

Habitats Regulations Assessment (HRA) Screening and Appropriate Assessment (AA)

PLEASE NOTE: Undertaking the HRA process is the responsibility of Havant Borough Council as the Competent Authority for the purpose of the Habitats Regulations. However, it is the responsibility of the applicant to provide the Competent Authority with the information that they require for this purpose.

HRA drafting date:	26 August 2020
HRA completion date:	05/02/2021
Application reference:	APP/20/00485
Application address:	The Langstone hotel, Northney Road, Hayling Island, PO11 0NQ
Application description:	Erection of modular clad building for health and wellness activities (Resubmission).
Lead Planning Officer:	Tina Pickup (<i>HRA completed by David Hayward</i>)
Please note that all references in this assessment to the 'Habitats Regulations' refer to The Conservation of Habitats and Species Regulations 2017 (as amended).	

Stage 1 - details of the plan or project	
European site potentially impacted by planning application, plan or project:	▪ Chichester & Langstone Harbours Special Protection Area (SPA) ▪ Chichester & Langstone Harbours Ramsar site ▪ Solent Maritime Special Area of Conservation (SAC) ▪ Solent and Dorset Coast Potential Special Protection Area (SPA) ▪ Solent and Southampton Water SPA ▪ Solent and Southampton Water Ramsar ▪ Portsmouth Harbour SPA ▪ Portsmouth Harbour Ramsar ▪ Solent and Isle of Wight Lagoons SAC (Hereafter known as the Solent European Sites)
Is the planning application directly connected with or necessary to the management of the site (if yes, Applicant should have provided details)?	No. The development consists of an increase in residential dwellings, which is neither connected to nor necessary to the management of any European site.
Are there any other projects or plans that together with the planning application being assessed could affect the site?	Yes. All new housing development within 5.6km of the Solent SPAs is considered to contribute towards an impact on site integrity in combination with other development in the Solent area due to increase in recreational pressure. All new housing development that would drain to the Budds Farm or Thornham Wastewater Treatment

	Works due to increase in nitrogen deposition leading to a reduction in water quality. The PUSH Spatial Position Statement (https://www.push.gov.uk/work/planning-and-infrastructure/push-position-statement/) sets out the scale and distribution of housebuilding which is being planned for across South Hampshire.
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Stage 2 - HRA screening assessment

Screening under Regulation 63(1)(a) of the Habitats Regulations – The Applicant to provide evidence so that a judgement can be made as to whether there could be any potential significant impacts of the development on the integrity of the SPA/SAC/Ramsar.

Water Quality

The proposed development is within the catchment of a wastewater treatment works that would drain into the Chichester and Langstone Harbours SPA.

Natural England advises that there can be a likely significant effect on the Chichester and Langstone Harbour SPA, Chichester and Langstone Harbours Ramsar site, the Solent Maritime SAC and the Solent and Dorset Coast SPA (the Solent's European Sites) due to the increase in waste water from new commercial development, depending on the scale and nature of the operation.

Natural England advise that there is existing evidence of high levels of nitrogen and phosphorus in the Solent water environment with evidence of eutrophication at some designated sites. This causes eutrophication, which affects vegetation growth and food resources for qualifying species such that it affects the status and distribution of those species and therefore act against the stated conservation objectives of the Chichester and Langstone Harbour SPA and Ramsar sites.

The use in question would include two small vitality pools, two steam facilities, sauna facility and an experience shower. However the users of the facility would be existing hotel users or local residents. The hotel already has similar leisure facilities on-site, including swimming pool. As such, there is not considered to be a material increase in the amount of water discharged from the hotel complex (including the additional spa) overall.

As a result, this would not lead to an increase in nutrient load into any of the European Sites considered. A significant effect on a European Site is thus not considered likely.

Would the proposal lead to a likely significant effect on European site integrity? No.

(If yes, continue to Stage 3).

Stage 3 - Appropriate Assessment

Appropriate Assessment under Regulation 63(1) - if there are any potential significant impacts, the applicant must provide evidence showing avoidance and/or mitigation measures to allow an Assessment to be made. The Applicant must also provide details which demonstrate any long-term management, maintenance and funding of any solution.

Not applicable.

Stage 4 – Summary of the Appropriate Assessment (To be carried out by the Competent Authority (the local planning authority) in liaison with Natural England

This assessment represents Havant Borough council's Appropriate Assessment as a Competent Authority in accordance with requirements under Regulation 63 of The Conservation of Habitats and Species Regulations 2017 (as amended), Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity. Consideration of the Ramsar site/s is a matter of government policy set out in the National Planning Policy Framework 2012.

This assessment concludes that the application will not have a likely significant effect in the absence of avoidance and mitigation measures on the above European sites.

Natural England Officer:

Summary of Natural England's comments:

Natural England concur with the conclusion of the HRA.

As stated in the Appropriate Assessment:

"The users of the facility would be existing hotel users or local residents. The hotel already has similar leisure facilities on-site, including swimming pool. As such, there is not considered to be a material increase in the amount of water discharged from the hotel complex (including the additional spa) overall. As a result, this would not lead to an increase in nutrient load into any of the European Sites considered. A significant effect on a European Site is thus not considered likely."

Natural England agree that this will not lead to significant increases in nutrient discharge and will therefore, not lead to a likely significant effect on European site integrity.