

SHADOW HABITAT REGULATIONS ASSESSMENT

LAND NORTH OF LONG COPSE LANE, EMSWORTH

ON BEHALF OF LAND AND PARTNERS

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) PLANNING AND COMPULSORY PURCHASE ACT 2004

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1.0 INTRODUCTION

- 1.1 This shadow Habitats Regulations Assessment (HRA) has been produced to consider the effects a Proposed Development for a residential development and supporting infrastructure on International / European designated sites in the vicinity of the Proposed Development Site, which is located to the north of Long Copse Lane, Emsworth.
- 1.2 The findings of this assessment work are set out within this 'Shadow Habitats Regulations Assessment' document ('Shadow HRA'), such that the Competent Authority (in this case Havant Borough Council) has all the necessary information before it in order to carry out its duties in line with relevant planning policy and legislation, including specifically The Conservation of Habitats and Species Regulations 2017, as amended (hereafter referred to as the Habitats Regulations). As such, the information contained within this document is intended to provide the Competent Authority with all the information that they may reasonably require to inform their formal assessment pursuant to the Habitats Regulations.

Purpose of this Report

- 1.3 The need for projects with the potential to impact upon Natura 2000 sites to be assessed is stated in Article 6 of the European Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (hereafter 'the Habitats Directive'). Articles 6(3) and 6(4) of this Directive states that an Appropriate Assessment is required for any plan or project that is considered likely to have a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects.
- 1.4 Natura 2000 sites are those sites designated under the Habitats Directive to ensure the protection of European important habitats, plants or animals, and include Special Areas of Conservation (SAC) and Special Protection Areas (SPA). Ramsar sites are treated, for planning purposes, as Natura 2000 sites. The Habitats Directive is transposed into UK legislation through the

Conservation of Habitats and Species Regulations 2017 (The Habitats Regulations 2017). Regulations 61, 62 and 66 of the Habitat Regulations incorporate the requirements of Articles 6(3) and 6(4) of the Habitats Directive.

1.5 Under the Habitat Regulations, the Competent Authority (Havant Borough Council) may only agree to a project or plan (which is likely to have a significant effect on a Natura 2000 site) after having ascertained that it will not adversely affect the integrity of any Natura 2000 site alone or in combination with other plans and projects. Where adverse impacts are anticipated, plans or projects may only be consented where there are no alternative solutions and the project or plan is considered to be of overriding public interest. In such instances appropriate compensatory measures are required to ensure that the overall coherence of a Natura 2000 site network is protected.

1.6 This Shadow HRA considers the potential for the Proposed Development to impact on the following statutory International / European designated sites;

- Singleton & Cocking Tunnels Special Area of Conservation (SAC).
- Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site
- Solent Maritime SAC
- Kingley Vale SAC
- Solent & Isle of Wight Lagoons SAC

1.7 A description of the Proposed Development Site is set out in Section 2 of this report and a description of these statutory designated sites is presented in Section 5 of this report. The location of the identified statutory International / European designations in relation to the Proposed Development Site is also described in Section 5 of this report.

Application Summary

- 1.8 An outline planning application was submitted to Havant Borough Council on 23rd August 2021 and validated on 7th September 2021. The description of development is as follows:

"Outline planning application for demolition of the existing buildings and the erection of a new residential scheme (C3 use of approximately 210 dwellings to include affordable housing) and associated landscaping, access and supporting infrastructure, all other matters reserved"

- 1.9 A description of the proposals is provided within Section 3 of this report.

- 1.10 Since the submission of the application, consultation responses from Natural England, Hampshire County Council and the Havant Borough Council's Nutrient Team have requested that the Applicant should submit a Shadow Habitat Regulations Assessment to inform the HRA that Havant Borough Council will be undertaking prior to determination of the application. The responses clarify the expected scope of this work, which includes consideration of likely significant effects from recreational disturbance, nutrients, construction related impacts and habitat loss (protected species).

- 1.11 In their response, Hampshire County Council requested that Singleton & Cocking Tunnels SAC is included within the scope of the Shadow HRA;

"The Bechstein's Bat population in Havant Borough is assumed to be functionally linked to larger populations in West Sussex and therefore to the Singleton & Cocking Tunnels Special Area of Conservation (SAC). The SAC is designated due to winter populations of Bechstein's and Barbastelle bats. Evidence from bat tracking studies has shown that another bat species from the SAC has travelled to Havant borough and therefore a functional link between the SAC and the Bechstein's Bat populations in this part of the borough is highly likely. Given this assumed linkage, it will be necessary for a Habitats Regulations Assessment (HRA) to include details of any likely

significant effect on the Singleton & Cocking Tunnels SAC¹".

- 1.12 This Shadow HRA considers the potential for the Proposed Development to impact on identified statutory International / European designated sites in response to the comments received and to ensure that the Competent Authority has all the necessary information before it in order to carry out its duties in line with relevant planning policy and legislation, including specifically The Conservation of Habitats and Species Regulations 2017, as amended (hereafter referred to as the Habitats Regulations).

¹ County Ecologist comments dated 27th October 2021

2.0 SITE CONTEXT AND DESCRIPTION

Planning Context to the Site

- 2.1 The production of the new Havant Borough Local Plan 2036 has been underway since 2016. The Council published the Draft Havant Borough Local Plan 2036 which was subject to public consultation between 8th January and 16th February 2018. This version of the plan included an allocation under Policy H6 for the provision of around 260 dwellings which includes the Proposed Development Site.
- 2.2 The Pre-submission version of the plan maintained an allocation for the Proposed Development Site under Policy H8. Further changes to the Pre-Submission version were subject to public consultation between 3 November and 17 December 2020 and included some amendments to the proposed wording and requirements of Policy H8. Nevertheless, the proposed allocation of Land North of Long Copse Lane was maintained in the emerging Local Plan.
- 2.3 The Submission version of the Local Plan which was submitted to the Secretary of State for examination on 12th February 2021.
- 2.4 Subsequent to submission of the Local Plan for examination, detailed discussions between the Council and stakeholder groups have resulted in proposed changes to the wording of Policy H8 to ensure appropriate consideration is given to ecology, trees, the South Downs National Park and multi-user links to existing rights of way in the locality. The proposed number of dwellings remains unchanged.
- 2.5 The Council published the Inspector's interim findings for the Submission version of the Local Plan in November 2021. Policy H8 was an individual policy covered during the Stage 1 hearings and no soundness and/or legal compliance issues in relation to Policy H8 are reported in the interim findings.

