



The Planning Inspectorate

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Your Ref: p/2019/00866

Our Ref: APP/B3410/W/20/3253652

Date: 15 September 2020

Sent by e-mail:

Dear Sir

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

Town and Country Planning Act 1990

Appeal by Mr & Mrs S & L Kirkland

Site Address: Land at Bullgap House, Bullgap lane, Stanton, Ashbourne, DE6 2BY

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: Erection of two Shepherd huts for tourism accommodation.

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 Bull Gap house, Bull Gap Lane, Stanton. The site forms part of a field area to the south-east of Bull Gap House on Bull Gap Lane. The site lies in a relatively isolated location, with only Town End Farm nearby, approximately 150m to the north-east. The site is enclosed by hedgerows interspersed with trees to the north-east & southern boundaries. The boundary treatment to the north-west comprises a low timber fence which separates the site from Bull Gap House. The site is accessed via an existing field access of Bull Gap Lane. The site is located within 200m of the Stanton Pastures & Cuckoocliff Valley Site of Special Scientific Interest (SSSI), which is a designated sensitive area as defined

by the EIA Regulations. Another designated sensitive area, the Peak District Dales Special Area of Conservation (SAC), lies within 2.1km of the site.

Although located close to nearby designated sensitive areas, there would be no likely significant impacts in terms of noise, waste, contamination, flooding, ecology, arboriculture, archaeology, heritage issues or complex construction. Given the nature, scale and location of the proposal, the impacts of the development are unlikely to be significant. Consequently, while there may be some impact on the surrounding area and nearby designated sensitive area 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 J Imber (agent)

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