



The Planning Inspectorate

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Your Ref: APP/23/00056

Our Ref: APP/X1735/W/23/3323722

Date: 25 October 2024

Sent by email:

planning.development@havant.gov.uk

Dear Sir/ Madam

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

Appeal by: G. North

Site Address: Stoke Farm Northwood Lane, Hayling Island

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, change of Use of land and a building from an agricultural use to a building used for log storage (Class B8) and log processing (Class B2), extension to the building and an area of hardstanding, 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 Proposed Development is located within the Zone of Influence of the Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar and Solent Maritime Special Area of Conservation (SAC) (c. 800m west).

The PEA states that most of the Proposed Development site is located within a designated Solent SPA network/SPA Secondary Support Area (SSA) which is identified as the Solent Waders & Brent Goose Strategy Network (SWBGS) site J60L. The support area is considered to be functionally linked land to the Solent SPA.

The Proposed Development is likely to result in localised effects for which mitigation measures are proposed (external lighting kept to a minimum and directed downwards; providing an Ecological Construction Method Statement; planting of native hedgerows; percussive piling or works with heavy machinery should be avoided during the bird

overwintering period; installation of bat and bird boxes; and avoiding work on hedges during the nesting season).

Considering the nature, scale and location of the Proposed Development and nature of the receiving environment, whilst there may be some impact on the surrounding area and nearby designated sensitive area as a result of this development, it would not be of a scale and nature likely to result in significant environmental effects.

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 faithfully

Ashvin Bhatia

Ashvin Bhatia
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: Mr Marc Willis (Willis & Co.) - Agent

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