



The Planning Inspectorate

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Your Ref: F/24/97352

Our Ref: APP/W1715/W/24/3349577

Date: 29 November 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: L Collins

Site Address: Croft Farm Winchester Road, Botley

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 detached bungalow with associated parking, access and landscaping, 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 threshold criteria at 10 (B) of Schedule 2 to the above Regulations are not exceeded, however the Proposed Development is within the Zone of Influence:

- The River Itchen Special Area of Conservation (SAC) located c. 3.3km west.
- The Solent and Southampton Water Special Protection Area (SPA) and Ramsar Site and Solent Maritime SAC located c. 3.7km southeast.
- The New Forest SPA, Ramsar Site and SAC located c. 13km west.

The sites are vulnerable to an increase in recreational disturbance, and an increase in nutrient discharges, both as a result of an increase in the local residential population. The Proposed Development is likely to result in localised effects for which mitigation measures are proposed. In relation to recreational disturbance, this is in the form of a financial contribution towards a range of mitigation measures including Suitable Alternative Natural Greenspace (SANG) for the New Forest and towards the Solent Recreation Mitigation Strategy. In relation to nutrients, the appeal documentation

indicates that mitigation is available in the form of the purchase of nitrate credits from the Eastleigh Borough Council nitrates mitigation scheme.

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.

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

Hafren Thomas

Hafren Thomas
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: Mr Chris Hall (AFA Planning Consultants Ltd) - Agent -
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