



Planning Inspectorate

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East Hampshire District Council
Havant Borough Council

Your Ref: East Hampshire –
55625/003
Havant Borough –
APP/24/00342

Our Ref: 6008649 and 6008651

Date: 02 June 2026

Sent by email:

planning.appeals@easthants.gov.uk
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: Derwent Developments Limited

Site Address: Land North Of Woodcroft Farm, James Copse Road, Waterlooville, Hampshire, PO8 9WN

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, Outline planning application sought for the development of up to 190 dwellings, with associated vehicular access, infrastructure and landscaping (all matters reserved except access). 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 exceeded, as the proposed development is for the erection of up to 190no dwellings and total site area is 8.61ha.

The proposed development is also located within the impact risk zone of the Catherington Down Site of Special Scientific Interest (SSSI), located c. 1.8km north. The proposed development is also located within the zone of influence of sites covered by the Solent (nutrient neutrality catchment), the nearest of which are the Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site and Solent Maritime Special Area of Conservation (SAC) located c. 6.7km south.

The Solent sensitive sites are vulnerable to an increase in nutrient loading from wastewater, as a result of an increase in the local residential population. The appellant has provided a Nutrient Neutrality Report Technical Note (07.65, October 2024) which calculates the anticipated nutrient load of the proposed development. The proposed development is likely to result in localised effects for which mitigation measures are proposed, in the form of purchasing of nutrient credits and

potential SuDS treatment works and offsite land use mitigation measures (as detailed in the Nutrient Neutrality Report Technical Note (07.65, October 2024)).

In relation to the SSSI, no specific impacts are noted.

An assessment of visual effects undertaken by the appellant identifies the potential for intermittent significant visual effects at a small number of receptor locations at completion. However having regard to the characteristics of the proposed development, its location and impacts and taking account of the proposed mitigation measures, it is not considered likely to result in significant effects triggering the need for EIA.

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 authorities must take steps to secure that this screening direction is placed on the part of the Planning Registers which relates to the applications 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,

Molly Tuohey

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

cc: William Price (Savills) – Agent - SouthamptonPlanning@savills.com

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<https://acp.planninginspectorate.gov.uk/>