2.6 Havant Borough Council has undertaken an HRA² of the emerging Local Plan in accordance with the Habitats Regulations. This HRA provides an analysis of the policies and proposals within the Local Plan and seeks to establish whether or not these will result in any '*likely significant effect*' on the ecological integrity of International / European designated nature conservation sites in and around Havant Borough. This HRA considers the potential for likely significant effects of the Proposed Development (at the plan level) on 18 International sites which are presented in Table 2.1 below.

Special Area of Conservation (SAC)	Special Protection Area (SPA)	Ramsar site
Solent Maritime	Chichester & Langstone Harbours	Chichester & Langstone Harbours
Solent & Isle of Wight Lagoons	Portsmouth Harbour	Portsmouth Harbour
South Wight Maritime	Solent & Dorset Coast	
Butser Hill	Pagham Harbour	Pagham Harbour
Kingley Vale	The New Forest	The New Forest
The New Forest	Solent & Southampton Water	Solent & Southampton Water
Singleton and Cocking Tunnels		

Table 2.1: Identified Sites for Havant Borough

² Havant Borough Council Habitat Regulations Assessment, May 2021

- 2.7 The Local Plan HRA identifies that Policy H8 could result in a potential impact on a number of designated sites and identifies potential impact pathways. These impact pathways are discussed in detail within Section 5 and 6 of this report alongside consideration of the conservation objectives of the designated sites identified for assessment.

Site Location & Characteristics

- 2.8 The Proposed Development Site lies at the northern edge of the town of Emsworth and is 14.6ha in size. It has an irregular shape and is located to the north of Long Copse Lane, as well as to the north of Long Copse Cottage and Hollybank Cottage which are not included within the Site.
- 2.9 The Site's location is shown on the Image 1 below and a Site Location Plan is included within **Appendix 1**.



Image 1: Site Location

- 2.10 The Site largely comprises greenfield land and consists predominantly of grazed horse paddocks separated by hedgerows and fencing with training

paddocks and small woodland copses. Built form at the Site comprises of Hollybank Farm, a dwelling with a complex of stables and outbuildings in the centre of the Site and Old Dairy Farm, which is a dwelling, holiday cottage, stables and associated ménage in the north-west of the Site. Beyond the west and northern edges of the Site are an existing woodland which connects to Southleigh Forest to the north. The land within the Site rises up gently from Long Copse Lane then falls away towards the woodland which is to the north of the Site.

- 2.11 The landscaped grounds of Hollybank House and a small pasture field to the east of White Lodge within the H8 allocation lie to the west of the Site. Hollybank Woods (which is 61ha in size and part of the larger 158ha Southleigh Forest) and pasture land outside the H8 allocation lies to the north of the Site. Hollybank Woods and Southleigh Forest comprise ancient woodland and so provides a permanent natural edge to the Site.

3.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

3.1 The description of the Proposed Development at Land North of Long Copse Lane is;

"Outline planning application for demolition of the existing buildings and the erection of a new residential scheme (C3 use of approximately 210 dwellings to include affordable housing) and associated landscaping, access and supporting infrastructure, all other matters reserved".

3.2 The illustrative masterplan (170116/SL/SK1) for the Proposed Development (refer to **Appendix 2**) illustrates the Proposed Development layout which also includes extensive areas of public open space incorporating substantial landscaping buffers situated throughout the Proposed Development Site, managing the transition between built form and areas of landscaping within the Site boundaries. Of relevance, the design has evolved to take account of the Site's ecological opportunities and constraints. As such, the layout includes the retention all significant areas of broadleaved woodland, the retention of approximately 40% of existing on-site hedgerows, and the retention of woodland buffers. Although all matters are reserved it is proposed that the primary landscape/ecology buffers are fixed in the S106 Agreement to provide certainty in relation to the mitigation of impacts on Protected Species.

3.3 There are two main ecological corridors proposed; one running up the eastern boundary of the Site and one running north from the small copse next to Long Copse Lane (where there was previously a Bechstein's bat maternity roost) to the wooded grounds of Hollybank House. It is proposed that both of these will provide a 30 metre wide bat movement route for Bechstein's bats from Long Copse Lane to the extensive woodlands in the wider area. It is proposed that these ecological corridors will be able to integrate SuDS features in 'glades' but their primary function is woodland habitat. In addition, a watercourse helps to form a natural barrier to north and there is formal access into the woods nearby which comprises a network of managed paths with appropriate wayfinding.

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- 3.4 The adjacent forest habitats of Southleigh Forest and Hollybank Wood, along with the eastern and southern boundaries, will be protected by a buffer from the main development area of a minimum of 30m. A series of secondary ecological corridors that link the ecological corridors and provide additional commuting routes for bats. The main function of these areas is to protect existing trees within and around the Site as part of permanent landscaped features. The secondary corridors are expected to typically be 10m wide.
- 3.5 Lighting design has been factored into the illustrative masterplan to ensure that the buffers proposed remain dark and meet the requirements of nocturnal species, to reflect best practice approaches. In this manner, the lighting strategy has been developed to provide a transition from the built-up area to the countryside and bat corridors/foraging areas.
- 3.6 The Proposed Development will also result in the creation of new, off-site habitat. The Applicant has secured agreement to provide both nitrate offset and bat habitat creation on land to the north of the Site on land owned by Stansted Park Foundation. The Mitigation Land, which measures 9.6ha in total, is subject to an agreement for the Mitigation Land to be used for nitrate offset/mitigation and bat habitat creation between the developer (the Applicant) and the landowner Stansted Park Foundation.
- 3.7 The landowner (Stansted Park Foundation) agrees to create and protect woodland bat habitat on the Mitigation Land in accordance with a planting scheme to be agreed. The landowner will not use the Mitigation Land for agriculture or deposit or permit the deposit of any fertiliser on the Mitigation Land. The planting and management of trees on the Mitigation Land will be in accordance with an agreed woodland planting scheme. The restriction on the Mitigation Land will be in place prior to occupation of the first home on the Site and will be in place for the lifetime of the development or such other period of the Council requires. The Mitigation Land will be monitored by the mitigation land authority (which is the planning authority within which the Mitigation Land is situated in this case the South Downs National Park Authority (SDNPA)) and the mitigation land authority will carry out inspections from time to time and report to the Borough Council at agreed intervals (initially annually then every

5 years after 20 years following occupation of the first homes on the Site).

