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Date: 11 May 2011

Dear Mr Bone

**The Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010**

Site Address: Yacht Haven Development Site, Copse Lane, Hayling Island

Proposed Development: Redevelopment of previously developed land with marine office, small boatyard for multihulled craft, pontoon with 19 berths, reinstated slipway and 6 detached houses. The remainder of the site to be decontaminated, the sea defences improved, the coastal footpath and sluice pond restored and a nature reserve created on conservation grassland and the western coastal meadow.

Town and Country Planning (Environmental Impact Assessment) Regulations 1999: Screening Opinion

I refer to the above application which was received on 20th April 2011. Given the type of development proposed, screening has been undertaken under the Town and Country (Environmental Impact Assessment) Regulations 1999, Schedule 2 (10.b: urban development and m: coastal works).

Characteristics and location of Development

The application site for this mixed development comprises 6.4ha, which exceeds the indicative thresholds in Circular 02/1999, Annex A19 and A29; these refer respectively to urban development projects of more than 5ha and coastal works of more than 1ha.

The development also involves contaminated land, the precise extent, severity and complexity of which is not yet fully known but the presence of source, path, receptor indicated at the site, as stated in the Desk Study Report submitted with the application, shows that there is a risk of pollution (which may include accidental releases during the development), given the proximity of Chichester harbour and related marine and terrestrial habitats and the associated hydrology of the area. I anticipate that assessment under the Habitat Regulations will also be required. These habitats include international designations under 79/409/EEC and 92/43/EEC. A SSSI, SINC, AONB, RAMSAR and SAC which are found directly adjacent to the site.

The presence of the AONB and the size and prominence of proposed buildings, which includes tall structures on low-lying coast, is likely to affect the visual character of the area, which is likely to be significant in landscape terms.

Coastal protection is also likely to impact on the character of the landscape. These works will have visual and potential ecological impacts, including coastal squeezing, in this sensitive location.

Given the tranquil character of the location, there is also the likelihood of noise and disturbance from the traffic associated with the use and activity on-site, including the nearby coastal areas.