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Joanne Roebuck  
East Staffordshire Borough Council  
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DE14 1LS

Your Ref: P/2014/00755  
Our Ref: APP/B3410/A/14/2228678  
Date: 15 December 2014

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Dear Ms Roebuck

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)  
REGULATIONS 2011 (SI 2011/1824)  
APPEAL BY CAMERON HOMES LTD .  
SITE AT BARTON MARINA, BARTON TURN, BARTON UNDER NEEDWOOD,  
BURTON-ON-TRENT**

I refer to the above appeal. The Secretary of State has considered the application in accordance with Regulation 12(1) of the above Regulations.

The development proposed is, namely, outline application for residential development for up to 75 residential units including details of access and layout (Revised Flood Risk and Drainage Information), Barton Marina, Barton Turn, Barton Under Needwood, Staffordshire, DE13 8DZ.

The development proposed falls within the description at paragraph 10 (b) of Schedule 2 to the above Regulations, and exceeds the threshold in column 2 of the table in that Schedule, but 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 by virtue of factors such as its nature, size or location for the following reasons:

The 1.75 hectares appeal site consists of an area of open greenfield land located within the Barton Marina complex, which itself is located within an urban fringe location approximately 1km to the east of the village of Barton-under-Needwood. The site, which is located outside of any designated Development Boundary, is located adjacent to a car parking area, retail area and the Marina itself (to the immediate east); fishing lakes (to the west and north), and a cinema & agricultural land (to the south). The site is accessed via the main access to the Barton Marina complex, via the B5016 Barton Turn. The site is not located within a sensitive area.

The proposal is for an urban extension outside of the settlement boundary of a rural village. This development would result in the loss of an area of greenfield land previously used as open space within the Barton Marina complex. 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 waste, heritage or complex construction. Any potential environmental impacts, which may include possible archaeological and ecological issues, would be subject to appropriate mitigation measures as detailed in the appeal and no significant effects are likely. 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 12(1) and 6(4) of the above Regulations, the Secretary of State hereby directs that this development is not EIA development.

Under regulation 23(1) of the above Regulations, you 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.

Yours sincerely

*David Smale*

DAVID SMALE  
Environmental Services

(Signed with the authority of the Secretary of State)

MODEL F (2011)

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