3.8 A plan showing the Mitigation Land is presented in **Appendix 3**.

4.0 METHODOLOGY

4.1 This Shadow HRA is prepared in accordance with best practice guidance for Habitat Regulations Assessment as outlined in the Habitat Regulations Assessments: Protecting a European Site Guidance (2021). This document expands upon previous guidance published by the Impacts Assessment Unit at Oxford Brookes University (2001) and the Department for Communities and Local Government (2006).

4.2 Best practice guidance identifies that the Habitat Regulations Assessment process is broadly divisible into four stages, with the need to complete each stage determined by the results of the previous stage. In summary, these stages are:

- **Stage 1: Evidence Gathering and Screening:** this stage is associated with collecting evidence regarding those parts of the Natura 2000 network that have the potential to be impacted by the strategic land-use plan, either alone or in combination with other projects or plans. Where no likely significant effects are perceived, sites may be screened out of the need for further assessment during Stage 2.
- **Stage 2: Appropriate Assessment of Likely Significant Impacts:** where it is considered a Natura 2000 site may experience significant effects from a project or strategic land-use plan, either alone or in combination, a detailed assessment of likelihood and severity of the perceived impact on the integrity of the Natura 2000 network is undertaken. This assessment is based on a detailed review of the project or plan (both alone and in combination with other plans or projects) in conjunction with the structure, function and conservation objectives of the Natura 2000 site. This stage may also include a preliminary assessment regarding the potential for the identified effects to be mitigated.

- **Stage 3: Assessment of Alternative Solutions:** where adverse effects on the integrity of a Natura 2000 site are perceived, this stage examines alternative ways of achieving the objectives of the project or strategic land-use plan in order to avoid these significant effects.
- **Stage 4: Imperative Reasons of Overriding Public Interest and Compensation Measures:** where the potential for adverse effects on a Natura 2000 site remains, where there is an absence of alternative solutions, and where it is deemed that a project or land-use plan should proceed for Imperative Reasons of Overriding Public Interest (IROPI), an investigation of appropriate compensatory measures is undertaken.

4.3 This report focuses on Stage 2 of the Habitat Regulations Assessment process.

Assessment Approach

4.4 In order to identify the International statutory designated sites that may experience significant effects as a result of the Proposed Development, a search has been made to identify sites within a 10km radius of the Proposed Development Site. This 'zone of influence' (ZoI) covers an area over which the identified sites may be subject to significant effects as a result of the Proposed Development and associated activities. It is noted that Hampshire County Council has requested that consideration is given to the Singleton Cocking Tunnels SAC which is located outside of the 10km zone of influence. This is discussed further within section 5 of this report, however for the avoidance of doubt, this statutory designated site has been scoped-in to the assessment.

4.5 The assessment of significant effects (either alone or in combination) takes into account the reported conditions of the identified statutory designated sites with regard to their conservation objectives and current conservation status to assess how these conditions may change as a result of the Proposed Development and associated activities.

4.6 Best practice guidance states that the emphasis for an assessment should be

on objectively demonstrating, with supporting evidence, that there will be no adverse effect on the integrity of a Natura 2000 site. The publication *'Managing Natura 2000 Sites: The Provision of Article 6 of the 'Habitats' Directive 92/43/EEC'* (European Commission, 2000b) states;

"It is clear from the context and from the purpose of the directive that the 'integrity of the site' relates to the site's conservation objectives. For example, it is possible that a plan or project will adversely affect the integrity of a site only in a visual sense or only habitat types or species other than those listed in Annex I or Annex II. In such cases, the effects do not amount to an adverse effect for the purposes of Article 6(3), provided that the coherence of the network is not affected.

The expression 'integrity of the site' shows that focus is here on the specific site. Thus, it is not allowed to destroy a site or part of it on the basis that the conservation status of the habitat types and species it hosts will anyway remain favourable within the European territory of the Member State.

As regards the connotation or meaning of 'integrity', this can be considered as a quality or condition of being whole or complete. In a dynamic ecological context, it can also be considered as having the sense of resilience and ability to evolve in ways that are favourable to conservation. The 'integrity of the site' has been usefully defined as 'the coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and/or levels of populations of the species for which it was classified' (IEEM, 2006).

The integrity of the site involves its ecological functions. The decision as to whether it is adversely affected should focus on and be limited to the site's conservation objectives."

- 4.7 Habitat Regulations Assessments: Protecting a European Site Guidance (published 24th February 2021) states that 'the integrity of the site' will be adversely affected if a proposal could, for example;

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- *“destroy, damage or significantly change all or part of a designated habitat*
 - *significantly disturb the population of a designated species, for example, its breeding birds or hibernating bats*
 - *harm the site’s ecological connectivity with the wider landscape, for example, harm a woodland that helps to support the designated species from a nearby European site*
 - *harm the site’s ecological function, or its ability to survive damage, and reduce its ability to support a designated species*
 - *change the site’s physical environment, for example, by changing the chemical makeup of its soil, increasing the risk of pollution or changing the site’s hydrology*
 - *restrict access to resources outside the site that are important to a designated species, for example, food sources or breeding grounds*
 - *prevent or disrupt restoration work, or the potential for future restoration, if it undermines the site’s conservation objectives”³*

4.8 It goes on to state that *“A proposal will pass the integrity test if your appropriate assessment can show that there is no reasonable scientific doubt that the proposal will not have an adverse effect on the integrity of the site”*.

4.9 In terms of assessing the integrity of a site, the Guidance states that the assessment should consider:

1) **Conservation Objectives:** the ecological requirements, conservation

³ Habitats regulations assessments: protecting a European site - GOV.UK (www.gov.uk)

objectives and the current conservation status (if known) of a site's designated features that might be affected by the proposal. In terms of determining the 'Conservation Objectives' of an identified site, reference in this assessment has been made to the data available from Natural England's website.

- 2) **Potential Effects:** determine each potential effect on an identified site, including the risk of combined effects with other proposals, and how they might impact on the site's conservation objectives.
- 3) **Characteristic of the Effect:** determine the scale, extent, timing, duration, reversibility and likelihood of the potential effects.
- 4) **Certainty of the Effect:** determine the certainty of the effect occurring.
- 5) **Identification of Mitigation:** determine whether mitigation measures are required to avoid or limit the effects and determine the effectiveness of proposed mitigation measures.

