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To: James Bumphrey
9 Holyrood Street
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Email: planning.development@havant.gov.uk
Date: 2 November 2026

Dear Mr Bumphrey,

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI571/2017) ('THE EIA REGULATIONS') SCREENING OPINION IN RESPECT OF** SINAH WARREN HOLIDAY VILLAGE, FERRY ROAD, HAYLING ISLAND, PO11 0BZ**.**

**Application Number:** GEN/26/00793
**Site Address:** Sinah Warren Holiday Village, Ferry Road, Hayling Island, PO11 0BZ
**Proposal:** Request for EIA Screening Opinion in accordance with the Town and Country Planning (Environment Impact Assessment) Regulations 2017. This request for screening opinion is in relation to Sinah Warren Holiday Village, Ferry Road, Hayling Island, PO11 0BZ.

This screening opinion is with regard to the request for a screening opinion submitted to the Local Planning Authority under the (Environmental Impact Assessment) Regulations 2017 – Regulation 6 (1).

**Screening Opinion**

**Site Location and Surroundings**
The application site is surrounded by very ecologically sensitive areas, supporting important coastal habitats including coastal saltmarsh, vegetated shingle and maritime grassland and there may be areas within the holiday village itself that are of high ecological value. The surrounding coast coastal habitats support important populations of wintering and breeding bird species associated with the adjacent Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site, and the site is in close proximity to a number of areas of SPA supporting habitat included in the Solent Waders and Brent Goose Strategy (SWBGS). The site is also adjacent to the Solent Maritime Special Area of Conservation (SAC) and its important coastal habitats. Langstone Harbour Site of Special Scientific Interest (SSSI) underlies these international sites. Parts of the site are listed as a Site of Importance for Nature Conservation (SINC).

The site is located within the Environment Agency's Flood Zone 3, therefore is considered to be at risk from experiencing a 1:200 year (0.5 % annual probability) extreme tidal event.

There are no statutory or locally listed buildings on the site and it is not located within a Conservation Area.

It is noted that the overall development to which the proposal relates comprises:

- Demolition of redundant buildings
- Extensions to provide a new reception area, lounge space and restaurant
- Extension of the existing building to provide an additional 61 bedrooms above the restaurant
- Add a floor to the west and east bedroom blocks to provide an additional 71 bedrooms
- Construct balconies to the east bedroom block
- Consolidate parking and leisure activities.
- Landscaping across the site

**EIA Screening Process**
Development that falls within Schedule 1 of the EIA Regulations always requires an EIA and is referred to as 'Schedule 1 development'. Development listed in Schedule 2 that is located in a 'sensitive area' (as set out in Regulation 2(1)) or exceeds one of the relevant criteria or thresholds given in Schedule 2 is referred to as 'Schedule 2 development'. Not all 'Schedule 2 development' will require an EIA, only the developments likely to have significant environmental effects due to its size, location or nature. Development that requires EIA is referred to as 'EIA development'.

The proposed development is not Schedule 1 development but as a holiday village and hotel outside the urban area the proposed scheme would fall under Section 12 (c) 'Tourism and Leisure' of Schedule 2 of the EIA Regulations 2011 and at 7.89 hectares the area of development exceeds the threshold of 0.5 hectares. Whilst the red line of the site is not located in a 'sensitive area' it is surrounded to the north, west and south by SSSI and to the north and west by Chichester and Langstone Harbour Special Protection Area (SPA) and Ramsar site and the Solent Maritime Special Area of Conservation (SAC). Parts of the site are also listed as a Site of Importance for Nature Conservation (SINC) therefore screening is appropriate to assess whether significant effects on the environment are likely and hence whether an Environmental Impact Assessment is required.

Schedule 3 refers to the size and design of the whole development, cumulation with other existing development, use of natural resources, production of waste, pollution and nuisances, risks of major accidents and risks to human health as well as location and potential impact.

The table of indicative thresholds refers to holiday villages with over 300 bed spaces. The existing holiday village has 278 guest bedrooms with a proposed 130 additional taking the total to 408 bedrooms. Schedule 3 refers to cumulation with existing therefore whilst the site may contain under 300 bed spaces once the development is complete it would result in 408 bedrooms in an area that has been identified as surrounded by a 'sensitive area'.

It is considered that the proposal for demolition as well as construction and the location of the development could give rise to significant environmental impacts to ecological features lying immediately adjacent to the red line boundary. Matters such as drainage, lighting, noise and public access can have significant effects well beyond a red line boundary and could result in impacts to nationally and internationally designated sites and their qualifying habitats and species. At this stage issues such as the magnitude and duration of potential effects is unknown and are required in order for the Local Planning Authority to provide a fully informed view on the proposals in the context of the EIA Regulations.

