



# The Planning Inspectorate

Major Casework Directorate  
Temple Quay House  
2 The Square  
Bristol, BS1 6PN

Customer Services: 0303 444 5000  
e-mail: [Environmentalservices@  
planninginspectorate.gov.uk](mailto:Environmentalservices@planninginspectorate.gov.uk)

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Mr Richard Cannon  
5<sup>th</sup> Floor  
Pinstone Street  
1 Union Street  
S1 2SH

Your Ref: 17/04673/OUT

Our Ref: APP/J4423/W/21/3267168

Date: 23 March 2021

**Sent by email:**

[Planning&HighwaysLegal@sheffield.gov.uk](mailto:Planning&HighwaysLegal@sheffield.gov.uk)

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Dear Mr Cannon,

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

**Appeal by:** Hallam Land Limited

**Site Address:** Land at Junction with Carr Road and Hollin Busk Lane, Sheffield, S36 1GH

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, construction of up to 85 residential dwellings falls within the description at 10B 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 development is relatively small in scale and there would be no likely significant effects in terms of noise, landscape and visual, water, contamination and pollution, flooding, traffic, ecology or archaeology.

Given the nature and scale of the proposed development and the nature of the receiving environment it is considered that while there may be some impact on the surrounding area as a result of this development, it would not be likely to result in significant environmental effects. 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

*Emily Park*

**Emily Park  
EIA and Land Rights Advisor  
(Signed with the authority of the Secretary of State)**

cc: Ms Sarah Biggins (the Appellant's Agent)

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