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**Sent by email to:**  
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Cc

Your Ref:

Our Ref: S62A/2024/0051

Date: 31 July 2024

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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:** C Neaves (Chase New Homes)

**Site Address:** Land West of Thaxted Road Saffron Walden

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, a reserved matters application in relation to Outline Permission ref s62A/2022/0014 for the erection of 168 dwellings with associated landscaping and parking, 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 circa 3.5km north of Debden Water Site of Special Scientific Interest (SSSI) and circa 7.8km northwest of West Wood, Little Sampford SSSI.

Considering the nature, scale and location of the Proposed Development and the types and characteristics of the potential impacts, whilst there may be some impacts on the surrounding area as a result of this development, it is unlikely to result in significant effects.

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: Ms Liz Fitzgerald (Applicant's Agent).

*Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is:*  
<https://acp.planninginspectorate.gov.uk/>