



DARWIN ECOLOGY
integrating nature conservation

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Information to Support a Habitat Regulations Assessment

Plot 6a
Land adjacent to 6 Emsworth House Close
Emsworth
Hampshire
PO10 7JR

March 2024

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The information which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.		
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Checked by	Jessie Forster BSc (Hons) Senior Ecologist	16th January 2024
This report remains valid for 12 months from date of issue. Survey data are valid for 12-18 months from the date the survey was undertaken.		

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Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living creatures are capable of migration and whilst protected species may not have been located during the survey duration, their presence may be found on site at a later date.

The views and opinions contained within the document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to works.

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1. EXECUTIVE SUMMARY

- 1.1. Darwin Ecology Ltd were commissioned by Mr Shakir Ali to provide Information to Support a Habitat Regulations Assessment (HRA) including a Nutrient Neutrality Assessment for the proposed construction of one new dwelling at land adjacent Emsworth House Close, Emsworth, Hampshire, PO10 7JR.
- 1.2. The following Special Areas of Conservation (SAC) and Special Protection Areas (SPA) lie within a 5 km radius of the site:
 - Solent Maritime SAC lies 1.5 km south of the site; and,
 - Chichester and Langstone Harbours SPA and Ramsar site lies 1.5 km south of the site.
- 1.3. A likely significant effect from indirect disturbance of qualifying features, associated with increased recreational pressures and pollution of ground or surface water, has been identified. This assessment concludes that the application will have a likely significant effect in the absence of avoidance and mitigation measures on the above Solent European sites.
- 1.4. This likely significant effect can be mitigated by making a financial contribution to the package of avoidance and mitigation measures as set out in the Solent Recreation Mitigation Strategy and the Position Statement and Mitigation Plan for Nutrient Neutral Development by Havant Borough Council.
- 1.5. These payments will fully mitigate the identified adverse impact and the increase in one residential unit will therefore result in no negative impact on the integrity of the designated sites. A legal agreement will be necessary to secure the mitigation package. Without the security of the mitigation being provided through a legal agreement, a significant effect would remain likely.

2. INTRODUCTION AND BACKGROUND

Scope of Planning Application

- 2.1. Darwin Ecology Ltd were commissioned by Mr Shakir Ali to provide Information to Support a Habitat Regulations Assessment (HRA) for the proposed construction of one new dwelling on land adjacent 6 Emsworth House Close, Emsworth, Hampshire, PO10 7JR.

Site Overview

- 2.2. The site lies in a suburban area in Emsworth, approximately 9.7 km to the north east of Portsmouth.
- 2.3. The site comprises approximately 0.0437 ha of small open green space as part of a housing estate which consists of regularly managed modified grassland. The site is immediately bounded by residential dwellings to the north and south, a road to the west, and residential gardens with mature trees to the east (**Figure 1**).
- 2.4. The surrounding area is mainly residential, predominantly consisting of two-storey detached and semi-detached dwellings with gardens.
- 2.5. The site is 1.5 km to the north of Chichester and Langstone Harbours SPA and Ramsar site and 1.5 km to the north of Solent Maritime Special Area of Conservation (SAC) (**Figure 2**).
- 2.6. Additional constituent parts of the SAC and SPA within 5 km of 6 Emsworth House Close comprise Warblington Meadow Site of Special Scientific Interest (SSSI), Chichester Harbour SSSI and Langstone Harbour SSSI.



Figure 1: Land off 6 Emsworth House Close within the immediate landscape, highlighted in red (Copyright Google Earth, 2023).