4.10 The decision-making process under the Habitats Directive is underpinned by the precautionary principle, whereby the Local Planning Authority (LPA), as the Competent Authority, acts to avoid potential harm in the face of scientific uncertainty. If it is not possible in a '*likely significant effect*' test, to rule out a significant effect on an International site on the basis of available evidence, then it should be assumed the significant effect identified is likely to occur as a result of the plan or project. This precautionary approach has been adopted within this assessment.

4.11 In accordance with the legal requirement in the Habitats Regulations and best practice methodology, the potential for a project or plan to impact upon a Natura 2000 site must be considered '*either alone, or in combination with other projects or plans*'. An assessment of combination effects of other plans has been undertaken as part of the Havant Borough Council's HRA of the emerging local plan which concludes that through the application of plan-led strategic

and proposal-specific mitigation measures, the Local Plan would not result in likely significant effects on the International sites within the Plan's zone of influence and that International site integrity would not be impacted as a result of the Plan. As such, this assessment focuses on committed development projects that may result in combination effects. The following committed developments have been scoped-in to this assessment given that they are located in close proximity to the Proposed Development site;

- South of Bartons Road, Havant – 175 Dwellings (planning application ref: 15/01435) (under construction).
- Camp Field (land to the west of Havant Crematorium), Bartons Road (planning application ref: 19/00007)
- Southleigh Park House, Eastleigh Road, Havant – hybrid application (planning application ref: 17/00863)
- Former site of Colt International Ltd, New Lane, Havant – reserved matters following outline planning permission (planning application reference 19/01166)
- Land to the rear of, 15-27 Horndean Road, Emsworth – erection of 16 new dwellings (planning application reference 19/00768)

4.12 It is noted that these developments are subject to their own mitigation requirements and measures to ensure that either alone or in combination with other developments within the area, development proposals will not result in significant effects on the integrity of designated sites. Therefore, the potential for in-combination effects with these committed developments projects is unlikely. However, consideration has been given to these identified committed schemes within the assessment.

5.0 STATUTORY DESIGNATED SITES

- 5.1 The Proposed Development Site is not located within, adjacent to or in close proximity to any SAC, SPA or Ramsar site and the development will not directly effect the interest features of such sites for which they are notified. However, there are four European protected sites located within a 10km radius of the Site.
- 5.2 The Singleton Cocking Tunnels SAC is located outside of the 10km radius and their tunnels support hibernating bats which includes Bechstein's *Myotis bechsteinii* bats. Through discussions with the Hampshire County Council, it is understood that the Bechstein's Bat population in Havant Borough is likely to be functionally linked to larger populations in West Sussex and therefore to the Singleton & Cocking Tunnels SAC. The Singleton & Cocking Tunnels SAC has therefore been included within this assessment.
- 5.3 The statutory designated sites identified and included within the assessment of likely significant effects are identified within **Table 3.1** below.
- 5.4 The Conservation Objectives of each of the identified sites is presented in **Table 3.2** below. The Natura 2000 Standard Data Form for each identified site (JNCC, 2016) includes information regarding known threats, pressures and activities which could impact upon the qualifying criteria for the site, and which could prevent the conservation objectives from being met. Published vulnerabilities for each identified site are summarised in **Table 3.3**.

Table 3.1: Identified Statutory Designated Sites

Name	Description	Qualifier	Importance	Distance (km) / Direction from the Site
Chichester and Langstone Harbours SPA and Ramsar site	Large sheltered estuarine basins supporting mud-flats that are rich in invertebrates and support extensive beds of algae. The Site is of particular significance for water birds, especially in migration periods and in winter. It also supports important colonies of breeding terns.	Internationally recognised wildlife site, protected to the highest level in the UK and EU.	European	2.5km south / 3.7km south east
Solent Maritime SAC	Estuary with inlets that are unique in Britain and Europe and supports cord-grass species and Atlantic salt meadows which are notable as being representative of the ungrazed type and support a different range of communities.	Internationally recognised wildlife site, protected to the highest level in the UK and EU.	European	5.7km south east
Kingley Vale SAC	A site representing yew <i>Taxus baccata</i> woods on chalk, the central southern part of its UK range. Largest area of yew woodland in Britain. Semi-natural dry grassland and scrubland on calcareous substrates and dry grasslands and scrublands on chalk/limestone.	Internationally recognised wildlife site, protected to the highest level in the UK and EU.	European	6.2km north east

Solent & Isle of Wight Lagoons SAC	The Solent on the south coast of England encompasses a series of Coastal lagoons, including percolation, isolated and sluiced lagoons. The site includes a number of lagoons in the marshes. The lagoons show a range of salinities and substrates, ranging from soft mud to muddy sand with a high proportion of shingle, which support a diverse fauna including large populations of three notable species. Species diversity in these lagoons is high and the fauna includes very high densities of <i>N. vectensis</i> .	Internationally recognised wildlife site, protected to the highest level in the UK and EU.	European	5.1km south west
Singleton Cocking Tunnels SAC	Singleton and Cocking Tunnels constitute the most important sites for hibernating bats in south-east England, in particular barbastelle <i>Barbastella barbastellus</i> and Bechstein's <i>Myotis bechsteinii</i> bats. These two disused brick railway tunnels, located in rural Sussex, once formed part of the Chichester to Midhurst railway line. They now support, during the winter months, large numbers of hibernating bats. In addition to barbastelle and Bechstein's bats those also best represented include Natterer's <i>Myotis nattereri</i> , Daubenton's <i>Myotis daubentonii</i> , brown long-eared <i>Plecotus auritus</i> and Brandt's <i>Myotis brandti</i> /whiskered <i>Myotis mystacinus</i> and this is the only known location in Britain for	Internationally recognised wildlife site, protected to the highest level in the UK and EU.	European	13.9km north east

	the mouse-eared bat <i>Myotis</i> .			
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Table 3.2: Conservation Objectives

Name	Conservation Objectives
Chichester and Langstone Harbours SPA and Ramsar site (Site Code: UK9011011) ⁴	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 Birds Directive, by maintaining or restoring; • The extent and distribution of the habitats of the qualifying features • The structure and function of the habitats of the qualifying features • The supporting processes on which the habitats of the qualifying features rely • The population of each of the qualifying features • The distribution of the qualifying features within the site
Solent Maritime SAC (Site Code: UK0030059) ⁵	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; • The extent and distribution of qualifying natural habitats and habitats of qualifying species • The structure and function (including typical species) of qualifying natural habitats • The structure and function of the habitats of qualifying species • The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely • The populations of qualifying species • The distribution of qualifying species within the site
Kingley Vale SAC (Site Code: UK0012767) ⁶	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; • The extent and distribution of qualifying natural habitats • The structure and function (including typical species) of qualifying natural habitats • The supporting processes on which qualifying natural habitats rely

