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Miss Karen Wooden
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Your Ref: 12/00966
Our Ref: APP/X1735/A/13/2192777
Date: 25 April 2013

Dear Miss Wooden

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2011 (SI 2011/1824)
APPEAL BY TOLCARNE DRIVE DEVELOPMENTS LTD
SITE AT LAND NORTH OF GOLDRING CLOSE AND SOUTH OF BEECH GROVE,
HAYLING ISLAND**

I refer to the above appeal. The Secretary of State has considered the application in accordance with Regulation 12(1) of the above Regulations.

The development proposed, namely outline application for 131No. open market and affordable dwellings comprising 10No. 1 bed flats, 4No. 2 bed flats, 48No. 2 bed houses, 49No. 3 bed houses, 20No. 4 bed houses; public open space; car parking; new vehicular access from Beech Grove/Hawthorn Grove including demolition of 1 Hawthorne Grove; new pedestrian and cycle access from St Margarets Road including demolition of 23 St Margarets Road, falls within the description at paragraph 10b of Schedule 2 to the above Regulations, and exceeds the threshold in column 2 of the table in that Schedule, but in the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, would not be likely to have a significant effect on the environment by virtue of factors such as its nature, size or location for the following reasons.

Although the site is located close to a designated sensitive area it is unlikely to raise any unusually complex and potentially hazardous environmental effects. Any potential impacts, including on wildlife are unlikely to be significant and any potential effects would be controlled or remediated through established and recognised planning measures or procedures. Taking account of the nature, scale and location of the proposal and submitted environmental information, the proposal is unlikely to give rise to significant environmental effects that would require an Environmental Impact Assessment.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 12(1) and 6(4) of the above Regulations, the Secretary of State hereby directs that this development is not EIA development.

Under regulation 23(1) of the above Regulations, you 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.

A copy of this letter is being sent to the appellant.

Yours sincerely

Linda Rossiter (Mrs)
Technical Services

(Signed with the authority of the Secretary of State)