



The Planning Inspectorate

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Your Ref: DC/21/0533
Our Ref: APP/Z3825/W/21/3278332
Date: 24 November 2021

Sent by e-mail:

Dear Sir/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 Richard Bennett

Site Address: Land Parcel at 511759 115115, Muttons Lane, Ashington, West Sussex, RH29 3AL

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: Outline application for the erection of a dwelling house with all matters reserved.

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 appeal site relates to an area of Land at Parcel 511759 115115, Muttons Lane, Ashington. The site is located on the eastern side of Muttons Lane and comprises a square area of open woodland measuring 0.42 hectares. The site is covered by a Tree Preservation Order, number W0001. The site is located outside of any built-up area boundary and comprises a tree-lined single lane with residential properties located predominantly at the southern end of the road. The site predominantly comprises hazel coppice stools, together with a number of plantation oaks. The proposed single-storey dwelling is to be positioned in the north-west corner of the site, with access taken from Muttons Lane. The Sullington Warren Site of Special Scientific Interest

(SSSI) is located approximately 1.7km to the west of the site and the site is located within the wider conservation area for The Mens Special Area of Conservation (SAC), both of which are designated sensitive areas as defined by the EIA Regulations.

Although located close to two nearby designated sensitive areas, there would be no likely significant impacts in terms of noise, waste, contamination, flooding, ecology, archaeology, heritage issues or complex construction. Given the nature, scale and location of the proposal, the impacts of the development, which could include possible arboricultural 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 R Bennett (appellant)

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