⁴ Available here: [UK9011011-Chichester-and-Langstone-Harbours-SPA-V2019 \(1\).pdf](#)

⁵ Available here: [UK0030059 SolentMaritime SACV2018 \(1\).pdf](#)

⁶ Available here: [UK0012767 KingleyVale SACv2018.pdf](#)

Solent & Isle of Wight Lagoons SAC (Site Code: UK0077073) ⁷	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; - The extent and distribution of qualifying natural habitats - The structure and function (including typical species) of qualifying natural habitats - The supporting processes on which qualifying natural habitats rely
Singleton Cocking Tunnels SAC (Site Code: UK0030337) ⁸	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; - The extent and distribution of the habitats of qualifying species - The structure and function of the habitats of qualifying species - The supporting processes on which the habitats of qualifying species rely - The populations of qualifying species - The distribution of qualifying species within the site

Table 3.3: Identified Threats and Pressures

Name	Threats and Pressures	Rank ¹	Inside/Outside ²
Chichester and Langstone Harbours SPA and Ramsar site	M02: Changes in biotic conditions H02: Pollution to groundwater (point sources and diffuse sources) M01: Changes in abiotic conditions F02: Fishing and harvesting aquatic resources G01: Outdoor sports and leisure activities, recreational activities	High High High High High	Both Both Both Inside Inside
Solent Maritime SAC	H02: Pollution to groundwater (point sources and diffuse sources) G01: Outdoor sports and leisure activities, recreational activities M02: Changes in biotic conditions F02: Fishing and harvesting aquatic resources M01: Changes in abiotic conditions	High High High High High	Both Inside Both Inside Both

⁷ Available here: [UK0017073 SolentandIsleofWightLagoons SACV2018 \(2\).pdf](#)

⁸ Available here: [European Site Conservation Objectives for Singleton and Cocking Tunnels SAC - UK0030337 \(naturalengland.org.uk\)](#)

Kingley Vale SAC	A11: Agriculture activities A04: Grazing I02: Problematic native species H04: Air pollution, air-borne pollutants	High High High High	Both Inside Both Both
Solent & Isle of Wight Lagoons SAC	J02: Human induced changes in hydraulic conditions M01: Changes in abiotic conditions K04: Interspecific floral relations I01: Invasive non-native specie H04: Air pollution, air-borne pollutants	High High High High High	Both Both Inside Both Both
Singleton Cocking Tunnels SAC (Site Code: UK0030337) ⁹	A02: Modification of cultivation practices M02: Changes in biotic conditions J03: Other ecosystem modifications G01: Outdoor sports and leisure activities, recreational activities	High High High High	Inside Both Both Inside
1 Rank – high, medium or low. High rank indicates that the threat / pressure has a great direct or immediate influence and/or is acting over large areas. 2 The threat, pressure or activity occurs/acts inside or outside the site or both as well.			

⁹ Available here: [UK0030337.pdf \(jncc.gov.uk\)](https://jncc.gov.uk/UK0030337.pdf)

Identified Impact Pathways

5.6 **Table 3.3** identifies a series of different 'vulnerabilities' associated with each site, and these have been used to further assess the likelihood of significant effects arising from the Proposed Development in relation to each of the potential impact pathways. The Proposed Development will not result in direct habitat loss within the boundaries of any of the sites identified, therefore the specified 'inside' pathway described in **Table 3.3** is scoped-out of the assessment. Only those pathways that could lead to a significant indirect effects have therefore been considered and have been screened based on the Conservation Objective of each site. As such, those pathways taken forward for assessment include;

- Pollution to groundwater & water resources
- Atmospheric Pollution
- Recreational Pressure
- Ecosystem modifications (loss degradation of supporting habitats)

5.7 These pathways and an assessment of potential likely significant effects is discussed in the following section of this report.

6.0 ASSESSMENT OF POTENTIAL SIGNIFICANT EFFECTS

6.1 Section 5 of this report identified a series of different 'vulnerabilities' associated with the identified sites, and these have been used to further assess the likelihood of significant effects arising from the Proposed Development in relation to each of the potential impact pathways (alone and in combination). These pathways are discussed in the following sections and have been ordered in the same way as they are presented in paragraph 5.6 in Section 5 of this report.

Pollution to Groundwater & Water Resources

6.2 The European Environment Agency (2017) define point sources (of pollution) as "*stationary locations or fixed facilities from which pollutants are discharged*". Examples include discharges from the treatment of urban wastewater, industry and fish farms. Diffuse pollution arises as a result of polluting substances leaching into surface waters and groundwater via rainfall, soil infiltration and surface runoff. The European Environment Agency (2018) state that "*Diffuse pollution can be caused by a variety of activities that have no specific point of discharge. Agriculture is a key source of diffuse pollution, but urban land, forestry, atmospheric deposition and rural dwellings can also be important sources.*"

6.3 In terms of water quality, the Integrated Water Management Study for South Hampshire, published by the Partnership for Urban South Hampshire (PUSH, 2018)¹⁰ provides evidence that there is high levels of nitrogen and phosphorus in the local water environment with evidence of eutrophication at some designated sites. It is acknowledged that water quality can be significantly effected by increased levels of new residential and commercial development as increases in both can place stress on existing drainage infrastructure. Natural

¹⁰ PUSH, (2018), Integrated Water Management Study. Available at <https://www.push.gov.uk/wp-content/uploads/2018/07/IWMS-Appendix-1.pdf>

England have subsequently published guidance for residential projects in the vicinity of the Solent which states that all residential developments should achieve nitrogen neutrality¹¹ as the in-combination effects of increased nutrients have the potential to impact the Chichester & Langstone Harbours SPA/Ramsar given the catchment area. The assessment therefore considers the effect of the Proposed Development and potential impacts on nutrient loads to the surrounding surface water network as a potential pathway to this identified designated site that have sensitive qualifying features.

