



The Planning Inspectorate

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Your Ref: 23/00173/OUT

Our Ref: APP/C3105/W/23/3331122

Date: 11 December 2023

Sent by email:

submit.appeal@cherwell-dc.gov.uk

Dear Sir/Madam

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

Appeal by: Wates Developments Ltd

Site Address: Land south of Green Lane, Chesterton

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, Outline planning application for up to 147 homes, public open space, flexible recreational playing field area and sports pitches with associated car parking, alongside landscaping, ecological enhancements, SuDs, green / blue and hard infrastructure, with vehicular and pedestrian/cycle accesses, and all associated works (all matters reserved except for means of access), 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 Proposed Development exceeds the thresholds of the EIA Regulations as the overall area of the development exceeds 5 hectares.

The appeal site is located adjacent to the Chesterton Conservation Area and in proximity to designated built heritage assets. The Proposed Development would result in a change to the local landscape and would be visible to visual receptors within the vicinity of the scheme. However, taking account of existing vegetation and considering the location, nature and characteristics of the Proposed Development, significant effects on landscape and visual receptors or on the setting of heritage assets are not likely to occur.

Overall, considering the nature, scale and location of the Proposed Development and nature of the receiving environment, whilst 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 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

Wing Sum To

Wing Sum To
Associate EIA Advisor
(Signed with the authority of the Secretary of State)

cc: Mr Asher Ross - Wates Developments Ltd

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