



The Planning Inspectorate

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Your Ref: F/22/93835

Our Ref: APP/W1715/W/23/3332895

Date: 14 May 2024

Sent by email:

ebcplanningsupport@eastleigh.gov.uk

Dear Sir/Madam,

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

Appeal by: Country Homes

Site Address: Moorlands Farm, Botley Road, West End, Southampton, SO30 3HD

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 demolition of all existing buildings and detailed planning approval for light industrial floorspace [Use Class E(g)(ii) & E(g)(iii)], warehouse floorspace [Use Class B8] and estate office (Use Class E(g)(i)) falls within the description at 10 (a) 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 near to Moorgreen Meadows Site of Special Scientific Interest (SSSI), located adjacent to the site's eastern boundaries, which is a sensitive area as defined in the EIA Regulations.

There is potential for Moorgreen Meadows SSSI to be impacted by the Proposed Development through dust deposition and surface run-off/drainage.

Mitigation for potential impacts to Moorgreen Meadows SSSI is available through a 15m buffer from the SSSI to Proposed Development, alongside drainage plans to reduce any negative impacts from drainage onto the Proposed Development, which would be incorporated into a Construction Environmental Management Plan (CEMP). Provided mitigation is secured, significant effects are not likely to occur.

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 impact.

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,

Sasha Clark

SASHA CLARK
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: Ms Marie Nagy, Teal Planning Ltd (Appellant's Agent)

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