



The Planning Inspectorate

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Your Ref: F/24/96970

Our Ref: APP/W1715/W/24/3353080

Date: 10 January 2025

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: (Groves Group Ltd)

Site Address: Land to the South of Peewit Hill, Bursledon

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 2no. semi-detached 3-bed dwellings, with associated access, parking 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 located within the 13.8km Zone of Influence of the New Forest Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site located c. 8.8km southwest.

The Proposed Development is also within the 5.6km (recreational) Zone of Influence and catchment of the Solent Complex (Solent and Southampton Water SPA and Ramsar Site, and the Solent Maritime SAC) located c. 1.6km southeast.

The above sites are all vulnerable to an increase in recreational disturbance, and the Solent sites are vulnerable to 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 impacts, mitigation measures are available in the form of a financial contribution towards the Solent Recreation Mitigation Strategy (Solent sites), and towards Suitable Alternative Natural Greenspace (New Forest sites).

In relation to nutrients, the appellant has provided a Nutrient Neutrality budget calculator for the Solent Marine Sites and Nutrient neutrality assessment and mitigation strategy (September 2024), noting that the total annual nitrogen load to mitigate will be 2.38 (kg TN/yr). The Appellant has provided details of the availability of nutrient credits from an Eastleigh Borough Council mitigation scheme to offset the nutrient loading of the Proposed Development.

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.

This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.

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 Robert Collett - Agent - robcollett@lukenbeck.com

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