



# The Planning Inspectorate

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Your Ref: PL/21/0130/FA  
Our Ref: APP/X0415/W/21/3285706  
Date: 14 February 2022

Sent by e-mail:

Dear Madam

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

### **Town and Country Planning Act 1990**

#### **Appeal by Mr P. Kerry**

**Site Address: Land at Magpie Lane, Amersham Road, Coleshill, Buckinghamshire, HP7 0LU**

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 is as follows: Erection of a temporary rural workers dwelling and agricultural building with access and parking.

The development proposed 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 appeal site relates to an area of land at Magpie Lane, Amersham Road, Coleshill. The site concerns OS field 5828, which is located at the corner junction between Amersham Road and Magpie Lane, outside of the village of Coleshill. The site currently comprises an agricultural field, which extends to 5.5 hectares and is planted with vines/old soft fruit bushes. The nearest neighbouring properties are a public house and a few residential dwellings which are located along Magpie Lane and opposite the site. Access to the two buildings would be via an existing access onto Magpie Lane

and the two buildings would be reached by an access track that runs into the site. The two buildings would be sited towards to the south part of the site. The site is also located in the open Green Belt and Chilterns Area of Outstanding Natural Beauty (AONB), the latter of which is a designated sensitive area as defined by the EIA Regulations.

Although located within a designated sensitive area, there would be no likely significant impacts in terms of noise, waste, contamination, highways, flooding, ecology, archaeology, arboriculture, heritage issues or complex construction. Given the nature, scale and location of the proposal, the impacts of the development are unlikely to be significant. Consequently, while there may be some impact on the surrounding area and surrounding designated sensitive area as a result of this development, it would not be of a scale and nature likely to result in significant environmental impact. EIA is not required.

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 sincerely

*David Smale*

**DAVID SMALE**  
**EIA and Land Rights Advisor**

**(Signed with the authority of the Secretary of State)**

cc: Mr M Willis (agent)

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<https://acp.planninginspectorate.gov.uk/>