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Our Ref: S62A/2024/0057

Cc

Date: 15 August 2024

Barker Parry Town Planning
(Applicant's Agent)
[REDACTED]

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: Chase New Homes

Site Address: Former Friends School Field, Mount Pleasant Lane, 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, Erection of 91no. dwellings with associated infrastructure and landscaping. Provision of playing field and associated clubhouse 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 was screened under Schedule 2, Section 10(b) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and exceeds the Column 2 threshold (iii) as the overall area of the development exceeds 5 hectares.

The Proposed Development is in proximity to a number of sensitive sites including Debden Water Site of Special Scientific Interest (SSSI) and Hales and Shadwell Wood SSSI. 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 area(s) as a result of this development, it would not be of a scale and nature likely to result in significant environmental impact.

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

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

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: Barker Parry Town Planning (Applicant's Agent)

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