



Ministry of Housing,  
Communities &  
Local Government

Laura Marshall  
Director  
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**Please ask for:** Astrid Chaplin  
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**Your ref:** 3681/LAM  
**Our ref:** PCU/EIASCR/X1735/3223923  
**Date:** 16 July 2019

Dear Laura Marshall

**Request for a Screening Direction  
Town and Country Planning (Environmental Impact Assessment) Regulations 2017**

**Proposal for up to 260 homes and associated parking, open space, surface water drainage and access at land north of Long Copse Lane, Emsworth.**

I refer to your request dated 1 March, made under 6(10) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017(S.I. 2017/571) ("the 2017 Regulations") for the Secretary of State's screening direction on the matter of whether or not the above development is 'EIA development' within the meaning of the 2017 Regulations.

The above development falls within the description at paragraph 10 (b) of Schedule 2 to the 2017 Regulations. Therefore, the Secretary of State considers the proposal to be 'Schedule 2 development' within the meaning of the 2017 Regulations.

In preparing this screening direction, the Secretary of State has had regard to Planning Practice Guidance.

However, having taken into account the selection criteria in Schedule 3 to the 2017 Regulations, the Secretary of State does not consider that the proposal is likely to have significant effects on the environment. See the attached written statement which gives the reasons for the direction as required by 5(6) of the EIA Regulations.

Accordingly, in exercise of the powers conferred on him by regulation 7(5) of the 2017 Regulations, the Secretary of State hereby directs that the proposed development described in your request and the documents submitted with it, **is not 'EIA development'** within the meaning of the 2017 Regulations.

Any permitted development rights which your client's proposal may enjoy under the Town and Country Planning (General Permitted Development) Order 2015 (SI 596) as amended are therefore unaffected.

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You will bear in mind that the Secretary of State's opinion on the likelihood of the development having significant environmental effects is reached only for the purposes of this direction.

I am sending a copy of this letter and the written statement to Havant Borough Council, Save Long Copse Lane, Natural England and South Downs National Park Authority.

Yours sincerely

A handwritten signature in black ink that reads "D Moseley". The signature is written in a cursive style with a capital 'D' and 'M'.

**Dave Moseley**  
**Senior Planning Manager**  
(With the authority of the Secretary of State)