



The Planning Inspectorate

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Your Ref: SMD/2021/0610

Our Ref: APP/B3438/W/24/3351035

Date: 11 November 2024

Sent by email:

planning@staffsmoorlands.gov.uk

Dear Sir/ Madam

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

Appeal by: Bloor Homes NW

Site Address: Land East of Froghall Road, Cheadle

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, namely, outline application for residential development with access considered (all other matters reserved), 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 Proposed Development is not located within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations. However, the Proposed Development exceeds the applicable thresholds/criteria at 10(b) of Schedule 2 of the EIA Regulations as (ii) the development includes more than 150 dwellings – Proposed Development is to include c. 215 dwellings; and (iii) the overall area of the development exceeds 5 hectares – Total site area is 8.77ha.

An assessment of visual impacts provided by the appellant identifies the potential for intermittent visual effects at a single residential receptor. However, having regard to the characteristics of the Proposed Development, its location and impacts and taking account the proposed mitigation planting, whilst there may be some impact on the surrounding area, it is not considered likely to result in significant effects triggering the need for EIA.

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 faithfully

Ashvin Bhatia

**Ashvin Bhatia
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)**

cc: Emery Planning (Emery Planning) - Agent

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