



Planning Inspectorate

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Your Ref: APP/24/00968

Our Ref: 6000770

Date: 11 February 2026

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: Warren Peak, Linland Ltd

Site Address: Beachlands, 5 Sea Front, Hayling Island, PO11 9HG

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, full planning application for the development of 4 no. commercial units (E use) and 32 no. residential units (C3 use) over 4 floors with associated open space, public realm enhancements, demolition of the existing Beachlands Amusement Arcade Buildings and dwelling 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 proposed development was screened under 14(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The proposed development is located within the zone of influence of:

- Sinah Common Site of Special Scientific Interest (SSSI)
- Chichester Harbour SSSI
- Langstone Harbour SSSI
- Solent Maritime Special Area of Conservation (SAC)
- Solent & Isle of Wight Lagoons SAC
- Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site
- Solent and Dorset Coast SPA
- Solent and Southampton Water SPA and Ramsar site

- Portsmouth Harbour SPA and Ramsar site

The threshold criteria at 10 (b) of Schedule 2 to the above regulations are however not exceeded.

The proposed development has the potential to lead to a reduction in water quality and increase in recreational pressure, and therefore potential adverse effect on:

- Solent Maritime SAC
- Chichester and Langstone Harbours SPA and Ramsar site
- Solent and Dorset Coast SPA
- Solent and Southampton Water SPA and Ramsar site
- Portsmouth Harbour SPA and Ramsar site
- Solent & Isle of Wight Lagoons SAC
- Sinah Common SSSI

Mitigation for the increased recreational pressure is available in the form of financial contributions to the Solent Recreation Mitigation Strategy. Mitigation for the increased nutrient load and decreased water quality effects is available in the form of a financial contribution to the Nutrient Neutral Development fund.

On the basis that mitigation through financial contributions to the nutrient mitigation scheme or equivalent mitigation and the Solent Recreation Mitigation Strategy is secured and implemented, significant effects from recreational pressure and nutrient loading are not likely to occur. The proposed development is located in proximity to European Sites and therefore matters pertaining to Habitats Regulations Assessment will be addressed separately

The proposed development has the potential to cause major accidents associated with flooding. Mitigation is proposed in the form of design measures such as finished floor levels for the dwellings being an appropriate amount above the projected flood levels with climate change allowances, and the provision of robust materials and doors to provide better flood resilience, among other design measures. Other mitigation measures include the provision of robust emergency planning such as safe refuge and emergency evacuation procedures.

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,

Georgia Pathy

Georgia Pathy

**Environmental Advisor
(Signed with the authority of the Secretary of State)**

cc: Mr C Lyons (appellant's agent)

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