



# The Planning Inspectorate

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PO9 2AX

Your Ref: APP/21/01041  
Our Ref: APP/X1735/W/22/3305931  
Date: 17 February 2023

**Sent by email:**

[planning.development@havant.gov.uk](mailto:planning.development@havant.gov.uk)

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Dear Orsolya,

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')**

**Appeal by:** D & K Contracting Services Limited

**Site Address:** Land between 26 - 32 Padnell Road, Cowplain, Waterlooville, Hampshire, PO8 8DZ

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, erection of 2No.3bed and 2No.2bed dwellings associated parking and bin/cycle storage 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 is located within the Zone of Influence for Solent Maritime Special Area of Conservation (SAC), Solent and Isle of Wight Lagoons (SAC), Chichester and Langstone Harbours Special Protection Area (SPA) and Chichester and Langstone Harbours Ramsar. It is also located within the Impact Risk Zone for Catherington Down Site of Special Scientific Interest (SSSI), Lye Heath Marsh SSSI and Hook Heath Meadows SSSI. South Downs National Park is located 2.6km north and Chichester Harbour Area of Outstanding Natural Beauty (AONB) is located 6km southeast. These sites are classed as sensitive areas as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations). It is likely there will be some impact within the Proposed Developments immediate locality, however, considering the nature and scale of the Proposed Development significant effects are not likely to occur.

Mitigation measures are available and in terms of other environmental impacts, no significant impacts have been identified. Considering the nature and scale of the Proposed Development, significant effects on heritage features/listed buildings are not likely to occur.

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 impact.

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 sincerely,

*Jessica Jones*

**Jessica Jones**  
**EIA and Land Rights Advisor**  
**(Signed with the authority of the Secretary of State)**

cc: Mr Mike Spurgeon

*Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is:*  
<https://acp.planninginspectorate.gov.uk/>