



Our Ref: APP/11/01080
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The following application was screened on 6th July 2011 when it was concluded that an Environmental Impact Assessment was not required. The basis for this opinion is given below.

The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 - Screening Opinion

Site Address: Mill Rythe Holiday Village, 16 Havant Road, Hayling Island, PO11 0PB

Proposed Development: Application for the change of use of part of the land for the siting of 31 static caravans

The proposal does not fall within the range of development types under Schedule 1 of the above Regulations but appear to fall within Schedule 2 Section 12(c), which relates to 'Holiday villages and hotel complexes outside urban areas and associated development' exceeding 0.5 hectares. As such it is necessary to consider whether the proposal is likely to give rise to significant impacts which would give rise to the need for a formal Environmental Impact Assessment.

The site does not lie within an environmentally sensitive area as defined in Regulation 2(1) and repeated in paragraph 36 of Circular 02/99. It is not located in a Site of Special Scientific Interest (SSSI) but adjoins the Chichester Harbour SSSI and Chichester Harbour Area of Outstanding Natural Beauty (AONB).

Annex A of Circular 02/99 provides indicative thresholds and criteria for identification of Schedule 2 Development requiring EIA. In the case of Holiday villages etc., paragraph A33 states:

"In assessing the significance of tourism development, visual impacts, impacts on ecosystems and traffic generation will be key considerations. The effects of new theme parks are more likely to be significant if it is expected that they will generate more than 250,000 visitors per year. EIA is likely to be required for major new tourism and leisure developments which require a site of more than 10 hectares. In particular, EIA is more likely to be required for holiday villages or hotel complexes with more than 300 bed spaces, or for permanent camp sites or caravan sites with more than 200 pitches."

In this case the site area of the application is below 0.5 ha and is below the indicative number of bedspaces.

On the basis of the information available it is not considered that the proposed development would give rise to a level of traffic, noise or disturbance sufficient to require the submission of an Environmental Impact Assessment. Furthermore the site is identified in the saved policies of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework policy TO1 as a site suitable for the development and improvement of tourist attractions and facilities.

Although not assessed as part of an Environmental Impact Assessment the impact of traffic, the effects on nature conservation and the effects on the local landscape will be assessed as part of the consideration of the planning application.

This letter should be taken as the Local Planning Authority's screening opinion under the regulations and I can confirm that I have the delegated authority for issuing this screening opinion.



fo Julia Potter
Executive Head Planning and Built Environment