



The Planning Inspectorate

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Your Ref:

Our Ref: S62A/2023/0026

Date: 05 December 2023

Sent by email to:
planning@uttlesford.gov.uk

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: Rosconn, Nigel John Burfield Holmes, Rosemary Holmes, Mark Burfield Holmes, Robert Murton Holmes, Sasha Renwick Homes & Tanya Renwick Cran

Site Address: Land West of Robin Hood Road, Elsenham

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, outline application for the erection of up to 40 dwellings with all matters reserved except for access, 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 within the description at 10(b) of Schedule 2 to the above Regulations and would be located within the zone of influence for the Hatfield Forest Site of Special Scientific Interest (SSSI).

Considering the small scale, nature and location of the Proposed Development and the types and characteristics of the potential impacts, whilst there may be some impact on the surrounding area as a result of this development, it would not be of sufficient magnitude and extent to give rise to a significant effect. 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

Lucy Hicks

Lucy Hicks
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

Cc: [REDACTED], the agent working on behalf of the applicant.

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