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Joanne Roebuck  
East Staffordshire Borough Council  
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DE14 1LS

Your Ref: P/2012/01109  
Our Ref: APP/B3410/A/13/2193678  
Date: 3 July 2013

Dear Ms Roebuck

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)  
REGULATIONS 2011 (SI 2011/1824)  
Appeal by . The Bridge Farm Partnership  
Site at Land Off Guinevere Avenue, Stretton, Burton Upon 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, namely Proposed outline residential development for up to 100 dwellings including means of access at land off Guinevere Avenue, Stretton, Burton upon Trent., 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, would not be likely to have significant effect on the environment by virtue of factors such as its nature, size or location.

The site is not located within or in proximity to any designated sensitive areas, and it is considered that the main impacts arising from the proposed development would relate to visual amenity and landscape character. Overall given the location, scale and nature of the development and the sensitivity of the receiving environment it is considered that while the development may have a minor effect on the environment it is not likely to give rise to a significant environmental effect.

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

Lucy Hicks

(Signed with the authority of the Secretary of State)

MODEL F (2011)

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