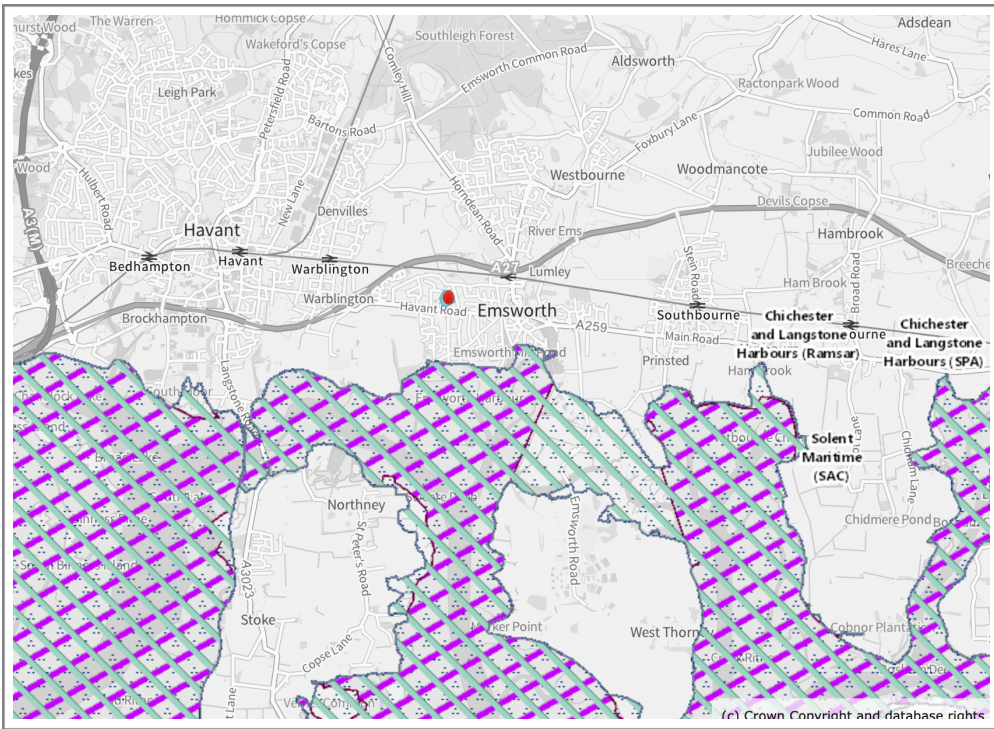


Figure 2: Designated sites (SAC and SPA) within 5 km of the site (marked in red)
(Copyright Magic Maps, 2022)

3. HABITAT REGULATIONS ASSESSMENT

- 3.1. All plans and projects that may have a significant effect on sites designated with the National Site Network (previously Natura 2000 sites), either individually or in combination with other plans and projects, are subject to an appropriate assessment of the implications for the designated site, in view of the site's conservation objectives. Relevant designated sites include Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). SPAs are protected sites of European importance for rare or vulnerable birds whilst SACs are protected sites of European importance for rare or vulnerable habitats.
- 3.2. Under the *Conservation of Habitats and Species Regulations 2017*, it is the Council's duty as the competent authority to consider the protection afforded to European sites when determining planning applications to ensure that they do not have a significant adverse effect on the designated site(s). It is therefore the duty of the council and not the planning applicant to undertake this assessment, however, the information provided in this report will assist the council in undertaking their assessment.
- 3.3. The purpose of an HRA is to demonstrate that a land-use plan (or other plans or projects) will not have any adverse effects on the integrity of any European Sites. If a likely significant effect is established then that aspect of the plan or project will need to be the subject of an appropriate assessment where further mitigation may be proposed to avoid or reduce the likely significant effect.
- 3.4. The stages of the HRA process are:
- *Stage 1 - Screening:* To test whether a plan or project either alone or in combination with other plans and projects has the potential to have a significant effect on a European designated site;
 - *Stage 2 - Appropriate Assessment:* To determine whether, in view of the designated site's conservation objectives, the plan (either alone or in combination with other projects and plans) would have an adverse effect (or risk of this) on the integrity of the site with respect to the site structure, function and conservation objectives. If adverse impacts are anticipated, potential mitigation measures to alleviate impacts should be proposed and assessed;
 - *Stage 3 - Assessment of alternative solutions:* Where a plan is assessed as having an adverse impact or risk of this on the integrity of a European designated site, there should be an examination of alternatives (e.g. alternative locations and designs of development); and
 - *Stage 4 - Assessment where no alternative solutions remain and where adverse impacts remain:* In exceptional circumstances (e.g. where there are imperative reasons of overriding public interest), compensatory measures to be put in place to offset adverse impacts.

