The 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

Planning Appeals
Monkton Park Office
Chippenham
SN5 1ER

Sent by email:
planningappeals@wiltshire.gov.uk

Your Ref: PL/2023/10440

Our Ref: APP/Y3940/W/24/3344690

Date: 02 August 2024

Dear Sir/Madam,

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

Appeal by: Brendan Smith

Site Address: Greenhill Farm, Green Lane, Codford, Warminster, BA12 0NR

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, to Gain retrospective approval for the existing 22x storage containers within the existing commercial site falls within the description at 10 (b) of Schedule 2 to the above Regulations. The threshold criteria at 10 (b) of Schedule 2 are not exceeded. 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 Proposed Development is located within the Cranborne Chase National Landscape (formerly AONB). The Proposed Development is located c. 900m north of the River Avon Special Area of Conservation (SAC).

Considering the nature, scale and location of the Proposed Development and nature of the receiving environment, whilst 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 in terms of 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.

disability confident EMPLOYER

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 faithfully,

Sasha Clark

SASHA CLARK
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: Mrs Lydia Dunne, Whiteacre Planning Ltd (Appellant's Agent)

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/

disability confident EMPLOYER