Assessment of Indirect Effects

- 6.4 A preliminary land contamination assessment of the Proposed Development Site has been undertaken¹² which confirms that the Site underlain by the bedrock of the London Clay Formation. Given the history of the Site and the presence of the impermeable London Clay the risk of lateral migration of contaminants via groundwater is assessed as being very low. The effect on the qualifying features of the identified sites will therefore not be significant and the integrity of these sites will not be adversely effected from this pathway.
- 6.5 The Proposed Development's surface water strategy is designed to reduce surface water run-off to agreed greenfield run-off rates and secondly to treat water quality. The proposed SuDS drainage network for the Site is designed to remove nitrogen and filter pollutants from surface water runoff from the Site. This is achieved by the use of petrol and oil interceptors which will aid natural filtration. Proposed enhancements to be basins will be designed to deliver suitable wetland vegetation for nitrogen and pollutant removal in the form of reedbeds and mixed marginal vegetation. This strategy acknowledges the sensitive nature of the Solent region and potential impacts on identified downstream designated receptors. In summary, the SuDs strategy is designed to prevent pollutants and access sediments from migrating downstream from

¹¹ Natural England, (2020), Advice on Achieving Nutrient Neutrality for New Development in the Solent Region for Local Planning Authorities

¹² Land North of Long Copse Land, Emsworth Preliminary Contaminated Land Risk Assessment (WSP, December 2018)

the Site and to prevent changes in hydrology.

- 6.6 Further to the above and consideration has been given to the indirect effect of nutrient loads on downstream receptors from the Site. This pathway concerns the increase in nitrogen outputs to the Chichester & Langstone Harbours SPA/Ramsar via wastewater (Thornham WwTW) and surface water (conveyed via surface water drains and the River Ems). In the absence of mitigation this represents a likely significant effect on the integrity of the Chichester & Langstone Harbours SPA/Ramsar due to elevated nutrient concentrations within the system as a result of the Proposed Development. As such, mitigation measures are proposed to ensure that the Proposed Development achieves nutrient neutrality. To achieve this, extensive areas of open space are proposed on the Site which accommodate an extensive SuDS drainage network (as discussed above). In addition, it is proposed to convert an area of cereal crop to woodland planting within the Stansted Estate (covering an area of 8ha), to the north of the Site with the aim to further offset total nitrogen from the Site. The proposed off-setting site is located within the surface water catchment for the River Lavant, the mouth of which is located to the south east of Langstone, where Chichester and Langstone Harbours meet. Chichester and Langstone Harbours are included within the same Chichester Harbour Fluvial Catchment. The receiving WwTW at Thornham also discharges to Chichester Harbour. Therefore, all sources of nitrogen and proposed mitigation are within the same catchment and there is a clear scientific link between effect and proposed mitigation.
- 6.7 A nutrient balancing assessment has been undertaken and is included within **Appendix 4** which demonstrates that there will be a net reduction in total nitrogen post-development. This work has been supplemented by a Hydrogeological Appraisal which specifically considers the potential to use land as mitigation against nutrient loading in the receiving waters of Langstone Harbour. The net decrease evidenced through this work supports the conservation objectives of Chichester & Langstone Harbours SPA/Ramsar and avoids any potential for an adverse effect on the integrity of the Site.
- 6.8 It is considered, therefore, that operational activities associated with the

Proposed Development which have the potential to result in pollution impacts on the identified designated sites that are vulnerable to this impact pathway, can be avoided through embedded design mitigation measures and further mitigation measures in the form of off-site planting. Provided that these measures are implemented, no pollution to surface water sources will occur during the operational phase of the Proposed Development and no significant adverse effects on the integrity of the identified site is anticipated either alone or in combination.

Atmospheric Pollution

- 6.9 The effects of air quality (primarily the deposition of nitrogenous materials) is most obvious on sensitive vegetation communities e.g. calcareous grasslands or heathland. The characteristic calcareous grassland habitats are considered to be particularly sensitive to nitrogen deposition, acid deposition and ground level ozone all of which could result in changes to soil chemistry and vegetation cover. In terms of a potential impact pathway therefore, the focus is on those sites which support these habitats, and which are in close proximity to main roads which could experience an increase in traffic movements as a result of the Proposed Development. Given the identified potential pathways, this impact is likely associated with Solent Maritime SAC, Chichester & Langstone Harbours SPA/Ramsar and the Portsmouth Harbour SPA/Ramsar.

Assessment of Indirect Effects

- 6.10 None of the identified sites are located in close proximity to the Site. It is noted that the A27 Strategic Road Network (SRN) is the main east-west route through the Borough and that this passes within close proximity to parts of the Solent Maritime SAC, Chichester & Langstone Harbours SPA/Ramsar and the Portsmouth Harbour SPA/Ramsar and which support habitats which are sensitive to the effects of increased nitrogen deposition, acid deposition and ground-level ozone. In terms of traffic generation distribution from the Proposed Development, a Transport Assessment¹³ has been prepared to

¹³ Long Copse Lane, Emsworth Transport Assessment (i-transport, August 2021)

support the application. This has undertaken an assessment of the Proposed Development on the A259 / A27 dumbbell roundabout, i.e. the nearest part of the SRN located approximately 3km west of the Site. This confirms that the Proposed Development will not impact on this junction and therefore the SRN. On this basis, the Proposed Development will not increase levels of atmospheric pollution for it to result in a likely significant effect on the qualifying features within the designated sites identified.

- 6.11 Furthermore, an air quality assessment forms part of the Havant Borough HRA¹⁴ which states that for the Chichester & Langstone Harbours SPA/Ramsar and the Portsmouth Harbour SPA/Ramsar there will be no adverse effects from atmospheric pollution alone or in combination. This is on the basis of the spatial distribution of qualifying features within the designated sites, the existing background pollutants levels (nitrogen deposition, NH₃) and forecast pollutant levels (NO_x). For the Solent Maritime SAC there are no adverse effects alone or in-combination for acid deposition, NO_x and NH₃. This is on the basis of the spatial distribution of qualifying features within the designated sites (all pollutants), the existing background pollutants levels (nitrogen deposition, NH₃) and forecast pollutant levels (NO_x). For nitrogen deposition, there are no adverse effects alone or in combination on the basis that a Nitrogen Action Plan will be implemented by Havant and neighbouring local authorities.
- 6.12 Given the fact that the Proposed Development will not increase traffic movements of the SRN network and subsequently the road network in close proximity to the designated sites, the Proposed Development will not result in a significant effect on the integrity of the identified sites. This is also confirmed by the findings of the Air Quality Assessment which forms part of Havant Borough Council's HRA which concludes that the proposed policies (including the Proposed Development Site's allocation) will not result in adverse effects alone or in combination.

