

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:	19/09/2025
HRA completion date:	28/05/2026
Application reference:	APP/25/00491
Application address:	Oysters, 25 Tower Street, Emsworth, PO10 7BH
Application description:	Single storey side extension, changes to fenestration, alterations to existing front boundary to include new brick piers and gates, roof alterations to eastern elevation, chimney to the side and garage conversion.
Lead Planning Officer:	Robert Riley
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 an increase in residential dwellings, which is neither connected to nor necessary to the management of any European site.
Are there any other projects or plans that together with the planning application being assessed could affect the site?	Yes. All new housing development within 5.6km of the Solent SPAs is considered to contribute towards an impact on site integrity in combination with other development in the

	Solent area due to increase in recreational pressure. All new housing development that would drain to the Budds Farm or Thornham Wastewater Treatment Works due to increase in nitrogen deposition leading to a reduction in water quality. The PUSH Spatial Position Statement (https://www.push.gov.uk/work/planning-and-infrastructure/push-position-statement/) sets out the scale and distribution of housebuilding which is being planned for across South Hampshire.
--	--

Stage 2 - HRA screening assessment

Screening under Regulation 63(1)(a) of the Habitats Regulations – The Applicant to provide evidence so that a judgement can be made as to whether there could be any potential significant impacts of the development on the integrity of the SPA/SAC/Ramsar.

The site is adjacent Chichester & Langstone Harbours Special Protection Area (SPA) and Ramsar site, and Chichester Harbour Site of Special Scientific Interest (SSSI)

The proposed works are relatively minor, but due to the application site's very close proximity to the identified designated sites works have potential to result in impacts. Given the scale of proposed works, the potential impact pathways are: noise and visual disturbance, and airborne and waterborne pollution.

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

Yes, proposed works have potential to result in impacts to internationally and nationally designated nature conservation sites and the species they support via noise and visual disturbance, and airborne and waterborne pollution.

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.

The applicant has submitted a Construction Environment Management Plan (CEMP) (July 2025). The CEMP provides details of measures to avoid and mitigate the identified impact pathways. Key sections of the CEMP are as follows:

Site management

Site personnel: The project is at an early stage of development, and no contractor has been appointed. It is intended that the works will be undertaken by a competent contractor, in accordance with the conditions of the JCT Minor Works Contract. He will be responsible for managing and controlling the works on site in accordance with the requirements of the contract and the Health and Safety Executive's requirements. An architect will be appointed as contract administrator. The house will not be in use during the progress of the works.

Location of contractor's facilities: No site office is required because of the limited scale of the proposed works. Toilet and washing facilities for contractor's employees are to be provided which will involve the use of a hired temporary site cubicle, meeting Health and Safety Executive requirements. This is to be located on the existing drive on the north side of the site. The drive will also be used to store materials, provide parking space for the contractor's vehicles and skips required by the contractor to temporarily hold waste materials before disposal to a licensed tip. The site is to be maintained in a neat and tidy condition throughout the duration of the works.

Implementation

Monitoring, and corrective action The contract administrator will undertake regular site inspections on a weekly basis to monitor compliance with the construction management plan and to ensure that nuisance is not caused to surrounding uses. Where non-compliance is identified, corrective action will be taken by the building contractor.

Site operations

General Access to the site will be from Tower Street via the existing gated access, located at the north-eastern corner of the site. The building contractor's working hours are expected to be Monday to Saturday 8 am to 6:00 pm.

Noise and vibration

In order that there is no undue disturbance imposed on the adjacent Chichester and Langstone Harbour SPA/Ramsar and Solent Maritime SAC, the Conservation Area and neighbouring property generally, all building contractor's equipment plant and vehicles are to be maintained and used in accordance with the manufacturer's specifications and Health and Safety Executive requirements. Effective silencers are to be fitted on all noise generating equipment. Wherever possible mains electricity or battery powered equipment is to be used instead of diesel/petrol powered generators. The handling of materials is to be conducted in such a manner that disturbance from noise is minimised. No speech or music is to be audible beyond the site boundary. All machinery, and vehicles are to be switched off when not in use. The use of any vibrating equipment necessary for undertaking the works is to be carefully monitored and controlled to ensure no undue disturbance arises, which might detrimentally affect the Chichester and Langstone Harbour SPA/Ramsar and Solent Maritime SAC, the Conservation Area and neighbouring property generally.

Dust

In order that there is no undue disturbance imposed on the adjacent Chichester and Langstone Harbour SPA/Ramsar and Solent Maritime SAC, the Conservation Area and neighbouring property generally, any equipment used to cut wood, plastic, masonry and other materials is to be operated using water dust suppression equipment or airborne dust suppression filters. Stored materials capable of dust generation, including skips holding waste, are to be covered when not in use.

Air quality

The proposed works are generally classified as "small or minor works" and are of a conventional nature, involving no special processes or unusual materials, which might give rise to concerns over air quality. Furthermore, much of the work proposed involves interior alteration of the existing dwelling. The burning of waste on site will be prohibited at all times.

For these reasons it is not considered that the proposals will have any materially detrimental impact on the air quality of the adjacent Chichester and Langstone Harbour SPA/Ramsar and Solent Maritime SAC, the Conservation Area and neighbouring property generally.

Mud, litter and water borne pollution

The proposals involve construction processes which are conventional in nature and are generally classified as “small or minor works”.

Whilst much of the work concerns interior alteration of the existing dwelling, it will be necessary to remove from site surplus materials (including limited amounts of earth) and to receive deliveries of new materials. Vehicles involved in these operations must use Tower Street which will be maintained in a condition free of any mud and waste generated by the operations proposed. No litter, waste construction materials, (including water borne and chemical waste) arising from the site operations is to be allowed to drain, blow or fall from the site into the area covered by the Chichester and Langstone Harbour SPA/Ramsar and Solent Maritime SAC and adjacent property.

Waste management

Waste material generated by the works will be temporarily held in a skip before transfer for disposal to a licensed tip. Any waste materials temporarily stored awaiting disposal which are not suitable for placing in a skip will be allocated space on the existing drive located on the north side of the site and maintained in a neat and tidy state until disposal to a licensed tip. No waste material is to be stored outside the site boundary.

Artificial Lighting

No flood lighting or security lighting is required to undertake the proposed works.

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

Based on the submission of the CEMP it is concluded that potential impacts from noise and visual disturbance and airborne and waterborne pollution can be avoided and that no impacts to European site integrity will occur.

Natural England Officer:

Summary of Natural England's comments:

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

