



The Planning Inspectorate

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Your Ref: APP/19/01005

Our Ref: APP/X1735/W/20/3246939

Date: 27 April 2020

Sent by e-mail:

Dear Madam

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

Town and Country Planning Act 1990

Appeal by GANESH VIJAENDRANH

Site Address: Land at Rileys Convenience Store, 22 Rails Lane, Hayling Island, PO11 9LL

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 is as follows: Proposed storm porch.

The development proposed 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 appeal site relates to an existing retail premises, Rileys Convenience Store, which is located on the corner of Rails Lane and Southwood Road in Eastoke on Hayling Island. The unit has blue awning to the frontage and shopfront windows facing the highway. The shop forms part of a row of shops along Rails Lane which include a variety of uses, including A5 hot food and takeaway, A1 shops and retail outlets and class A3 food and drink establishments. This local centre is located close to the sea front and the shops have both two and three-storey residential units above, some with views over the sea front. As indicated by the Magic Maps website, the site is located close to the Solent and Dorset Coast Special Protection Area (SPA) and the

Solent Maritime Special Area of Conservation (SAC), both of which are designated sensitive areas as defined by the EIA Regulations.

Although located close to nearby designated 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, archaeology, ecology, arboriculture, heritage issues or complex construction. Given the nature, scale and location of the proposal, the impacts of the development would not be significant in terms of the receiving environment and existing land uses. Environmental impacts in relation to the nearby 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 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

David Smale

DAVID SMALE
EIA and Land Rights Advisor

(Signed with the authority of the Secretary of State)

cc: Mr L Reed (agent)

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