¹⁴ Havant Borough Council Habitat Regulations Assessment, May 2021

Recreational Pressure

- 6.13 Development can increase the recreational use of the coast, which has the potential to cause detrimental effects on important bird assemblages as well as damage and disturbance to habitats. With respect to birds, this is essentially analogous to impacts from habitat loss as recreation can cause important habitat to be unavailable for use by birds (the habitat is effectively lost, either permanently or for a defined period, such that negative effects are caused). Birds can be disturbed by human recreational activities and use valuable resources in finding suitable areas in which to rest and feed undisturbed. 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. Given the identified potential pathways, this effect is likely associated with the intertidal mudflats and associated estuarine habitats of Chichester & Langstone Harbours and Portsmouth Harbour.

Assessment of Indirect Effects

- 6.14 The Solent Recreation Mitigation Strategy (Bird Aware Solent, 2017) identifies a buffer of 5.6km where it is considered that recreational users will travel for recreational purposes. In line with the requirements for mitigation of impacts on designated sites set out within the Solent Recreation Mitigation Strategy, a contribution will be made to the Strategy to mitigate for potential alone and in combination recreational effects on the Portsmouth Harbour SPA and Chichester and Langstone Harbour SPA. This strategy is also assessed as providing mitigation for the effects on the Portsmouth Harbour Ramsar and Chichester & Langstone Harbours SPA/Ramsar due to the nature of the qualifying features.
- 6.15 Furthermore, the illustrative masterplan comprises approximately 6ha of private and public amenity space, not including garden spaces. This level of open space provision results in significant excess provision of open space. This also allows for non-accessible wildlife and landscape buffers at the site edge to provide further protection to bats and to ensure dark skies requirements are met. Additional play is proposed to be provided informally throughout the

external areas with natural play areas/elements. As such, significant amounts of amenity and recreational space is proposed on-site.

- 6.16 Given the proposed developer contribution to the Solent Recreation Mitigation Strategy and the level of open space to be provided on site, the Proposed Development will not result in significant adverse effects on the integrity of the identified sites either alone or in combination.

Ecosystem modifications (loss degradation of supporting habitats)

- 6.17 It is possible for impacts to designated sites to occur through impacts to land outside their boundaries, or to result in functional loss of supporting habitats either through direct habitat loss or through other impacts resulting in the functional loss of habitat. This potential impact pathway has been considered in terms of the Singleton and Cocking Tunnels SAC at the request of Hampshire County Council.

- 6.18 For the Singleton and Cocking Tunnels SAC, designated for its hibernating populations of rare bat species, the extent to which bats from the SAC occur within the area is unclear. It is noted that bat populations in south-east Hampshire and adjacent areas of West Sussex are potentially functionally linked. However, it is noted that within Natural England's 'Sussex Bat SAC – Planning and Landscape Scale Enhancement Protocol'¹⁵ guidance, two impact zones are outlined;

- 6.5km; key conservation area (all impacts assessed)
- 12km; wider conservation area (significant impacts or severance to flightlines to be considered)

- 6.19 It is noted that the Proposed Development Site is located outside of these

¹⁵ Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol Draft Guidance (Natural England and South Downs National Park Authority)

impact zones.

- 6.20 It is not considered that the Site provides habitat attributes for the Singleton and Cocking Tunnels SAC and there are no direct habitat linkages. In addition, the Natural England's 'Sussex Bat SAC – Planning and Landscape Scale Enhancement Protocol' guidance document states "*Barbastelle bats can forage 10-15 kilometres from the roosting sites and they prefer wet meadows and riparian habitats. Bechstein's tend to forage in and around the woodland where they roost with limited outward travel*".
- 6.21 Therefore, given the distance between the Site and the SAC, significant effects on the integrity of the SAC is considered highly unlikely as the Proposed Development will not result in the loss of supporting features and/or degradation of potential flightlines within the impact zones identified. However, adopting a precautionary approach, the assessment has considered the indirect effect on the population of this species within Havant Borough.

Assessment of Indirect Effects

- 6.22 The Bechstein's specific surveys including trapping and radio tracking have identified breeding population of this species using the Stansted Forest and River Ems area during the maternity season. Bechstein's bats similar to other bat species will occupy maternity roosts/sites and rely on the local habitat resources including tree roosts and foraging habitats to enable the birthing and rearing of young. For Bechstein's bats core sustenance zones for such sites are considered up to 3km and the Long Copse Lane Bat surveys have confirmed similar distances¹⁶.
- 6.23 From August bats disperse to the wider landscape to mate and then hibernate often individually or in small groups at specific sites such as the Singleton and Cocking Tunnels SAC which play a role in supporting mating and hibernation.

¹⁶ BCT (2020) Core Sustenance Zones and habitats of importance for designing Biodiversity Net Gain for bats. Bat Conservation Trust, London.

Bechstein's bats are a species known to undertake swarming behaviour¹⁷ which is considered to play an important role in gene flow between populations¹⁸. Bechstein's bats in Europe have been found to travel up to 20km to engage in swarming activity from maternity areas¹⁹. A precautionary approach is therefore adopted in terms of the likely indirect effect on the population of this species within the Havant Borough.

6.24 The Proposed Development layout design and inherent mitigation at Long Copse Lane avoids the loss of the key foraging, roosting and commuting habitat and retains the key habitats north, east and west of the Site. The retained habitats are also buffered from direct and indirect affects that could affect the breeding Bechstein's populations in the Stansted Forest and River Ems area. Furthermore, the additional woodland planting within the Site and a further creation of 1.5ha of specific Bechstein's foraging and commuting habitat will increase available habitat for the locally occurring Bechstein's bats overall. In addition, large buffers between the development's-built footprint (average 35m) and adjacent forest habitats have been designed to provide dark corridors to limit disturbance to adjacent habitats. These buffer zones incorporate sustainable drainage systems and areas of open space thereby providing a greater level of foraging and commuting habitat for Bechstein's bats and other species. These areas will also be suitably managed in perpetuity. A Biodiversity Enhancement Plan (BEMP) has been prepared which demonstrates how these areas will be suitably managed to the benefit of nature conservation. The BEMP will be refined through consultation with the Local Authority and Natural England so it is agreed prior to the commencement of development on site.

