

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

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

HRA drafting date:	17/11/2025
HRA completion date:	
Application reference:	APP/24/00316
Application address:	2 West Haye Cottages, St Peters Road, Hayling island, PO11 0RT
Application description:	Part removal of existing condemned dwelling. Two storey side extension with pitched roof and catslide end. New porch to front elevation. Formation of new driveway to front garden.
Lead Planning Officer:	Tina Pickup
Please note that all references in this assessment to the 'Habitats Regulations' refer to The Conservation of Habitats and Species Regulations 2017 (as amended).	

Stage 1 - details of the plan or project	
European site potentially impacted by planning application, plan or project:	▪ Chichester & Langstone Harbours Special Protection Area (SPA) ▪ Chichester & Langstone Harbours Ramsar site ▪ Solent Maritime Special Area of Conservation (SAC) ▪ Solent and Dorset Coast Special Protection Area (SPA) ▪ Solent and Southampton Water SPA ▪ Solent and Southampton Water Ramsar ▪ Portsmouth Harbour SPA ▪ Portsmouth Harbour Ramsar ▪ Solent and Isle of Wight Lagoons SAC (Hereafter known as the Solent European Sites)
Is the planning application directly connected with or necessary to the management of the site (if yes, Applicant should have provided details)?	No. The development consists of householder extensions immediately adjacent to the Solent Waders & Brent Goose Strategy (SWBGS) Site H60G, a Core Area of supporting habitat for bird species associated with the nearby Solent Special Protection Areas (SPAs).
Are there any other projects or plans that together with the planning application being assessed could affect the site?	No.

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.

Noise and visual disturbance

The application site is located within 420m of the Chichester and Langstone Harbours SPA, and immediately adjacent designated Site H60G of the Solent Waders and Brent Goose Strategy (SWBGS). This site H60G is classed as a Core Support Area, supporting vulnerable bird species such as Brent geese, Curlew and Grey Plover. This functional land forms part of a network of terrestrial sites located outside of the Solent SPA boundaries used by SPA species as alternative areas for roosting and foraging.

The noise and visual disturbance associated with the demolition of the existing single storey addition and the construction of the proposed extensions has potential for noise and activity to cause disturbance of qualifying bird species present at the site and thus impact the functionality of the designated site.

As a result, there would be a likely significant effect to the following European Sites due to construction noise and activity:

- Solent and Dorset Coast Special Protection Area (SPA)
- Solent Maritime Special Area of Conservation (SAC)
- Solent and Southampton Waters SPA and Ramsar
- Chichester and Langstone harbours SPA, Ramsar and Site of Special Scientific Interest (SSSI)

Would the proposal lead to a likely significant effect on European site integrity?

Yes, due to noise and visual disturbance, and construction impacts.

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.

Noise and Visual Disturbance, and Construction Impacts.

To avoid any adverse impacts on the Core Area of supporting habitat for bird species associated with the nearby Solent Special protection Areas (SPAs), a detailed Construction Environmental Management Plan (CEMP) has been submitted – see full details on case file. The key precautions detailed include:

- *No loud piling or vibration-intensive groundworks shall take place between 1st September and 30th April, inclusive.*
- *All noisy construction activities must be scheduled outside this window, unless agreed in writing with the Local Planning Authority and/or Natural England.*
- *Use of low noise equipment and hand tools where possible;*
- *No engines left idling, all machinery turned off when not in use.*
- *Dust suppression techniques used (damping down with water) in dry weather.*
- *Loose materials covered.*
- *No wash-out or refuelling near drains or watercourses.*
- *Lighting kept to a minimum and directed away from habitats.*
- *All waste stored securely and collected by licensed contractors.*
- *Site securely fenced to prevent unauthorised access.*

The above mitigation measures provided in the CEMP are broadly acceptable and with conditions specifically limiting the noise related disturbance to no more than 69dB, and the avoidance of any loud, percussive construction noise within the overwintering period – taken to be 1 October to 30 April in any year, then any adverse impacts and disturbance of SPA bird species on adjacent site H60G can be adequately limited. As such any impacts would be minimal and would not be likely to result in noise and visual disturbance sufficient to affect any birds within the adjacent site H60G.

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

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

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.

The authority has concluded that the adverse effects arising from the proposal can be adequately mitigated for with compliance with the submitted CEMP and a condition limiting noisy construction over 69dbAmax taking place during the overwintering period. i.e. October to March inclusive.

Natural England Officer:

Summary of Natural England's comments: