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Mr Rob Worgan
Town Hall
Walliscote Grove Road
Weston-Super-Mare
BS23 1UJ

Your Ref: 17/P/5545/OUT
Our Ref: APP/D0121/W/18/3211789
Date: 04 March 2019

Sent by e-mail:
DMAppeals@n-somerset.gov.uk

Dear Mr Worgan,

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

Town and Country Planning Act 1990

Appeal by C Sanders

Site Address: Land at Bleadon, Bleadon Road, Weston-Super-Mare, Bleadon, North Somerset, BS24 0AU

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:

The development would be located on an 8ha site and would comprise the erection of up to 200 residential dwellings, a health centre, a doctors surgery, retail outlets and office employment space. The site is located approximately 1km south of the Mendip Hills AONB, 1km south west of Bleadon Hill SSSI, 1km south east of Purn Hill SSSI, 2km south east of the Severn Estuary SSSI, SAC and SPA, 2km west of Shiplate Slait SSSI and 1km east of the nearest Scheduled Monument; a Bowl Barrow.

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 development is relatively small in scale and there would be no likely significant impacts in terms of noise, water, contamination, 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 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

Emily Park

**Ms EMILY PARK
EIA and Land Rights Advisor**

(Signed with the authority of the Secretary of State)

cc: Ms Amanda Sutherland (agent)

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