



# The Planning Inspectorate

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Mr Richard Ball  
Director  
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Your Ref: EN2021/325509/ENN &  
204246  
Our Ref: APP/W1850/C/21/3273276  
Date: 02 July 2021

**Sent by email:**  
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Dear Ms Redding,

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

**Appeal by:** Mr Darren Pearce.

**Site Address:** Emily's Meadow, near Marsh Farm, Weobley, Herefordshire HR4 8RS.

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 unauthorised change of use of land from equestrian use to a mixed use of equestrian and land for the siting of a mobile classroom, falls within the description at 10(b) of Schedule 2 to the Regulations. In the opinion of the Secretary of State, having considered 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 proposal is located within the Impact Risk Zones of the Wellington Wood Site of Special Scientific Interest (SSSI), The Bury Farm SSSI, the River Lugg SSSI and Queenswood Local Nature Reserve (LNR), and the River Wye Special Area of Conservation (SAC). Due to the nature and scale of the Project, it is considered unlikely that it would have a direct or indirect impact on the designated ecological sites. The Project is likely to result in small scale and localised impacts. The appellant has proposed measures that would further reduce the level of impact. The proposed development is located in proximity to a sensitive European site and small-scale impacts will be relevant to the assessment in accordance with the Habitats Regulations. Having regard to the characteristics of the impact, significant effects are unlikely.

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,

*Adrian Chadwick*

**Adrian Chadwick  
EIA Advisor  
(Signed with the authority of the Secretary of State)**

cc. Mr Paul Smith (Paul Smith Associates)

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