



Planning Inspectorate

Environmental Services
Operations Group 3
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer Services: 0303 444 5000
e-mail: [environmentalservices@
planninginspectorate.gov.uk](mailto:environmentalservices@planninginspectorate.gov.uk)

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Your Ref: APP/23/00779

Our Ref: APP/X1735/W/24/3348661

Date: 07 February 2025

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: Mr M Hughes

Site Address: 41 Beach Road, Emsworth, PO10 7HR

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 demolition of existing dwelling and replacement with sustainable modern dwelling (Use Class C3), incorporating a studio, garaging, solar panels, landscaping and associated works, 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 threshold criteria at 10(b) of schedule 2 to the above regulations are not exceeded, however the proposed development is located c. 15 metres north (within the zone of influence) of the following sensitive areas:

- Solent Maritime Special Area of Conservation (SAC)
- Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site

And within the impact risk zone of:

- Chichester Harbour Site of Special Scientific Interest (SSSI).

The proposed development is also adjacent of the Chichester Harbour National Landscape.

The proposed development is likely to result in localised effects for which mitigation measures are proposed, including provision of a Construction Environmental Management Plan and a reduction in operational wastewater discharges compared to the existing dwelling.

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 areas 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,

Wojciech Wiktor Wilkanowski

WOJCIECH WIKTOR WILKANOWSKI
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: Mr Kris Mitra – Genesis Town Planning – kris@genesistp.co.uk

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