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Your Ref: H04-0169-20

Our Ref: APP/A2525/W/20/3265473

Date: 21 April 2021

Sent by e-mail:

Dear Madam

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

Town and Country Planning Act 1990

Appeal by Tidy rentals Ltd

Site Address: Land at 12 Market Place, Donington, Spalding, Lincolnshire PE11 4ST

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: Demolition of existing dwelling with a residential development of up to 9 dwellings.

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 12 Market Place, Donington, Spalding. The site consists approximately 0.6 ha of land, located within the settlement and partially within the Conservation Area of Donington. Access is gained from Market Place. The existing residential dwelling of 12 Market Place itself is situated in the Conservation Area.

Historically the majority of the site was garden and a wider arable area to St Heliers and possibly the Rose and Crown (demolished) on the Market Place, but now it is put

to rough grass and has areas of hardstanding. There are a handful of lean-to agricultural style buildings and garages on the site. There are a number of mature trees on the boundaries of the site, and further to the north-east are a number of protected trees associated with the churchyard of the Grade I Listed St Mary and the Holy Rood Church. Adjacent to the site are a number of listed buildings, specifically the Grade I listed St Mary and the Holy Rood Church, the Grade II listed St Heliers on the Market Place, the Grade II listed 14 Market Place, the Grade II 18 Market Place and Grade II listed Town Farm House.

The Magic Maps website indicates that the site is located approximately 4km to the east of the Horbling Fen Site of Special Scientific Interest (SSSI), which is a designated sensitive area as defined by the EIA Regulations.

The proposal is for urban development on the edge of the northern side of the village of Donnington. The development would result in the loss of an area of grassland & hard-standing. There will be some temporary environmental effects during construction, but this is not likely to be long term. There are no likely significant long-term impacts in terms of noise, waste, flooding, land contamination, highways, archaeology, ecology, arboriculture or complex construction. Given the nature, scale and location of the proposal issues, the impacts of the development, which could include possible heritage issues, would not be significant in terms of the receiving environment and existing land uses. Consequently, while there may be some impact on the surrounding area as a result of this development, the proposal 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 J Grogan (agent)

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