**Conclusion**
It is the view of the LPA therefore, that having considered the selection criteria in Schedule 3 of the Regulations and the associated guidance including screening indicative criteria and thresholds, the development has the potential to result in significant impact on the environment by virtue of factors such as its nature, size and location. As a result it is felt that the proposal **does comprise an EIA development.**

On that basis it is recommended that the proposals are subject to EIA Scoping.

This letter should be taken as the local planning authority's screening opinion under the Regulations.

Finally, during consideration of the pre-application our Ecologist was consulted please find their full response attached.

Yours faithfully

Amy Winch
Principal Planner
Planning Services

**Appendix A**

22/10/2026

GEN/26/00793 | Screening opinion. | Sinah Warren Holiday Village, Ferry Road, Hayling Island, PO11 0BZ

Thank you for consulting me on this EIA screening submission. The application site is surrounded by very ecologically sensitive areas, supporting important coastal habitats including coastal saltmarsh, vegetated shingle, and maritime grassland, and there may be areas within the holiday village site itself that are of high ecological value. The surrounding coastal habitats support important populations of wintering and breeding bird species associated with the adjacent Chichester & Langstone Harbours Special Protection Area (SPA) and Ramsar site, and the site is in close proximity to a number of areas of SPA supporting habitat included in the Solent Waders & Brent Goose Strategy (SWBGS). The site is also adjacent to the Solent Maritime Special Area of Conservation (SAC) and its important coastal habitats. Langstone Harbour Site of Special Scientific Interest (SSSI) underlies these international sites. Parts of the site are listed as a Site of Importance for Nature Conservation (SINC).

Although no proposed plans are provided, the description of the proposal is sufficient to conclude that it would meet the criteria of Schedule 2: 12 (c) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, and is situated in a sensitive area. I agree that all three criteria in Schedule 3 are applicable.

In the absence of any firmly detailed proposals, it is not possible for me to determine that EIA is definitely not required. Whilst I am content to state that ecological impacts to ecological features within the red line boundary are likely to be relatively limited (though may be locally significant), I am of the view that there would be significant potential impacts to various ecological features lying immediately adjacent to the red line boundary. Matters such as drainage, lighting, noise, and public access can have significant effects well beyond a red line boundary and could result in impacts to nationally and internationally designated sites and their qualifying habitats and species. Issues such as the magnitude and duration of potential effects is unknown at this stage and are required if the Local Planning Authority is to provide a fully informed view on the proposals in the context of the EIA Regulations.

On that basis I would recommend that the proposals are subject to EIA Scoping. At this stage, elements such as drainage, noise, lighting, and public access are matters where I consider further consideration is necessary.

On general matters of biodiversity, I would recommend that any future application is accompanied by detailed ecological assessment, carried out by a suitably qualified ecologist. I would fully expect all habitats within the site to be assessed by a suitably qualified botanist. The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably qualified ecologists. An ecological assessment which will determine whether there is any evidence of protected sites, habitats and species, and whether the proposed works are likely to result in direct and/or indirect impacts to those features. Unless the qualified ecologist can conclude that there is no reasonable likelihood of ecological features being present (due to negligible potential) or that if present they are not to be impacted by the works, it is likely that further ecological survey work will be required prior to determination of any application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation, compensation, and enhancement measures. The applicant will need to ensure that they have understood any requirements for Biodiversity Net Gain (BNG) and is able to evidence any claim of exemption from BNG. BNG is mandatory for all planning proposals unless an exemption is demonstrated. I would recommend that the applicant undertakes a BNG assessment using the Statutory Metric in order to provide a BNG baseline and an estimate of the post-development habitat calculation.

I would expect any development proposal to incorporate ecologically-led landscaping elements appropriate to the local landscape. Landscaping should seek to maintain and enhance the local ecological network, ensuring that habitat corridors within the site and surrounding areas are not fragmented and are enhanced

wherever possible. Habitats within the application site may be of ecological value, including areas of unmapped priority habitat (especially coastal grassland). There is an opportunity for an innovative, landscape-led approach at this site.

Proposed buildings should incorporate ecological enhancement features such as bat and bird boxes. In this location, the use of appropriate native coastal habitats and plant species within areas of formal landscaping, including any flat roofs, would be a very good opportunity for embedding biodiversity into the built realm.

I would strongly recommend that the suite of natural environment policies within the emerging Building and Better Future Local Plan are used to help guide development proposals. NPPF, Circular 06/2005 and Natural England Standing Advice require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the Local Planning Authority prior to determination, particularly in the case of protected sites, habitats and species, which are a material planning consideration. This will enable the Local Planning Authority to determine the application on the basis of full knowledge about the potential ecological impacts of the proposal and to ensure that any impacts can and will be mitigated.

If you have any queries, please don’t hesitate to contact me.

Kind regards,
Tristan Norton
Principal Ecologist