



The Planning Inspectorate

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Mrs Jane Clarke
Broxbourne Borough Council
Planning & Environment Department
Bishops College, Churchgate
Waltham Cross
Herts
EN8 9XE

Your Ref: 07/19/0200/F

Our Ref: APP/W1905/W/22/3300254

Date: 06 July 2022

Sent by email:
planning@broxbourne.gov.uk

Dear Mrs Clarke

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

Appeal by: Countryside Properties (UK) Limited and Landowners

Site Address: Fairmead & Rosemead Nurseries, Cuffley Hill, Goffs Oak, EN7 5HB

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, namely, the erection of 58 dwellings (14no. 2 bed, 9no. 3 bed, 32no. 4 bed and 3no. 5 bed) with associated infrastructure, 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 development is small in scale and there would be no likely significant effects in terms of noise, water, contamination, traffic, ecology, archaeology or cultural heritage.

Consequently, while there may be some localised impact on the surrounding area as a result of the development, it would not be likely to give rise to significant environmental effects, and 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

Louis Saunderson

Louis Saunderson
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: Ms Liz Fitzgerald (Appellant's Agent)

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