

**LAND WEST OF OLD MANOR FARM,
SOUTH OF LOWER ROAD, BEDHAMPTON**

**RESPONSE TO EMAIL FROM LEANNE RICHARDSON (CAPITA)
21 OCTOBER 2022**

AND ADDENDUM TO

**INFORMATION FOR
HABITATS REGULATIONS ASSESSMENT**

OCTOBER 2022

**LAND WEST OF OLD MANOR FARM,
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ADDENDUM

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1.1 Background

- 1.1.1 Aluco Ecology Ltd was commissioned by Bargate Homes to provide information for a Habitat Regulations Assessment (including information for an Appropriate Assessment where necessary) for an Outline Planning Application for up to 43 dwellings, associated landscaping, open space and allotments with access from Lower Road. This submitted as part of the Application (see Aluco Ecology, 2022)
- 1.1.2 This addendum report updates the nutrient neutrality assessment and details the information necessary for the Competent Authority (Havant Borough Council) under the Habitat Regulations 2017 (as amended) to undertake a Habitat Regulations Assessment of the scheme following a query from Havant Borough Council consultant's, Capita, on the 21 October 2022 regarding the size of the Application site included in the nitrate assessment.

1.2 Proposed Scheme & Nutrient Neutrality

- 1.2.1 The proposed scheme and information for a Habitat Regulations Assessment is detailed in Aluco Ecology, 2022. This update provides further information for the nutrient neutrality element of the scheme.
- 1.2.2 The site falls within the East Hampshire fluvial catchment as identified by Natural England (Natural England, 2020), and therefore the development has potential to have an in-combination impact on the Solent European Sites through increases in nitrogen loads.
- 1.2.3 The original HRA for the scheme undertook a Nutrient Neutrality Assessment using the Natural England calculator. This determined that the project had a nutrient deficit and there would be no likely significant effects on the coastal designated sites from the proposals (see Aluco Ecology, 2022).
- 1.2.4 Havant Borough Council has queried the different areas noted for the development. The main development area is 3.57ha, which was used for the original Nutrient Neutrality assessment.

The email of 21 October 2022 states that the site red line is 4.02ha in the planning statement, with the additional area including the links to the existing highway. However, the Design and Access Statement and Application notes the Application site area is 4.07ha which accords to the red line reproduced at **Figure 1**. This provides an additional area of 0.4ha from the original nitrate assessment. This additional area has been added to an updated assessment using the Natural England calculator.

- 1.2.5 The original assessment didn't include the additional 0.4ha for the links and access route to the east of the scheme because this area was already assessed under nutrient neutrality assessment for the scheme to the east, which is in the process of being built as urban roads and pathways. The updated calculations now include this additional area as urban, given that it is in the process of being built, and that the scheme to the east would have already calculated the nitrogen changes from arable to urban for the that scheme.

1.3 Updated Results

- 1.3.1 The updated Nutrient Neutrality calculator shows there is still a nitrogen deficit from the proposed scheme.
- 1.3.2 Given that the nutrient calculator has returned a nitrogen deficit, which is the result of a change of use from intensive arable production, there is no need to provide additional avoidance or mitigation measures for this potential impact pathway and no adverse impact on the integrity of the Solent European Sites is predicted. The updated results do not change the conclusions provided in the HRA (Aluco Ecology 2022)

1.4 References

Aluco Ecology (2022) Land West Of Old Manor Farm, South Of Lower Road, Bedhampton
Information For Habitats Regulations Assessment, May 2022

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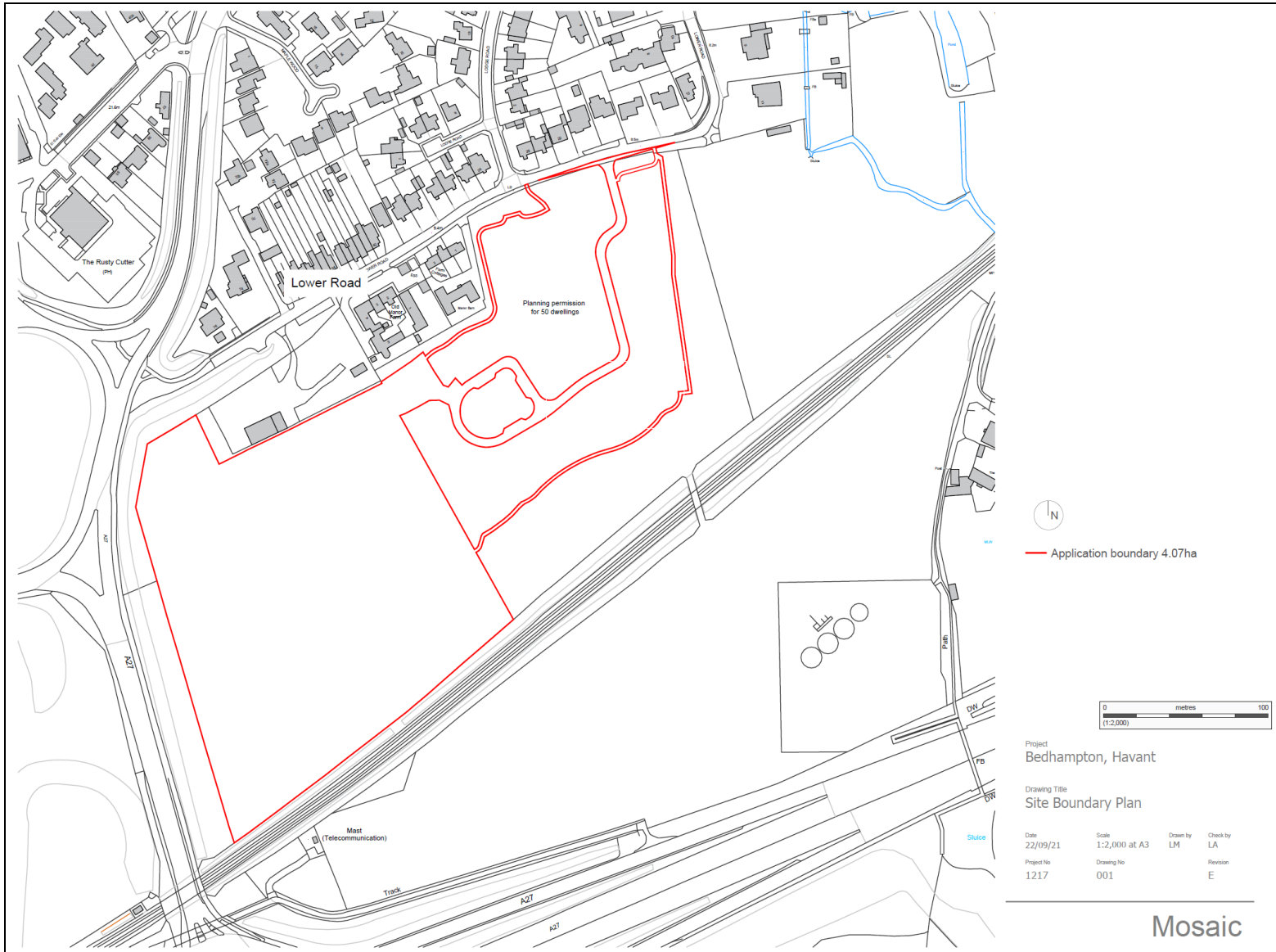


Figure 1: Site Red Line Boundary