



The Planning Inspectorate

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Your Ref:

Our Ref: APP/W1850/W/16/3162093

17 January 2017

Dear Sir/Madam,

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

Appeal by Miss Karen Harris

Site Address: Losito Stud, Whitchurch, ROSS-ON-WYE, Herefordshire, HR9 6EG

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 to replace a redundant barn with a dwelling in a sustainable location, falls within the description at paragraph 10 (b) of Schedule 2 to the above Regulations, and is in a sensitive area, but 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 by virtue of factors such as its nature, size or location for the following reasons:

The 120 square metres appeal site relates to a plot of land currently occupied by a barn and is located within the open countryside in an established stud farm, known as Losito Stud, amid its associated curtilage & infrastructure. The site is accessed off & lies to the north-east of the A4137 road to the north of the village of Whitchurch. To the south of the site, the A4137 links with the unclassified Old Ross Road & the A40. The site is located within the Wye Valley Area of Outstanding Natural Beauty, which is a sensitive area as defined by the EIA Regulations.

Although located within a sensitive area, the development is a small scale proposal and there would be no likely significant impacts in terms of noise, waste, land contamination, flooding, traffic or complex construction. Given the nature, scale and location of the proposal, the impacts of the development would not be significant in terms of the receiving environment and existing land uses. Environmental impacts in relation to the designated sensitive area are unlikely to be significant. Consequently, while there may be some impact on the surrounding area 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 12(1) and 6(4) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 23(1) of the above Regulations, you 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 2010 (as amended)).

Yours faithfully,

David Smale

David Smale

(Signed with the authority of the Secretary of State)

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