



# The Planning Inspectorate

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Jarrold Spencer

Your Ref: UTT/22/3126/FUL

Our Ref: S62A/2023/0016

Date: 27 April 2023

**Sent by email**

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Dear Jarrod

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

**Applicant:** Weston Homes PLC

**Site Address:** Land at Warish Hall Farm, Smiths Green Lane, Takeley, Essex CM22 6NZ

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

The development proposed, the erection of 40 no. dwellings, including open space landscaping and associated infrastructure 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 falls near to 'sensitive areas' as defined by Regulation 2 of the EIA Regulations, namely:

Within the Impact Risk Zone (IRZ) of:

- Hatfield Forest Site of Special Scientific Interest (SSSI) – 2.2km west; and
- High Wood, Dunmow SSSI – 3km east.

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 nature likely to result in significant environmental impact. The threshold criteria at 10(b) of schedule 2 to the above regulations are also not exceeded.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulation 12(1) and 7(2) to (8) of the EIA Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under Regulation 28(1) of the EIA 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.

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

Yours sincerely

*Jon Hawkins*

**JON HAWKINS**  
**Associate EIA Advisor**  
**(Signed with the authority of the Secretary of State)**

cc: Uttlesford District Council

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<https://acp.planninginspectorate.gov.uk/>