



The Planning Inspectorate

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Your Ref: 07/18/0514/F
Our Ref: APP/W1905/W/21/3271027
Date: 05 May 2021

Sent by e-mail:

Dear Madam

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')

Town and Country Planning Act 1990

Appeal by: LW Developments Ltd

Site Address: Land at Cheshunt Football Club, Theobold's Lane, Cheshunt

I refer to the above appeal.

The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed is as follows:

Area 1 - New stadium with capacity for up to 2,000 spectators. 53 x 1 bedroom apartments, 62 x 2 bedroom apartments, 26 x 3 bedroom houses and 22 x 4 bedroom houses, highway access works, internal roads and supporting infrastructure.

Area 2 - Northern block - New facilities for Cheshunt Football Club in use classes D1, D2 and sui generis - matters relating to internal layout and appearance reserved.

Area 3 - Western Block - New sports, community, leisure and commercial uses in use classes A1, A3, A4, A5, B1, D1 and D2 - matters relating to internal layout reserved.

The development proposed falls within the description at 10 (b) of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The appeal site is located on land at Cheshunt Football Club, Theobalds Lane, Cheshunt, Hertfordshire. The appeal site is an area of brownfield land which is already occupied by Cheshunt Football Club. It is laid out with a large gravel-covered car park, the existing football stadium, various buildings used by the Club, a modern 3G football pitch, and grass pitches.

The site lies to the north of Theobalds Lane and just to the east of the A10 within the Cheshunt South and Theobalds ward. To the east of the site, running north – south connecting Albury Ride with Theobalds Lane is Albury Walk which is a Public Right of Way [Cheshunt 011]. To the west of the site are a strip of arable farmland which separates the club from the A10, a pumping station associated with Theobalds Brook and the access to the Paul Cully Bridge over the A10. To the south of the site across Theobalds Lane is The Cedars Park while to the north lies land in the club's ownership which contains re-constructed football pitches and an artificial turf 3G pitch. Also to the north, outside the applicant's land ownership, is the club building of Cheshunt Rifle and Pistol Club. Bounding the site to the east are dwellings on Montayne Road and Albury Ride along with the playing field of Holy Trinity Primary School.

The roughly L-shaped site has an area of just over 7.5 hectares and has a natural fall to the south and east. The entire site lies within the Metropolitan Green Belt (MGB). Theobalds Brook runs west – east through the southern edge of the site and is a main river tributary. The southern part of the site [including the land which is proposed for houses] is made ground, being a former landfill site, which was backfilled with inert waste.

The southern part of the site also falls within Flood Zone 2 as designated by the Environment Agency. A Tree Preservation Order was imposed 3rd July 2017 on and around the south of the site LT6-298 [No.10] 2017 which in terms of the proposed development covers a small group of trees and a single sycamore near to the south-eastern corner of the site. The existing Cheshunt FC stadium, which has a standing and seated capacity of approximately 2,000 spectators, runs on a north-south alignment with the existing club rooms, function suite and changing rooms along the western side of the pitch facing the car park. The existing access from Theobalds Lane lies in the south-western corner of the site but there is another, currently unused, vehicular access over the brook which is approximately 80m from the eastern boundary. The northern boundary wall to The Cedars Park is Grade 2 listed and the site of Theobalds Palace, which is a Scheduled Ancient Monument adjoining other Grade 2 buildings and lies immediately to the south of that boundary wall.

Access for vehicles to the stadium and the associated club facilities and office/community space would be via the existing opening to Theobalds Lane while the houses and majority of the apartments would be reached by re-opening the entrance further to the east along Theobalds Lane, using the existing culvert over the brook.

The site itself is not located within a designated sensitive area as defined by the EIA Regulations.

The proposal is for urban development and sports facility improvements on the edge of the town of Cheshunt. There will be some temporary environmental effects during construction, but this is not likely to be long term. There are no likely significant long-term impacts in terms of noise, waste, flooding, land contamination, highways, archaeology, ecology or complex construction. Given the nature, scale and location of

the proposal issues, the impacts of the development, which could include possible arboricultural or heritage issues, would not be significant in terms of the receiving environment and existing land uses. Consequently, while there may be some impact on the surrounding area as a result of this development, the proposal would not be of a scale and nature likely to result in significant environmental impact. EIA is not required.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours sincerely

David Smale

DAVID SMALE
EIA and Land Rights Advisor

(Signed with the authority of the Secretary of State)

cc: Mr T Waller (agent)

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