



The Planning Inspectorate

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Your Ref: PA20/08566

Our Ref: APP/D0840/W/21/3283175

Date: 18 February 2022

Sent by email:

planningappeals@cornwall.gov.uk

Dear Sir / Madam,

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

Appeal by: Phil Kerry

Site Address: Land North Of Tregunwith Wood, Tregunwith, Mylor Bridge

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, Installation of a mobile home for a temporary worker's dwelling and erection of an agricultural building, 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 within the Cornwall Area of Outstanding Natural Beauty (AONB). The Proposed Development is also located within the Zone of Influence of the Fal and Helford Special Area of Conservation (SAC), located c. 1.5km east.

Considering the nature, scale and location of the Proposed Development and nature of the receiving environment, whilst there may be some impact on the surrounding area and nearby designated sensitive areas as a result of this development, it would not be of a scale and nature likely to result in significant environmental impact requiring EIA.

There would be no likely significant effects in terms of natural resources, waste, noise, contamination, flooding, ecology, arboriculture, landscape and visual, archaeology, cultural heritage, transport, or complex construction. The threshold criteria at 10 (B) of schedule 2 to the above regulations are also not exceeded.

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

Gary Chapman

**Gary Chapman
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)**

cc: Mr Mark Willis – Willis & Co – Agent - willisplan@aol.com

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