



The Planning Inspectorate

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

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

Cumberland Council (Copeland Area)
The Market Hall,
Market Place,
Whitehaven,
CA28 7JG

Your Ref: 4/18/2287/001
Our Ref: APP/Z0923/W/23/3316104

Date: 18 July 2023

Sent by email:

development.control3@cumberland.gov.uk

Dear Sir/Madam

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

Appeal by: Homes England

Site Address: Land at Harras Moor, Whitehaven

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, Outline application for development of up to 370 dwellings with associated open space and 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 Proposed Developments are within the Zone of Influence of the Solway Firth Special Protection Area (SPA) located c. 1.8km west and River Ehen Special Area of Conservation (SAC) located c. 5.3km southeast. The Proposed Developments are also within the Impact Risk Zone of St. Bees Head Site of Special Scientific Interest (SSSI) located c. 1.7km southwest.

The Proposed Development is likely to result in localised effects for which mitigation measures are proposed (the provision of homeowner pacts and additional signage). Considering the location, nature, and scale of the Proposed Development, in relation to any identified protected site, significant effects are not likely to occur in terms of EIA.

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

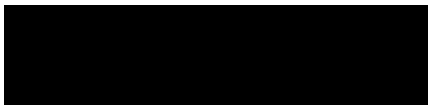
of a scale and nature likely to result in significant environmental impact. EIA is not required.

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 faithfully



Wing Sum To
Associate EIA Advisor
(Signed with the authority of the Secretary of State)

cc: Mrs Katherine Smith - Avison Young

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