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Your Ref: P140531/O
Our Ref: APP/W1850/A/14/2218385
Date: 27 November 2014

Dear Mr Bishop

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2011 (SI 2011/1824)**

Appeal by Mrs E Seymour

Site at Quarry Field, Cotts Lane, Lugwardine, HR1 4AA

I refer to the above appeal. The Secretary of State has considered the application in accordance with Regulation 12(1) of the above Regulations.

The development proposed, namely residential development comprising 20 open market homes and 10 affordable homes, falls within the description at paragraph 10 (b) of Schedule 2 to the above Regulations, and exceeds the threshold in column 2 of the table in that Schedule, but in the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, would not be likely to have significant effect on the environment by virtue of factors such as its nature, size or location.

The site is open pasture land located outside of but adjacent to the settlement boundary for Lugwardine. The area is not subject to any sensitive designation and the site is not subject to any statutory nature conservation designation. The development will result in increased residential density of the area but not to a significant degree. New Court Country House is Grade II* listed and lies to the north-west of the site but would not be significantly affected by the proposal. There are no ecological, noise, waste or contamination issues and the development would not result in major impacts on road and transport networks. Having regards to schedule 3 of the regulations and taking into context the receiving environment no significant impacts are likely.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 12(1) and 6(4) of the above Regulations, the Secretary of State hereby directs that this development is not EIA development.

Under regulation 23(1) of the above Regulations, you must take steps to ensure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

Yours sincerely

Tracey Smith
Environmental Services

(Signed with the authority of the Secretary of State)

MODEL F (2011)

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