



The Planning Inspectorate

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Mr Tansley
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Your Ref: 222569
Our Ref: APP/W1850/W/24/3342518
Date: 20 August 2024

Sent by email:

planning_enquiries@herefordshire.gov.uk

Dear Mr Tansley

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

Appeal by: Mr Richard Williams

Site Address: Land at Glewstone, Ross on Wye

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, namely, the proposed residential development of 2 detached houses falls within the description of 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 Proposed Development would be located within the Wye Valley National Landscape (formerly known as the Wye Valley Area of Outstanding Natural Beauty) and within the catchment for the River Wye Special Area of Conservation (SAC).

Natural England have stated that the Proposed Development would have no significant impacts on designated sites and considering the nature, scale and location of the Proposed Development and the types and characteristics of the potential impacts, whilst there may be some visual impact on the surrounding area as a result of this development, it is unlikely to result in significant effects.

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 faithfully/sincerely

Lucy Hicks

Lucy Hicks
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: The appellant's agent Mr James Spreckley

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