpose of activity:	To facilitate construction of clubhouse and surface car park by Hitchin Bridge Club (prospective tenant).				
3. List the information, data or evidence used in this assessment:	<ul style="list-style-type: none"> • Document entitled “Community Asset Transfer Request by Hitchin Bridge Club” (source: NHDC’s Place Directorate). • Expression of interest and related information (source: Hitchin Bridge Club). 				
Area of Potential Impact	Examples to Consider (non-exhaustive)	Neutral (X)	Negative (X)	Positive (X)	<p><i>Describe the contribution/impact on the area that the decision may have - assess whether this impact is a negative or positive or neutral one.</i></p> <p>Negative: What are the risks?</p> <p>Positive: What are the benefits?</p>
1. Impact on greenhouse emission and support adaption to the effects of climate change	<p>Will energy needs be met through renewable sources?</p> <p>Will it reduce emissions through retrofitting new technology?</p> <p>Will it reduce greenhouse gas emissions by reducing energy consumption and the need to travel?</p>		X		<p>Negative</p> <p><i>The use of the clubhouse once built will necessitate consumption of energy to power appliances that will regulate the internal temperature, humidity and occupier comfort. Depending on the energy source, the use may therefore generate new greenhouse gas emissions.</i></p> <p><i>Lease terms will seek to secure adoption by tenant of as many environmentally friendly and green measures as reasonably practicable</i></p>

				<p><i>in the development. These to include measures that:</i></p> <ul style="list-style-type: none"> <i>Aim to minimise operational energy usage and carbon emissions – for example ensuring adoption of renewable energy sources such as solar panels, passive environmental controls and good quality build standards to reduce reliance on artificial more energy-intensive forms of controlling the internal temperature and humidity of the clubhouse.</i>
				Positive
				Negative
<p><i>2. Use of natural resources including water and energy</i></p>	<p>Will it reduce water consumption?</p> <p>Will it reduce energy consumption?</p>		X	<p><i>Construction of the clubhouse and car park will require natural resources, some of which (for example glass and concrete) will carry embodied carbon from their sourcing, manufacture, construction, installation and transportation.</i></p> <p><i>Lease terms will seek to secure adoption by tenant of as many environmentally friendly and green measures as reasonably practicable</i></p>

				<p><i>in the development. These to include measures that:</i></p> <ul style="list-style-type: none"> <i>Aim to minimise the embodied carbon of the development – for example approving the selection of construction materials or methods with lower whole life carbon footprints, materials that contribute to sequestration of carbon (such as wood materials) and selecting materials which can be recycled.</i> <i>Aim to encourage water saving or retention practices such as grey water systems.</i>
				Positive
				Negative
<p><i>3. Minimisation of flood risks to the area (i.e. promotion of SUD's. protect surface and ground water quality)</i></p>	<p>Will it minimise flood risk from all sources of flooding?</p> <p>Will it reduce property damage due to storm events/ heavy rainfall by improving flood resistance and flood resilience?</p>		X	<p><i>The development will introduce hard surface areas to what is currently a naturally drained parcel of land. This increases the risk of flooding and water runoff into the adjacent natural watercourse.</i></p> <p><i>Lease terms will seek to secure adoption by tenant of as many environmentally friendly and green measures as reasonably practicable</i></p>

					<p><i>in the development. These to include measures that:</i></p> <ul style="list-style-type: none"> <i>Promote permeable surface treatments and landscaping to aid controlled drainage, such as prioritising grasscrete rather than expanses of concrete for the car park.</i>
					Positive
					Negative
<p><i>4. To protect, enhance and create environments that encourage and support biodiversity</i></p>	<p>Will it protect, enhance and increase biodiversity and protect habitats?</p> <p>Will it improve access to and promote educational value of sites of biodiversity interest?</p>		X		<p><i>An area of natural green space will be lost to development of the clubhouse and car park. Whilst the biodiversity value of the land is arguably limited by its current use as a football pitch, there will be loss of an area that provides a feeding ground for birds and fauna.</i></p> <p><i>Lease terms will seek to secure adoption by tenant of as many environmentally friendly and green measures as reasonably practicable in the development. These to include measures that:</i></p> <ul style="list-style-type: none"> <i>Aim to harmonise the development within its adjoining environment – for example by requiring</i>

