



The Planning Inspectorate

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Michelle Houghton
Public Service Plaza
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Your Ref: APP/19/00883

Our Ref: APP/X1735/W/19/3243426

Date: 10 March 2020

Sent by email:

planning.development@havant.gov.uk

Dear Ms Houghton

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

Appeal by: Mr G Comley

Site Address: Land adjacent to 93 Winterslow Drive, Havant

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, the erection of 2 No.2 bed dwelling houses with associated parking. 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 proposal is small in scale, but is identified as being in proximity to the Chichester and Langstone Harbours Special Protected Area (SPA), Solent Maritime Special Area of Conservation (SAC) and Solent and Dorset Coast pSPA. Designated sensitive areas.

The proposal is identified as having the potential to increase recreational pressure on protected areas and to lead to an increase in levels of nitrogen and phosphorus in the water environment.

Mitigation regarding the potential to increase recreational pressure would be possible by securing a financial contribution in line with the Solent Recreation Mitigation Strategy, and the Appellant has indicated that they would be prepared to adopt an avoidance and mitigation package in line with Havant Borough Council's Nutrient Neutrality Position Statement, which if secured would mitigate the potential to increase levels of nitrogen in the water environment.

While there would be temporary effects during construction no significant environmental impacts are identified in terms of noise, waste, flooding or traffic. Considering the nature of the receiving environment, and taking into account the scale and nature of the proposed development, it is considered that while the development may have a minor effect on the landscape it is not likely to give rise to a significant environmental effect, and no EIA is necessary.

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 sincerely

Lucy Hicks

Lucy Hicks
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: The Appellant's Agent Mr Patrick Barry

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