

Habitat Regulation Assessment (HRA) Screening Matrix and Appropriate Assessment Statement

PLEASE NOTE: Undertaking the HRA process is the responsibility of the decision maker 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:	14 th February 2020
HRA completion date:	8 th April 2020
Application reference:	APP/19/01236
Application address:	Land rear of 17 South Street, Havant
Application description:	Variation of Condition 13 of Planning Permission APP/11/00295 (Construction of 2No. 1 bed semi detached houses with pedestrian access from Twittens Way) to substitute previously approved plans with revised plans including PV panels; and removal of Condition 14 of Planning Permission APP/11/00295 which relates to the requirements of the Code for Sustainable Homes.
Lead Planning Officer:	David Eaves
Please note that all references in this assessment to the 'Habitats Regulations' refer to The Conservation of Habitats and Species Regulations 2017.	

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 (pSPA)
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 the following impacts: - Increase in recreational pressure - 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.

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 construction of 2No. 1 bed semi detached houses. A previous planning permission was granted on the site (reference APP/11/00295) for a similar scheme for Construction of 2No. 1 bed semi detached houses. The difference between the two schemes is the addition of PV panels to the rear facing elevation.

Recreational Pressure

Most residential development in Havant Borough would lead to a likely significant effect on the Chichester and Langstone Harbour due to increase in recreation. However, the original permission pre-dated the Solent Recreation Mitigation Strategy and this planning permission has been implemented. Given that the original consent and the proposed development result in the same residential development of 2No. 1 bed units there would be no increase in recreational pressure over and above that already consented. As such, under the Solent Recreation Mitigation Strategy, there would not be an increased impact on the Chichester and Langstone Harbours SPA as a result of recreational pressure between the approved and implemented scheme and the current proposal. That being the case a financial contribution to the Solent Recreation Mitigation Strategy is not in this case justified.

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 of a previous planning application APP/11/00295. That application was for 2No. 1 bed units and was granted planning permission. As a result, the creation of the new dwellings has already been approved. The only difference in the two applications is the inclusion of PV panels, 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:

Natural England were consulted with this Habitat Regulations Assessment on 14th February 2020, with a 21 day period for response (as is customary with planning application consultations) expiring 6th March 2020. As at 6th April 2020, no representations have been received from Natural England in relation to the Habitat Regulations Assessment, and therefore it is assumed that they have no comments to make.