					<p><i>incorporation of green and natural landscaping and boundary treatments – prioritising hedging and planting over “hard” treatments to encourage biodiversity.</i></p>
					Positive
<p>5. To improve Air Quality</p> <p><i>(air quality describes how polluted the air we breathe is)</i></p>	<p>Will it improve air quality?</p> <p>Will it reduce emissions of key pollutants?</p>		X		<p>Negative</p> <p><i>Location of development will necessitate travel by car more than by sustainable transport modes such as public transport, cycling or walking. This is likely to increase carbon emissions.</i></p> <p><i>Lease terms will seek to secure installation of electric vehicle charge points in the development’s car park to encourage travel by electric cars over combustion engine cars in an attempt to limit carbon emissions.</i></p>
					Positive
<p>6. To reduce need to travel, the use of private motorised vehicular transport as well as</p>	<p>Will it encourage increased walking, cycling and use of public transport?</p> <p>Will it increase the proportion of journeys using modes other than a car?</p>		X		<p>Negative</p> <p><i>Location of development will necessitate travel by car more than by sustainable transport modes such as public transport, cycling or</i></p>

<i>encourage walking, cycling, and use of public transport</i>					<p>walking. This is likely to increase carbon emissions.</p> <p>Lease terms will seek to secure installation of electric vehicle charge points in the development's car park to encourage travel by electric cars over combustion engine cars in an attempt to limit carbon emissions.</p>
					Positive

<i>7. To reduce waste production and increase recycling, recovery and reuse of waste</i>	Will it lead to reduced consumption of materials and resources?	X			Negative
	Will it reduce household waste?				
Will it reduce construction waste?					
Will it increase recovery recycling and re-use?					
					Positive
<i>8. To enhance the public realm and street improvements</i>	Will it reduce litter?	X			Negative
	Will it enhance the quality of public realm?				
					Positive

<p><i>9. To protect, enhance and seek opportunities to increase open space</i></p>	<p>Will it improve open space?</p> <p>Will it improve landscape character?</p> <p>Will it minimise development on Greenfield sites?</p>		X		Negative
					<p><i>Development of the clubhouse and car park will represent a loss of circa 8.5% of the public open space at Cadwell Lane. It may also make accessing other parts of the open space more difficult. The lease will seek to retain public access rights over the leased property to the adjacent public open space to reduce the impact on access.</i></p>
					Positive
<p><i>10. To reduce noise and impact of noise</i></p>	<p>Will it reduce noise pollution from vehicles?</p>	X			Negative
					Positive

6.0 Results

	Yes	No	
Were positive impacts identified?	<input type="checkbox"/>	X	
Were negative impacts identified (what actions were taken)	X	<input type="checkbox"/>	Actions are outlined above. In essence, the lease will seek to stipulate obligations that address a proportion of the potential negative impacts identified. Further, if Hitchin Bridge Club secures Planning permission for the development, such permission is likely to be subject to a number of conditions influencing the nature of the development and its use.

7.0 Consultation, decisions and actions

Describe the decision on this activity (refer to section 3.2)

Adjust the proposal.

List all actions identified to address/mitigate negative impact or promote positive impact


Action	Responsible person	Completion due date
Should Cabinet decide to pursue leasing the land to Hitchin Bridge Club, the lease to be negotiated with the Club will incorporate obligations requiring the tenant to adopt as many measures as reasonably practicable to address the negative impacts outlined in this assessment. Examples of mitigating obligations are outlined above.	NHDC's Senior Estates Surveyor	June 2022 (estimated)
Should Cabinet decide to reject leasing the land to Hitchin Bridge Club, alternative options may be explored with the Club, such as using existing buildings at Swinburne Recreation Ground and Ransoms Recreation Ground to adapt for use as a clubhouse. Repurposing one of these existing buildings would obviate the need to build the new clubhouse at Cadwell Lane thus saving on associated resources and embodied carbon.		

When, how and by whom will these actions be monitored?

NHDC's Senior Estates Surveyor by negotiating a lease between NHDC and Hitchin Bridge Club over the next 12 – 18 months (estimated timeframe), subject to Cabinet deciding to pursue a lease of the land.

8.0 Signatures

Assessor (report author):

Name: Christopher Robson Signature** 

Validated by (line manager):

Name: Steven Crowley Signature** 

Forward to the Corporate Policy inbox: corporatepolicy@north-herts.gov.uk

<i>Signature** Reuben Ayavoo</i>	
<i>Assessment date: 06/01/2021</i>	<i>Review date: June 2022</i>

**** Please type your name to allow forms to be sent electronically.
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