

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:	15 July 2020
HRA completion date:	07 August 2020
Application reference:	APP/20/00437
Application address:	Woodcroft Farm Development Site, Woodcroft Lane, Waterlooville
Application description:	Erection of 4No. dwellinghouses with associated gardens, parking and landscaping (Revision to APP/13/00804)
Lead Planning Officer:	Daphney Haywood
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.

The application is a planning application for a revision to APP/13/00804 (288 dwellings) in respect to 4 of the dwellings on the site. The difference between the two schemes relates to a change of siting and design of 4 dwellings on the 2nd phase of the development. The first phase of the development has now been constructed together with part of the 2nd phase.

Recreational Pressure

The proposed development is **not** within 5.6km of Chichester & Langstone Harbours and lies outside the area covered by Policy DM24 of the adopted Havant Borough Local Plan (Allocations), Policy E16 of the Pre-Submission Havant Borough Local Plan 2036 and the Solent Recreation Mitigation Strategy.

Water Quality

There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some designated sites. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent.

Nonetheless, the application in question does not represent a net increase in population. The application in question would constitute a new planning permission on the site however the application is a re-submission in respect to part of a previous planning application APP/13/00804 in respect to siting and design only. There is no increase in the no. of bedrooms proposed nor the floor area. As a result, the creation of the new dwellings has already been approved. The only difference in the two applications is the siting and design, which in and of itself would not increase population.

It is considered that the project in question, when considering the impact from other approved projects, would not lead to an increase in population within the catchment of the Chichester and Langstone Special Protection Area, Solent Maritime SAC or the Solent and Dorset Coast pSPA over and above that already permitted in the implemented scheme. As a result, there would be no likelihood of a significant effect as a result of the proposed development.

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.

N/A

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

N/A

Natural England Officer:

This HRA has been subject to consultation with Natural England as the appropriate nature conservation body under Regulation 63(3) who have chosen not to make any representations within the standard 21-day period for consultation.
As no representations have been received from Natural England in relation to the Habitat Regulations Assessment, it can be assumed that they have no comments to make.