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Cc
Andrew Martin – Planning (Applicants
Agent)
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Our Ref: S62A/2023/0025

Date: 13 November 2023

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: Mr David Rich-Jones, Richstone Procurement Ltd

Site Address: Land North of Eldridge Close, Stickling Green, Clavering, Essex

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 planning application with all matters reserved except access for up to 28 dwellings (class C3) including public open space, sustainable drainage systems, landscaping and associated infrastructure and development 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 located approximately 4.3km from Quendon Wood Site of Special Scientific Interest (SSSI) and 4.9km from Debden Water SSSI (sensitive areas as defined in the EIA Regulations) and falls within the Impact Risk Zones of those sites.

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 effects.

The Proposed Development is **not** EIA Development.

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

Joseph Jones

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

Cc: Andrew Martin – Planning (Applicant’s Agent)

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