



# The Planning Inspectorate

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**Sent by email to:**

Uttlesford District Council  
planning@uttlesford.gov.uk  
Cc  
Mrs. Samantha Greaves, Pelham  
Structures Ltd  
[REDACTED]

Our Ref: S62A/2024/0058

Date: 10 September 2024

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:** Pelham Structures Ltd

**Site Address:** Land adjacent to Village Hall, East of Cambridge Road, Ugley, Bishops Stortford, Hertfordshire

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; Construction of 16 dwellings including 40% affordable housing and associated infrastructure at Land East of Ugley Village Hall, 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 not within a 'sensitive area' as defined by Regulation 2 of the above EIA Regulations. The thresholds in 10 (b) of Schedule 2 are not exceeded. The Proposed Development is in proximity to Hall's Quarry Site of Special Scientific Interest (SSSI) and Quendon Wood SSSI. Considering the nature, scale and location of the Proposed Development and nature of the receiving environment, however, 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.

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: Pelham Structures Ltd

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