



The Planning Inspectorate

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Your Ref:

Our Ref: APP/W1850/W/20/3246261

Date: 28 April 2020

Sent by e-mail:

Dear Sir or Madam

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')

Town and Country Planning Act 1990

Appeal by Mr Adam Probert

Site Address: Land adjacent to Village Hall, Aymestrey, Leominster, Herefordshire HR6 9SX

I refer to the above appeal.

The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed is as follows: Self-build bungalow with 2 No. bedrooms & garage.

The development proposed falls within the description at 10 (b) of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The 0.11 hectares appeal site, referred to as Plot 7, lies immediately to the south of the development approved in March 2018, ref 173692, to the south-east of the village hall in the village of Aymestrey. In effect, the site would be an extension to that cul-de-sac development. The site is part of an agricultural field which has a frontage to the main highway from which independent access is obtained from the A4110. The nearby Church of St John the Baptist and St Alkmund in Aymestrey is listed Grade I and sits in the flat land of the Lugg valley. The Churchyard Cross within the church boundary is itself a Grade II listed structure. The site is located within the catchment of the River Wye Special Area of Conservation (SAC) which is a European site. The site is also notified at a national level as the River Lugg Site of Special Scientific

Interest (SSSI). Both of these sites are designated sensitive areas as defined by the EIA Regulations.

Although located close to nearby designated sensitive areas, there would be no likely significant impacts in terms of noise, waste, contamination, flooding, ecology, arboriculture, archaeology or complex construction. Given the nature, scale and location of the proposal, the impacts of the development, which could include possible heritage issues, are unlikely to be significant. Consequently, while 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. EIA is not required.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above 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 in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

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

Yours sincerely

David Smale

DAVID SMALE
EIA and Land Rights Advisor

(Signed with the authority of the Secretary of State)

cc: Mr J Needham (agent)

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