



# The Planning Inspectorate

Environmental Services  
Central Operations  
Temple Quay House  
2 The Square  
Bristol, BS1 6PN

Customer Services: 0303 444 5000  
e-mail: [Environmentalservices@planninginspectorate.gov.uk](mailto:Environmentalservices@planninginspectorate.gov.uk)

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Havant Borough Council  
Borough Secretary, Admin & Legal Dept  
Civic Offices  
Civic Centre Rd  
Havant  
Hants  
England  
PO9 2AX

Your Ref: APP/21/01071

Our Ref: APP/X1735/W/22/3305704

Date: 24 February 2023

**Sent by email:**

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

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Dear Sir/ Madam

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

**Appeal by:** Bargate Homes and Vivid Homes

**Site Address:** Land West of Old Manor Farm, South of Lower Road, Bedhampton

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 for up to 43 dwellings, associated landscaping, open space and allotments with access from Lower Road 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 in proximity to a number of sensitive sites including, Chichester and Langstone Harbours Special Protection Area (SPA), Site of Special Scientific Interest (SSSI) and Ramsar, Solent Maritime Special Area of Conservation (SAC), Portsmouth Harbour SPA and Ramsar, Langstone Harbour SSSI, Solent and Isle of Wight Lagoons SAC and Solent & Dorset Coast SPA. Information to inform a Habitats Regulations Assessment (HRA) submitted by the appellant suggests that the Proposed Development is likely to result in significant adverse effects on these sites through an increase in recreational pressure. It is considered that with mitigation, these significant effects can be avoided. Providing that the Appropriate Assessment concurs with the information supplied, and the proposed mitigation is secured, significant effects are unlikely to occur on these sites.

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.

The Proposed Development is not EIA Development.

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

*Joseph Jones*

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

cc: Mr S Brown, Woolf Bond Planning (Appellant's Agent)

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