- 3.5. This report comprises the information required to support a Stage 1 - Screening Assessment and Stage 2 - Appropriate Assessment of the proposed development at Land adjacent to 6 Emsworth House Close and takes into account both the construction and operational phases of the project.

4. IDENTIFICATION OF EUROPEAN SITES AND QUALIFYING FEATURES

- 4.1. Proposed developments can have spatial implications that extend beyond proposed site boundaries. For the purposes of HRA it is recognised that distance in itself is not a definitive guide to the likelihood or severity of an impact. This means that European sites at some distance from the proposed development may still need to be considered as part of the screening process.
- 4.2. The following sites have been considered as part of the wider screening process for the proposed development:
- Solent Maritime SAC lies 700 m south of the site; and,
 - Chichester and Langstone Harbours SPA and Ramsar site lies 700 m south of the site.
- 4.3. Qualifying features, conservation objectives and known vulnerabilities for each of the designated sites identified are provided in **Table 1**.
- 4.4. HRA guidance recommends that following an initial scoping of sites, the assessment should seek to screen out sites for which impacts are very unlikely and for sites where the conditions and underlying trends for the sites indicate favourable condition status and the effects arising from the proposed development are minimal. Each of the sites listed above were reviewed and considered in the context of the possible impacts from the proposed development.

Table 1 Designated sites, qualifying features, conservation objectives and known vulnerabilities

Site	Qualifying Features	Conservation objectives	Known vulnerabilities
Chichester and Langstone Harbours SPA and Ramsar site	Breeding populations of little, common and sandwich tern. Wintering populations of pintail, shoveler, teal, wigeon, turnstone, Brent goose, sanderling, dunlins, ringer plover, bat-tailed Godwit, red-breasted Merganser, curlew, great plover, redshank and shelduck.	Ensure that the integrity of the site is maintained or restored as appropriate and ensure that the site contributes to achieving the aims of the Wild Bird Directive, by maintaining or restoring: a) The extent and distribution of the habitats of the qualifying features b) The structure and function of the habitats of the qualifying features c) The supporting processes on which the habitats of the qualifying features rely d) The population of each of the qualifying features e) The distribution of the qualifying features within the site.	• M02 - Changes in biotic conditions (high risk on and off site); • H02 - Pollution to groundwater (point sources and diffuse sources) (high risk on and off site); • M01 - Changes in abiotic conditions (high risk on and off site); • F02 - Fishing and harvesting aquatic resources (high risk onsite); and • G01 - Outdoor sports and leisure activities, recreational activities (high risk onsite).

Table 1 Designated sites, qualifying features, conservation objectives and known vulnerabilities

Site	Qualifying Features	Conservation objectives	Known vulnerabilities
Solent Maritime SAC	Annex I habitats that are a primary reason for selection: • 1130 Estuaries; • 1320 <i>Spartina</i> swards (<i>Spartinion maritimae</i>); and • 1330 Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>) Annex I habitats present as a qualifying feature: • 1110 Sandbanks which are slightly covered by sea water all the time • 1140 Mudflats and sandflats not covered by seawater at low tide • 1150 Coastal lagoons • 1210 Annual vegetation of drift lines • 1220 Perennial vegetation of stony banks • 1310 <i>Salicornia</i> and other annuals colonising mud and sand • 2120 Shifting dunes along the shoreline with <i>Ammophila arenaria</i> ('white dunes') Annex II species present as a qualifying feature: • 1016 Desmoulin's whorl snail	Ensure that the integrity of the site is maintained or restored as appropriate and ensure that the site contributes to achieving the favourable Conservation Status of its qualifying features, by maintaining or restoring: a) The extent and distribution of the qualifying natural habitats and habitats of qualifying species b) The structures and function (including typical species) of the qualifying natural habitats c) The structure and function of the habitats of qualifying species d) The supporting processes on which the qualifying natural habitats rely e) The population of qualifying species f) The distribution of qualifying species within the site.	• H02 - Pollution to groundwater (point sources and diffuse sources) (high risk on and off site); • G01 - Outdoor sports and leisure activities, recreational activities (high risk onsite); • M02 - Changes in biotic conditions (high risk on and off site); • F02 - Fishing and harvesting aquatic resources (high risk onsite); and • M01 - Changes in abiotic conditions (high risk on and off site).

