Planning Inspectorate

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Mr G Hardy
Huntingdonshire District Council
Head Of Planning Services
Pathfinder House
St Marys St
Huntingdon
Cambridgeshire
PE29 3TN

Your Ref: 24/00464/FUL

Our Ref: APP/H0520/W/24/3352262

Date: 04 March 2025

Sent by email:

Dear Mr Hardy

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

Appeal by: Fenside Leisure Limited

Site Address: Fenside Caravan Park, Puddock Road, Warboys Huntingdon, Cambridgeshire PE28 2TX

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, the change of use of a touring caravan site comprising 16no. pitches to a mixed touring and caravan park comprising 16no. pitches (6no. Shepards huts, and 7no. Static caravan and 3no.touring pitches) and extension of seasonal opening times (11 months) (pursuant to refusal 22/01755/ful) falls within the description at 12(e) 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 threshold criteria at 12(e) of schedule 2 to the above regulations are not exceeded however the Proposed Development falls near to 'sensitive areas' as defined by Regulation 2 of the EIA Regulations, namely:

Within the Impact Risk Zone (IRZ) of the following designated sites:

- Warboy's Claypit Site of Special Scientific Interest (SSSI) – c. 110m west; and
- Warboy's and Wistow Wood SSSI – c. 825m west.

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 effects.

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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

Jon Hawkins

JON HAWKINS
Associate EIA Advisor
(Signed with the authority of the Secretary of State)

cc: Mr Jonathan Mills, Partners in Planning and Architecture Ltd

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