



# The Planning Inspectorate

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North York Moors National Park  
Authority  
Development Control Support  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Your Ref: 2021/1005/FL  
Our Ref: APP/W9500/W/22/3304496  
Date: 18 October 2022

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Dear Sir/Madam

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

### **Town and Country Planning Act 1990**

#### **Appeal by The Mulgrave Estate**

**Site Address: Plot rear of Cross Farm Outbuilding, High Street, Egton, North Yorkshire, YO21 1TZ**

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: Construction of 1 no. principal residence dwelling and garage/cart shed with associated amenity space, parking and access at land rear of Cross Farm Buildings, High Street, Egton.

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 area of land to the rear of Cross farm Outbuilding, High Street, Egton. The site is located within the central part of the village of Egton on the junction of High Street and Grosmont Road. It is bounded by residential properties to the east and a recently- approved residential conversion immediately to the front, and a former slaughterhouse to the rear that is currently used for commercial purposes. The site is located within the Egton Conservation Area, but it is not within the curtilage of a listed building. The site comprises a grassed area, having been used previously for livestock grazing. The site, including the access, extends to approximately 776 sqm.

The site is located within the North Yorkshire Moors National Park, which is also a designated sensitive area as defined by the EIA Regulations.

Although located within a designated sensitive area, there would be no likely significant impacts in terms of noise, waste, contamination, flooding, archaeology, arboriculture, ecology or complex construction. Given the nature, scale and location of the proposal, the impacts of the development, which could include possible heritage issues, are unlikely to be significant. 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 surrounding designated sensitive area as a result of this development, it would not be of a scale and nature likely to result in significant environmental impact. The Proposed Development is not EIA Development.

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

*David Smale*

**DAVID SMALE**  
**EIA and Land Rights Advisor**

**(Signed with the authority of the Secretary of State)**

cc: Mr J Long (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:*

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