



# The Planning Inspectorate

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Mr. James Cann

Our Ref: S62A/2022/0005

Date: 03 November 2022

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Dear Mr Cann,

**TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 62A  
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)  
REGULATIONS 2017 (SI 571/2017 ('THE EIA REGULATIONS'))**

**Applicant:** Mr Andrew Smith

**Site Address:** Canfield Moat High Cross Lane West Little Canfield Essex

We refer to the above application. The Secretary of State has considered the above application in accordance with Regulation 12(1) of the EIA Regulations.

The development proposed, Full planning application proposing the erection of 15 new dwellings is located to the east of station road, Elsenham, falls within the description at 10(b) of Schedule 2 to the EIA Regulations. Having taken into account the criteria in Schedule 3 to the above EIA Regulations, the Proposed Development would not be likely to have significant effects on the environment for the following reasons:

The proposed Development is in proximity to a number of sensitive sites, including High wood, Dunmow Site of Special Scientific Interest (SSSI), Hatfield Forest SSSI, Elsenham Woods SSSI and Garnetts Wood/Barnston Lays SSSI. Considering the small scale of the development and its distance from these sites, there are unlikely to be any significant effects.

Considering the nature, scale and location of the Proposed Development and nature of the receiving environment, whilst there may be some impact on the surrounding area and nearby designated sensitive areas as a result of this development, it would not be of a scale and or nature likely to result in significant environmental effects.

The Proposed Development is not EIA development.

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

A copy of this letter will be sent to Uttlesford District Council for information.

Yours sincerely

*Joseph Jones*

**Joseph Jones**  
**Associate EIA Advisor**  
**(Signed with the authority of the Secretary of State)**

cc: Uttlesford District Council

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