6.25 The BEMP is contained in **Appendix 5**, which divides the Site into broad

¹⁷ Parsons, KN., Jones, G., Davidson-Watts, I., & Greenaway, F. (2003). Visitation of underground sites by bats during late summer and autumn: implications for conservation. *Biological Conservation*, 111, 63 - 70

¹⁸ Kerth, G. & Kiefer, Andreas & Trappmann, Carsten & Weishaar, Manfred. (2003). High gene diversity at swarming sites suggest hot spots for gene flow in the Endangered Bechstein's bat. *Conservation Genetics*. 4. 491-499.

¹⁹ Dekeukeleire, Daan & Janssen, René & Haarsma, Anne-Jifke & Bosch, Thijs & van Schaik, Jaap. (2016). Swarming Behaviour, Catchment Area and Seasonal Movement Patterns of the Bechstein's Bats: Implications for Conservation. *Acta Chiropterologica*. 18. 349-358.

management zones to enable specific management measures to be tailored for each area. This includes the off-site mitigation area within the Stansted Park. Therefore, each management zone will have its own specific objectives and prescriptions or actions to contribute to the delivery of the BEMP and where appropriate any species licensing requirements.

- 6.26 In terms of the Bechstein's bat population, through survey work it is known that Bechstein's bats use the northern and eastern boundaries of the Site as commuting and foraging habitat. Therefore, the buffer zones in these areas have been designed primarily to provide dark vegetated flight corridors for Bechstein's bats to ensure their existing commuting and foraging habitat are not indirectly affected by the proposed developed e.g. lighting. The buffers provide for an average of 30-35m width and the management/control of artificial light levels to less than 1 lux at the development side of the buffer, reducing to 0.2 lux in the bat habitat corridors will ensure that there are no significant adverse effects on the bat corridors for community and foraging. Refer to the proposed Lighting Strategy contained in **Appendix 6**.
- 6.27 In addition to the above, the creation of bat specific mitigation off-site in the form of broadleaved woodland habitat will provide habitat for Bechstein's bat connectivity between Stansted and Southleigh Forests. Thereby linking two major forest areas supporting ecological connectivity for Bechstein bats and other bat species.
- 6.28 A Construction Environmental Management Plan (CEMP) will be adhered to during the construction phase of the Proposed Development. A CEMP has been prepared and which outlines the management protocols which will be adhered to in order to protect the biodiversity interests of the site during the construction phase. The CEMP is contained in **Appendix 7**. Measures to avoid impacts on protected and notable species are detailed within the CEMP, including recommendations related to:
- Storage of construction materials/ chemicals and equipment
 - Dust suppression

- Chemical and/or fuel run-off from construction into nearby watercourses(s)
- Waste disposal
- Noise/visual/vibration impacts
- Timing of works

6.29 With the correct implementation of protection and management measures that are specified within the CEMP, the habitats and species present on the site will be protected from construction activities during the construction period.

6.30 In summary, the Proposed Development will not result in a direct effect on the SAC. Furthermore, the Site is located outside of the identified 'impact zones' set out within Natural England's 'Sussex Bat SAC – Planning and Landscape Scale Enhancement Protocol' guidance. However, through survey work it is known that Bechstein's bats use the northern and eastern boundaries of the Site for commuting and foraging habitat. Therefore, the assessment has considered an indirect effect on the population of this species within the Borough. It is concluded that the residual effect of the Proposed Development, taking into account the embedded and further mitigation proposed, is positive and significant for the locally breeding Bechstein population. Therefore, the Proposed Development will not result in a significant adverse effect on the integrity of the Singleton and Cocking Tunnels SAC.

Integrity Test Summary

6.31 Using a precautionary approach, this assessment concludes that there will be no adverse significant effects on the integrity of any of the qualifying interest features within any of the identified sites either alone or in combination with other development projects. This conclusion is based on the incorporation of mitigation measures which are summarised in **Table 6.1** below.

6.32 As such, the Component Authority can carry out its statutory duty and with the information before them, conclude that the Proposed Development will not result in significant adverse effects on the integrity of the designated sites identified.

Effect Pathway	Mitigation	Method by which Measure will be secured
Pollution to groundwater & water resources	Drainage Strategy to include suitable SuDs design Conversion of cereal crop land to woodland planting within the Stansted Estate Adherence to CEMP measures during construction	Condition S106 Agreement Condition
Atmospheric Pollution	N/A	N/A
Recreational Pressure	Provision of on-site Public Open Space Financial contribution to Solent Recreational Mitigation Strategy	Condition S106 Agreement
Ecosystem modifications (loss degradation of supporting habitats)	Provision of on-site landscape buffers and sensitive lighting design Provision of off-site woodland planting at the Stansted Estate Adherence to CEMP measures during	Condition and S106 Agreement S106 Agreement Condition

	construction	
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Table 6.1: Identified Mitigation Measures

- 6.33 A high level of confidence in the proposal-specific mitigation is afforded. The measures proposed will ensure that the Proposed Development will not result in significant effects on the integrity of the identified designated sites. **Table 6.1** identifies how an appropriate mitigation strategy can be secured.

7.0 CONCLUSIONS

- 7.1 This shadow Habitats Regulations Assessment (HRA) has been produced to consider the effects a Proposed Development for a residential development and supporting infrastructure on International / European designated sites in the vicinity of the Proposed Development Site, which is located to the north of Long Copse Lane, Emsworth. Using a precautionary approach, this assessment has concluded that there will be no adverse effect on the integrity of any qualifying features within the identified designated sites considered in the assessment, either alone or in combination. This conclusion is based on the incorporation of the mitigation measures identified.

APPENDIX 1: SITE LOCATION PLAN

APPENDIX 2: REVISED ILLUSTRATIVE MASTERPLAN, REV.S

APPENDIX 3: STANSTED ESTATE MITIGATION PLAN

APPENDIX 4: REVISED NUTRIENT BALANCING ASSESSMENT AND ACCOMPANYING HYDROGEOLOGICAL APPRAISAL

APPENDIX 5: BIODIVERSITY ENHANCEMENT MANAGEMENT PLAN

APPENDIX 6: LIGHTING TECHNICAL NOTE TO SUPPLEMENT THE SUBMITTED LIGHTING STRATEGY

APPENDIX 7: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN