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Your Ref: F/23/95117

Our Ref: APP/W1715/W/23/3329709

Date: 16 January 2024

Dear Sir/Madam

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

Appeal by Mr Stephen Pryor

Site Address: Land at Moorgreen Farm, Burnetts Lane, West End, Southampton, Hampshire, SO30 2HH

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: Conversion of first floor of existing detached garage to C1 AirBnB.

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 Proposed Development was screened under 10 (b) of the Town and Country Planning (Environmental Impact Assessment) 2017.

The Proposed Development is located within the recognised Zone of Influence of the following designated site:

- The Solent and Southampton Water Special Protection Area (SPA) and Ramsar Site
- River Itchen Special Area of Conservation (SAC)

- New Forest National Park (NP)

The Proposed Development may possibly result in localised effects for which mitigation measures are proposed (a financial contribution towards possible increased recreational impacts upon the above-mentioned designated sensitive areas).

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 area as a result of this development, which could also include possible heritage issues, it would not be of a scale and nature likely to result in significant environmental impact. The threshold criteria at 10 (b) of Schedule 2 to the above regulations are also not exceeded.

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: Mrs L Cutts (agent)

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