



The Planning
Inspectorate

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Your Ref: APP/14/01030
Our Ref: APP/X1735/W/15/3121554

13 July 2015

Dear Madam

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2011 (SI 2011/1824)**

Appeal by Ms Elizabeth Foster

Site Address: 36 Havant Road, Hayling Island, Hampshire, PO11 0PX

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 is, namely, construction of chalet dwelling.

The development proposed falls within the description at paragraph 10 (b) of Schedule 2 to the above Regulations, and is near to and adjacent to various sensitive areas, but 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 by virtue of factors such as its nature, size or location for the following reasons:

The 0.1 hectares appeal site is located on the eastern side of the A3023 Havant Road on Hayling Island within a non-urban area, so the site is therefore located within the open countryside. Open farmland is located to the west, beyond Havant Road, with an open agricultural field located to the east, leading to an inlet of Chichester Harbour. The village of Fleet is located approximately 0.5km to the north. The vacant site is laid to grass, with a gated access to Havant Road, and is located within a small group of properties fronting Havant Road. The site is bordered by fences & trees and to the north of the site entrance are a group of trees that are the subject of a Tree Preservation Order (TPO). The site is located within the 5.6km buffer zone of the Chichester Harbour Site of Special Scientific Interest (SSSI), the Solent Maritime Special Area of Conservation (SAC), and the Chichester & Langstone Harbours Special Protection Area (SPA) and Ramsar Site, as well as being adjacent to the Chichester Harbour Area of Outstanding Natural Beauty (AONB), which are all sensitive areas.

Although located near to and adjacent to sensitive areas, the development is a small scale proposal and there would be no likely significant impacts in terms of noise, waste, contamination, flooding, traffic or complex construction. Given the nature, scale and location of the proposal, which could include ecological issues, the impacts

of the development would not be significant in terms of the receiving environment and existing land uses. Any potential effects in terms of the designated sensitive areas 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.

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.

Yours sincerely

David Smale

DAVID SMALE
Environmental Services

(Signed with the authority of the Secretary of State)

Model F

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