



# The Planning Inspectorate

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Your Ref: 19/03143/FUL  
Our Ref: APP/J4423/W/20/3258555  
Date: 10 December 2020

**Sent by email:**

[planningdc@sheffield.gov.uk](mailto:planningdc@sheffield.gov.uk)

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Dear Sir/Madam,

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

**Appeal by:** DLP Planning Ltd

**Site Address:** Land at Moorthorpe Way Sheffield S20 6PD Grid Ref Easting: 441626  
Grid Ref Northing: 382662

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, erection of 74 no. dwellings, formation of access road, associated landscaping works, open space works and flood storage works 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:

Although located within the impact risk zones of three designated sites, the Moss Valley Site of Special Scientific Interest (SSSI), Moss Valley Meadows SSSI and Moss Valley Woods SSSI, there would be no likely significant impacts in terms of noise, waste, contamination, transport, flooding, landscape or complex construction. Given the nature, scale and location of the Proposed Development, the impacts which could include biodiversity, arboriculture and archaeology are unlikely to be significant. Consequently, while 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. An EIA process / production of an ES is therefore 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

*Todd Brumwell*

**Todd Brumwell  
EIA and Land Rights Advisor  
(Signed with the authority of the Secretary of State)**

cc: Miss Clare Plant - Agent

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