5. SCREENING AND LIKELY SIGNIFICANT EFFECTS

Potential Impact Pathways

- 5.1. Stage 1 of the HRA process is the assessment of Likely Significant Effects (LSE).
- 5.2. To address the above question, this screening process must identify and consider the potential impact pathways by which the development proposals may lead to an adverse effect on the European designated site(s) either alone, or in combination with other projects nearby.
- 5.3. **Table 2** identifies potential impacts on the European designated site(s), and looks into how the impacts, if unmitigated for, could impact on the qualifying features of the European site(s).

Table 2 Potential impacts on European designated site(s)

Potential impact	Assessment of likely significant effect in the absence of mitigation	Likely significant effect (either alone or in combination)
Direct damage of habitats that are a qualifying feature or are supporting qualifying species	The proposed site lies a sufficient distance from all identified SAC & SPA sites. The site does not contain any habitats which are the same or similar to the qualifying features of the SAC/SPA. The proposals are for two new dwellings within modified grassland which is a habitat of low ecological value.	No likely significant effect
Recreational pressure	The development is for the construction of one new residential properties which would result in a net increase in dwellings in the area. As a result there would be an increase of population at the coast hence resulting in an increase to the level of recreation and disturbance of bird species. The impacts of recreational disturbance (both at the site-scale and in combination with other development in the Solent area) are analogous to impacts from direct habitat loss as recreation can cause important habitat to be unavailable for use (the habitat is functionally lost, either permanently or for a defined period). Birds can be displaced by human recreational activities (terrestrial and water-based) and use valuable resources in finding suitable areas in which to rest and feed undisturbed. Ultimately, the impacts of recreational disturbance can be such that they affect the status and distribution of key bird species and therefore act against the stated conservation objectives of the Chichester and Langstone Harbour SPA and Ramsar sites.	Likely significant effect

Table 2 Potential impacts on European designated site(s)

Potential impact	Assessment of likely significant effect in the absence of mitigation	Likely significant effect (either alone or in combination)
Noise	Any noise from the development works will be low-level and short-term. Due to the proximity of nearby dwellings, it is understood that the majority of the works will be undertaken sensibly to avoid disturbance to local residents. During the construction works there may be a temporary increase in noise. However, given the presence of other properties and roads separating the site from the designated areas, it is not considered that the proposed development will result in a significant increase in noise levels at the construction or operational stages, and it is therefore not considered likely to have any significant effects on the SPA or SAC.	No likely significant effect
Atmospheric pollution / air quality	Similarly, no likely significant effects are predicted on the SPA or SAC from atmospheric pollution. Any dust that may be generated by the construction will be very short-term and in line with standard working practices. The number of vehicles accessing the site and daily traffic flows will be similar to the current usage.	No likely significant effect
Pollution of surface/ground water	The new proposed dwelling will result in an increase in wastewater that could drain into the Chichester and Langstone Harbours SPA. Any new proposals which include overnight accommodation have inevitable wastewater implications. The development would discharge into the Solent and is likely to cause an adverse effect on the Solent's European Sites.	Likely significant effect
Introduction of invasive non-native species	The proposed development will not involve the planting or deliberate introduction of any invasive plant species. It is considered that the site is sufficiently distant from the designated site(s), that impacts can reasonably be discounted.	No likely significant effect
Other urbanisation effects - Predation	Given the distance of the SAC and SPA from the site, the roaming distance of domestic cats and the physical barriers in the form of roads and residential fencing, it is considered unlikely that the proposals would result in an increase in predation from domestic animals such as pet dogs or cats.	No likely significant effect

5.4. Based on the above table, the impact pathways carried forward (scoped in) are:

- Indirect disturbance of qualifying features associated with increased recreational pressures at the designated sites; and
- Pollution of surface/ground water.

