



Planning Inspectorate

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CB11 4ER

Your Ref:

Our Ref: S62A/2025/0107

Date: 04 June 2025

Sent by email to:

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 Road, Saffron Walden, CB11 3EB

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, the erection of 75no. dwellings with associated infrastructure and landscaping. Provision of playing fields 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 threshold criteria at 10(b) (iii) of schedule 2 to the above regulations are exceeded as the site area is 6.72 hectares, which exceeds the 5-hectare threshold, and the Proposed Development falls near to 'sensitive areas' as defined by Regulation 2 of the EIA Regulations, namely:

Within the Impact Risk Zone (IRZ) of the following designated sites:

- Debden Water Site of Special Scientific Interest (SSSI) – c. 3.4km south; and
- Hales and Shadwell Woods SSSI – c. 4km northeast.

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.

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

[Redacted Signature]

JON HAWKINS
Associate EIA Advisor
(Signed with the authority of the Secretary of State)

Cc: [Redacted] Barker Parry Town Planning Ltd

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