



The Planning Inspectorate

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Our Ref: S62A/2023/0019

Date: 03 August 2023

Sent by email to:

Dear Sir/Madam,

**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 to the north of Roseacres, between Parsonage Road and Smiths Green Lane, Takeley, Essex, CM22 6NZ (Land known as Bull Field, Warish Hall Farm, 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, access to/from Parsonage Road between Weston Group Business Centre and Innovation Centre buildings leading to: 96 dwellings on Bulls Field, south of Prior's Wood, including associated parking, landscaping, public open space, land for the expansion of Roseacres Primary School, pedestrian and cycle routes to Smiths Green Lane together with 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:

Within the Impact Risk Zone (IRZ) of the Hatfield Forest Site of Special Scientific Interest (SSSI) located c.1.6km southwest.

The Proposed Development exceeds the thresholds in Schedule 2.

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.

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 faithfully,

Jessica Jones

Jessica Jones
EIA and Land Rights Advisor>
(Signed with the authority of the Secretary of State)

Cc: [REDACTED]

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