The Planning Inspectorate

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Ms Marie Asher
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Sent by email:
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Your Ref: H17-0261-24

Our Ref: APP/A2525/W/24/3348978

Date: 12 February 2025

Dear Ms Asher

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

Appeal by: John Heppenstall

Site Address: 20 Reservoir Road, Surfleet, SPALDING

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, proposed replacement dwelling and detached double garage falls within the description at 10(b) of Schedule 2 to the above Regulations and is located within the impact Risk Zone (IRZ) for the Wash and North Norfolk Coast Special Area of Conservation (SAC) and in proximity of the Surfleet Lows Special Site of Scientific Interest (SSSI). 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:

Considering the nature, scale and location of the Proposed Development and the types and characteristics of the potential impacts, whilst there may be some impact on the surrounding area as a result of this development, it is unlikely to result in significant 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.

disability confident EMPLOYER

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

Lucy Hicks

Lucy Hicks
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: The appellant's agent Mr Chris Jarvis

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