



Planning Inspectorate

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Your Ref: F/24/97118

Our Ref: APP/W1715/W/24/3355788

Date: 04 March 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: S Michael

Site Address: 17 O'Connell Road, 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, demolition of existing outbuilding and erection of detached 2-bedroom dwelling, 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 of the site included in the Solent Complex, the nearest of which is the Solent and Southampton Water Special Protection Area (SPA) and Ramsar site located c. 5.5km southwest.

The proposed development is also within the zone of influence of the River Itchen Special Area of Conservation (SAC) Site of Special Scientific Interest (SSSI) located c. 2km east.

The proposed development is also within the zone of influence of the New Forest National Park SPA, SAC and Ramsar site located c. 13km southwest.

The Solent and New Forest sites are vulnerable to an increase in disturbance from recreation as a result of an increase in the local residential population.

The Solent and Itchen sites are vulnerable to additional nitrogen and / or phosphate loading generated from the new dwelling.

The proposed development is likely to result in localised effects for which mitigation measures are available.

In relation to recreation, this is in the form of a financial contribution towards measures as per the Solent Recreation Mitigation Strategy (Solent) and Suitable Alternative Natural Greenspace (SANG) (New Forest).

In relation to nutrients, this is in the form of the submission and implementation of a mitigation package.

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 Dan Wilden (Pure Town Planning) - Agent - dan@puretownplanning.co.uk

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