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Ms Susannah Buylla
Northumberland National Park
Authority
Eastburn
South Park
HEXHAM
Northumberland
NE46 1BS

Your Ref: 16NP0077

Our Ref: APP/T9501/W/17/3170021

Date: 31 May 2017

Sent by email:

Dear Ms Buylla

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

Appeal by: Mrs M Carruthers

Site Address: Land at Beeswing Lodge, Elsdon, Newcastle-upon-Tyne NE19 1AP

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, namely, the removal of condition 4 from planning permission 92NP0011 to allow residential use at Beeswing Lodge, Elsdon, Newcastle Upon Tyne NE19 1AP.

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 appeal site relates to an existing property known as Beeswing Lodge, which is located in an open countryside location approximately 4km to the north of the settlement of Elsdon, and a short distance to the east of the Billsmoorfoot caravan site. The site is therefore located outside of a recognised settlement boundary & is bounded by a traditional stone wall to the north-west & north-east, with a fence & hedgerows marking the south-west & south-eastern boundaries. Vehicular access to the property is served via an existing access point off the B6341 road. The site is located in the Northumberland National Park which is a sensitive area as defined in the EIA Regulations.

Although located in a designated sensitive area, there would be no likely significant impacts in terms of noise, waste, contamination, flooding, heritage, ecology or complex construction. Given the nature, scale and location of the proposal, the impacts of the development would not be significant in terms of the receiving environment and existing land uses. Environmental impacts in relation to the designated sensitive area are unlikely to be significant. Consequently, 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 2010 (as amended)).

Yours sincerely

David Smale

DAVID SMALE
EIA and Land Rights Advisor

(Signed with the authority of the Secretary of State)

cc: Mrs Jenny Patterson (Appellant's agent)

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