Department for Communities and Local Government

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Our ref: PCU/EIASCR/L3435/78001

Mr Eric Cartlidge
52 Milltown Way
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26 September 2017

Dear Mr Cartlidge

Request for a Screening Direction
Town and Country Planning (Environmental Impact Assessment) Regulations 2017
Proposal for housing on land at Thorncliffe Road, Leek, Staffordshire

I refer to your request dated 18 August 2017, made under 5(6) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (S.I. 2017/571) ("the 2017 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 2017 Regulations.

The above development falls within the description at paragraph 10(b) of Schedule 2 to the 2017 Regulations.- Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas. Therefore, the Secretary of State considers the proposal to be **'Schedule 2 development'** within the meaning of the 2017 Regulations.

In preparing this screening direction, the Secretary of State has had regard to Planning Practice Guidance. This advises, at paragraph: 057 Reference ID: 4-057-20140306, that the key things to consider are the physical scale of such developments, potential increase in traffic, emissions and noise.

However, in the opinion of the Secretary of State and having taken into account the selection criteria in Schedule 3 to the 2017 Regulations, the proposal **is not likely to have significant effects on the environment**, see the attached written statement which gives the reasons for direction as required by 5(5) of the EIA Regulations.

Accordingly, in exercise of the powers conferred on him by regulation 5(3) of the 2017 Regulations the Secretary of State hereby directs that the proposed development is **not 'EIA development'** within the meaning of the 2017 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 to Staffordshire Moorlands District Council and the applicant's agent, AHH Planning Consultants.

Yours sincerely

Lorraine Gamble
Planning Casework Manager
(With the authority of the Secretary of State)