



Department for Communities and Local Government

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By email:

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Please ask for: Karen Rose
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Your ref:
Our ref: See below

Date: 20 May 2016

Dear Ms Foster

Request for a Screening Direction Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as amended

Proposal for residential developments at :

Rabbit Hill Covert - F/2013/0345/OUT - NPCU/EIASC/R/H3510/76489
Land off Briscoe Way - DC/13/0660/FUL - NPCU/EIASC/R/H3510/76488
Land west of Eriswell Road - F/2013/0394/OUT - NPCU/EIASC/R/H3510/76490
Land Adjacent to 34 Broom Road - DC/14/2073/FUL - NPCU/EIASC/R/H3510/76493
Land North of Broom Road - DC/14/2042/OUT - NPCU/EIASC/R/H3510/76491
Land North of Station Road - DC/14/2096/HYB - NPCU/EIASC/R/H3510/76492

I refer to your request dated 26 February 2016, made under 4(8) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (S.I. 2011/1824) as amended (S.I.2015/660) ("the 2011 Regulations") for the Secretary of State's screening direction on the matter of whether or not the development proposed is 'EIA development' within the meaning of the 2011 Regulations.

The above developments fall within the description at 10b – Urban Developments projects of Schedule 2 to the 2011 Regulations and are located in close proximity to a sensitive area, the Breckland Special Protection Area (SPA), Special Area of Conservation (SAC) and Maidscross Hill Site of Special Scientific Interest (SSSI). Therefore, the Secretary of State considers the proposal **to be 'Schedule 2 development'** within the meaning of the 2011 Regulations.

In preparing this screening direction, the Secretary of State has had regard to Planning Practice Guidance. Further details are outlined in the attached Written Statement.

However, in the opinion of the Secretary of State and having taken into account the selection criteria in Schedule 3 to the 2011 Regulations, the proposals are **not likely to have significant effects on the environment**, see the attached written statement which gives the reasons for direction as required by 4(7) of the EIA Regulations.

Accordingly, in exercise of the powers conferred on him by regulation 4(3) of the 2011 Regulations the Secretary of State hereby directs that the proposed developments are **not 'EIA development'** within the meaning of the 2011 Regulations. Permitted development rights under the Town and Country Planning (General Permitted Development) Order 2015 (SI 596) as amended are therefore unaffected.

You will bear in mind that the Secretary of State's opinion on the likelihood of the development having significant environmental effects is reached only for the purposes of this direction.

I am sending a copy of this letter and written statement Gareth Durrant at Forest Heath District Council for their information.

Yours sincerely

Karen Rose

Karen Rose
Planning Casework Manager
(With the authority of the Secretary of State)