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Michelle Houghton
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Hampshire
PO9 2AX

Your Ref: APP/16/01113

Our Ref: APP/X1735/W/17/3179516

Date: 29 September 2017

Sent by email:

Dear Ms Houghton

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

Appeal by: Oyster Pearl Ltd

Site Address: Land at 23 South Street, Emsworth, Hampshire PO10 7EG

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 is, namely, alterations and additions for conversion from a dwelling to a boutique hotel including link to adjacent restaurant (C3 to C1) - Revised Application.

The development proposed 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 0.02 hectares appeal site relates to the existing residential dwelling known as No 23 South Street, which is located on the western side of South Street in the town of Emsworth. Located within the defined town centre, South Street is a mixture of residential dwellings and commercial units. A public car park is located at the rear of the site which has entry and exit points on South Street. The site is a two-storey detached property, built alongside No. 25, which is a Grade II Listed Building in use as a restaurant. A row of Listed terraced cottages are located immediately opposite the site. Pedestrian access to the site is served from the site's frontage on South Street. The site is located in the Emsworth Conservation Area. The site is also located within the Chichester Harbour Area of Outstanding Natural Beauty (AONB), which is a sensitive area as defined by the EIA Regulations.

Although located within a sensitive area, the development is a small scale proposal and there would be no likely significant impacts in terms of noise, waste, contamination, flooding, traffic, arboriculture, ecology or complex construction. Given the nature, scale and location of the proposal, the impacts of the development, which could include possible heritage issues, would not be significant in terms of the receiving environment and existing land uses. Environmental impacts in relation to the surrounding designated sensitive area are unlikely to be significant. Consequently, while there may be some impact on the surrounding area as a result of this development, it would not be of a scale and nature likely to result in significant environmental impact. EIA is not required.

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 2010 (as amended)).

Yours sincerely

David Smale

DAVID SMALE
EIA and Land Rights Advisor

(Signed with the authority of the Secretary of State)

cc: Mr Martin Critchley (Appellant's agent)

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