6. APPROPRIATE ASSESSMENT

Likely Significant Effects

- 6.1. This screening assessment has identified that there is potential for a likely significant effect on Chichester & Langstone Harbours SPA/Ramsar and Solent Maritime SAC as a result of the proposals which would result in a net increase of one residential dwelling at land adjacent to 6 Emsworth House Close.

Mitigation Requirements

Recreational Pressure

- 6.2. The application being assessed will result in a net increase of dwellings within the 5.6 km ZOI of the Chichester & Langstone Harbours SPA/Ramsar and Solent Maritime SAC. In accordance with advice from Natural England and as detailed in Policy DM24 of the adopted Havant Borough Local Plan (Allocations) and the Solent Recreation Mitigation Strategy, development that results in a net increase in housing within 5.6 km of the Solent SPAs is likely to result in impacts to the integrity of those sites through a consequent increase in recreational disturbance.
- 6.3. In line with Policy DM24 of adopted Havant Borough Local Plan (Allocations) and the Solent Recreation Mitigation Strategy, a permanent significant effect on the Solent SPAs due to increase in recreational disturbance as a result of the new development, is likely. As such, in order to lawfully be permitted, the development will need to include a package of avoidance and mitigation measures.
- 6.4. Havant Borough Council formally adopted the Solent Recreation Mitigation Strategy in February 2018. The SRMS provides a strategic solution to ensure the requirements of the Habitats Regulations are met with regard to the in-combination effects of increased recreational pressure on the Solent SPAs arising from new residential development. This strategy represents a partnership approach to the issue which has been endorsed by Natural England.
- 6.5. As set out in the Solent Recreation Mitigation Strategy, an appropriate scale of mitigation as of 1 April 2023 would be £834 per 3 bedroom dwelling, with an additional 5% for a monitoring fee as well as £23 administration fee. Therefore the total avoidance and mitigation package is **£898.70**
- 6.6. A legal agreement will be necessary to secure the mitigation package. The applicant has confirmed through a European Site Avoidance and Mitigation Checklist that they commit to providing a mitigation package. Without the security of the mitigation being provided through a legal agreement, a significant effect would remain likely. As long as such a legal agreement is secured through the planning process, the proposed development will not

affect the status and distribution of key bird species and therefore the development will not act against the stated conservation objectives of the European sites.

Solution of Surface / Ground Water

- 6.7. The proposals would result in an increase in population in the catchment of the Solent European Sites. An increase in population can lead to reduced water quality of rivers and estuarine environments. Sewage and industrial effluent discharges can contribute to increased nutrients on European sites leading to unfavourable conditions. Therefore, a permanent significant effect on the Solent European Sites is likely and in order to lawfully be permitted, further assessment is needed as to the net nutrient emissions from the site, including any avoidance or mitigation measures proposed.
- 6.8. The Position Statement and Mitigation Plan for Nutrient Neutral Development by Havant Borough Council sets out how mitigation can be provided to enable development to take place within Havant Borough whilst avoiding any likelihood of a significant effect on the Solent European Sites.
- 6.9. Natural England have produced guidance and methodology for developers to calculate the nutrient emissions from a development site. All development which results in a net-increase of overnight accommodation or a development which has a high water use is required to submit a nutrient budget as part of their application, with the methodology laid out in the Position Statement and Mitigation Plan for Nutrient Neutral Development.
- 6.10. The nutrient load for this development has been calculated using the Natural England calculator and is submitted in a separate document. The development will result in a net change in nutrient loading of 1.57 kg TN/year.
- 6.11. Given the figure is positive mitigation is required. Given the nature of the site no avoidance and mitigation measures can be implemented on site and therefore a specific off-site mitigation option such as a contribution to Warblington Farm Mitigation Scheme is suggested.
- 6.12. As set out in the Position Statement and Mitigation Plan, an appropriate scale of mitigation as of 1 April 2023 would be £3,300 per 1 kg nitrogen discharged per year, with an additional £23 administration fee. Therefore the total avoidance and mitigation package is **£5204**.
- 6.13. A legal agreement will be necessary to secure the mitigation package. Without the security of the mitigation being provided through a legal agreement, a significant effect would remain likely. As long as such a legal agreement is secured through the planning process, the proposed development will not affect the status and distribution of key bird species and therefore the development will not act against the stated conservation objectives of the European sites.

