Town & Country Planning (EIA) Regulations 2011
Secretary of State Screening Direction – Written Statement

Application name:	Land at Thorncliffe Road, Leek, Staffs
SoS case reference:	PCU/EIASCR/L3435/78001
Schedule and category of development:	10(b) Urban development projects - (iii) the overall area of the development exceeds 5 ha

Full statement of reasons as required by 4(5)(a) of amended EIA Regulations including conclusions on likeliness of significant environmental effects.

The Secretary of State has considered whether the above proposal is likely to have significant environmental effects. He has undertaken this screening taking into account the criteria set out in Schedule 3 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. In doing so he considers the main matters to be addressed are:

Characteristics of development
This is an outline application for circa 150 houses. The proposal will result in the development of approximately 5.45 ha of agricultural land, which is described as an 'undeveloped pastoral landscape'.

Location of development
The development site is located on the eastern fringe of Leek; to the east of an existing residential area, beyond the A53. Due to the topography of the area, there is no physical or visual relationship with the built up area of the town. The site itself is not subject to any statutory designations however, the Peak District National Park lies approximately 400m to the east. The site is also within 2km of Brough Park Fields Nature Reserve which comprises open meadows and woodland and less than 1km from the Knivedon Hall East Site of Biological Importance which is known for its marshy grassland. Both sites are subject to local designations.

Characteristics of potential impact

The Peak District National Park Authority has been consulted by the Council due to the location of the development site and the Secretary of State has had regard to the consultation response received in respect of the impact on this sensitive site. Whilst the Secretary of State recognises the potential impact of this development on the National Park, other nearby sensitive receptors and the surrounding landscape, he considers that these issues could be considered under normal planning practice and that relevant information could be set out in suitable detailed assessments supporting any planning application.

Although patterns of road use will be affected in the local area, the proposal is not likely to be a significant generator of new trips onto the local road network. It is unlikely therefore, that traffic levels would give rise to a significant increase in traffic emissions. Noise levels arising from the proposal would not be expected to be above that expected on a residential development once the construction phase is complete. Although the proposal will result in a change from the current agricultural use of the site, it is not expected that the scale of the development would give rise to significant environmental effects.

No nearby developments, proposed or existing, have been reported that when taken cumulatively would adversely affect the environment and sensitive areas to the extent that that an environmental statement would be required.

Overall, the Secretary of State is not persuaded that any potential impacts on the surrounding area or sensitive sites would be of a magnitude to suggest that an environmental statement is required.

Is an Environmental Statement required?	No

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