



Planning Inspectorate

Environmental Services
Operations Group 3
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer Services: 0303 444 5000
e-mail: Environmentalservices@planninginspectorate.gov.uk

Paul Lester
Principal Planning Officer
Redditch Borough Council
Town Hall
Walter Stranz Square
Redditch
Worcestershire
B98 8AH

Your Ref: 21/01830/FUL
Our Ref: APP/Q1825/W/24/3350905
Date: 19 December 2024

Sent by email:

Dear Mr Lester

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

Appeal by: Barratt David Wilson Homes (Mercia)

Site Address: Land West of Hither Green Lane, Redditch, Worcestershire B98 9BJ

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, a proposed residential development (Class C3) of 214 dwellings, with a vehicular access point onto Hither Green Lane, play areas, public open space including footways and cycleways, sustainable urban drainage systems and all other ancillary and enabling infrastructure 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 threshold criteria at 10(b) of schedule 2 to the above regulations are exceeded as the development is (i) over 150 homes (total 214); and (ii) the appeal site is greater than 5ha area (9.85 Hectares) and the Proposed Development falls near to 'sensitive areas' as defined by Regulation 2 of the EIA Regulations, namely:

Within the Impact Risk Zone (IRZ) of the following designated areas:

- Dagnell End Site of Special Scientific Interest (SSSI) – c. 450m east; and
- Windmill Naps Wood SSSI – c. 4.8km northeast.

The Proposed Development is also located 130m southeast of Bordesley Abbey Scheduled Monument (SM).

Having regard to the characteristics of the impacts and considering the nature, scale and location of the Proposed Development, whilst there may be some impact on the nearby designated sensitive areas and there is likely to be some effects on protected, important, or sensitive species of flora or fauna which use areas on or around the site, the effects are not likely to be of a scale and nature, which would be likely to result in significant environmental effects triggering the need for EIA as a result of this development.

An assessment of visual impacts provided by the appellant identifies the potential for a major / moderate visual effect at one receptor location (walkers on the path that crosses the southern part of the application site). However, having regard to the characteristics of the Proposed Development, its location and impacts and taking account of the proposed mitigation planting and landscaping, 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 sincerely

Jon Hawkins

JON HAWKINS
Associate EIA Advisor
(Signed with the authority of the Secretary of State)

cc: Miss Scarlett Lambeth, Stantec UK Ltd

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is:

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