7. REFERENCES

Bird Aware Solent (2017). Solent Recreation Mitigation Strategy, December 2017

Havant Borough Council (2023). Position Statement and Mitigation Plan for Nutrient Neutral Development | April 2023.

Natural England Site Improvement Plan Solent. Available at: <https://publications.naturalengland.org.uk/file/5319610920337408> (Accessed November 2023).

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Solent Nutrient Budget Calculator. Version 2.3 . Natural England April 2023

Nutrient Neutrality calculations for Land adjacent to 6 Emsworth House Place. March 2024

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Development site details

Date (dd/mm/yyyy):	16/11/2023
Site Name:	Land adjacent to 6 Emsworth House Close
Planning Application number:	GEN/23/00653
Site Address:	Land adjacent to 6 Emsworth House Close, Emsworth, Hampshire, PO10 7JR

Intro Background Solent Marine Sites Instructions **Development site details** Stage 1 Stage 2 Stage 3 Stage 4 Lookups +

6a Havant occupancy calculator copy

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Occupancy calculator

Date	14/11/2023		
Site name	Land adjacent to 6 Emsworth House Close		
Site address	6Land adjacent to Emsworth House Close, Emsworth, Hampshire, PO		
	Gross new homes proposed	Gross losses proposed	Net new homes proposed
1 bed			0
2 bed			0
3 bed	1	0	1
4 bed			0
5+ bed			0
Total	1	0	1

Average occupancy to include in Solent Nutrient Calculator: 2.60

Instructions

This calculator is intended to be used alongside Natural England's Solent Nutrient Budget calculator. It will provide the average occupancy rate to be used in stage 1 of the budget calculations.

Please input the gross new homes to be built in the scheme subject to the planning application together with any losses which are proposed. These must match exactly the units proposed through the application form for the development.

The result of the calculator can be printed or saved as a pdf.

This calculator, together with Natural England's Nutrient Budget must be submitted with your planning application alongside the Council's European Sites Avoidance and Mitigation Checklist.

Calculator

Nutrient Neutrality calculations for Land adjacent to 6 Emsworth House Place. March 2024

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D14 x fx Budds Farm WwTW

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Stage 1

User Inputs

Date of first occupancy:	01/01/2025
Average occupancy rate:	2.60
Water usage (litres/person/day):	120
Development Proposal (dwellings/units):	1
Include deductible acceptable loading?	No
Wastewater treatment works:	Budds Farm WwTW
Wastewater treatment works N permit (mg TN/litre):	9.7

Stage 1 Calculated Loading

Stage 1 Nutrient Loading

Additional population	2.6	people
Wastewater by development	312	litres/day
Annual wastewater TN load	0.99	kg TN/yr

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User Inputs

Catchment:	Western Streams
Soil drainage type:	Naturally wet
Annual average rainfall (mm):	750.1 - 800
Within Nitrate Vulnerable Zone (NVZ):	Yes

Existing land use type(s)	Area (ha)	Annual nitrogen nutrient export (kg TN)
Greenspace	0.03	0.08
Select existing (pre-development) land use types from the drop down list.		
Total:	0.0276	0.08

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Nutrient Neutrality calculations for Land adjacent to 6 Emsworth House Place. March 2024

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Stage 3

User Inputs

New land use type(s)	Area (ha)	Annual nitrogen nutrient export (kg TN)
Residential urban land	0.03	0.40
Select post-development land use types from the drop down list.		
Total:	0.0276	0.40

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Stage 4

Calculated Outputs

Annual Nutrient Budget

The total annual nitrogen load to mitigate is: 1.57 kg TN/year

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