



The Planning Inspectorate

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Your Ref: F/22/93388
Our Ref: APP/W1715/W/22/3308229

Sent by email:
ebcplanningsupport@eastleigh.gov.uk

Date: 13 April 2023

Dear Sir / Madam,

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

Appeal by: David Ford

Site Address: Railway Cottage Allington Lane, Fair Oak, EASTLEIGH

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, erection of end of terrace 3 bedroom dwelling following demolition of existing side outbuildings, 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 Development is located within the vicinity of "sensitive areas" as defined by the EIA Regulations, namely the River Itchen Special Area of Conservation (SAC) and Site of Special Scientific interest (SSSI) which are located c. 850m west of the site. Whilst there is some potential for the Proposed Development to impact on these sites, considering the scale and nature of the Proposed Development it is unlikely that significant effects in EIA terms are likely to occur.

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,

Joseph Briody

**JOSEPH BRIODY
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)**

cc: Mr David Windsor (Appellant's agent)

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