

Habitat Regulation Assessment (HRA)

Screening Matrix and Appropriate Assessment Statement

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

HRA drafting date:	24.3.26
HRA completion date:	24.3.26
Application reference:	O/25/99506
Application address:	Navigator Quarter, Mitchell Way, Eastleigh, SO18 2NL
Application description:	Hybrid Planning Application - Outline application for development of the land adjacent to Southampton Airport to provide employment floorspace of up to 92,000 sqm (GIA) within Use Classes E(g) (ii & iii), B2 and B8 with ancillary offices and areas for service yards, car parking, landscaping, ancillary buildings and associated activities, and access from Wide Lane (all matters reserved except for access). Full planning application for initial infrastructure works and construction of new access road including site levelling and other engineering works. This application is subject to an Environmental Impact Assessment and is accompanied by an Environmental Statement.
Lead Planning Officer:	Nick Parker
Case Officer:	Liz Harrison
Please note that all references in this assessment to the 'Habitats Regulations' refer to The Conservation of Habitats and Species Regulations 2017.	

Stage 1 - details of the plan or project	
European site potentially impacted by planning application, plan or project:	River Itchen SAC
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 commercial floorspace, 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 (Applicant to provide details to allow an 'in combination' effect to be assessed)?	Yes. There have been other recent applications permitted in the locality. All schemes have mitigation measures secured, and with these mitigation measures in place for all approved schemes, there is not considered to be any likely significant in-combination impact. This is an allocated site in the local plan for commercial development and was assessed alongside other local plan sites for any in-combination effects.

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 lies adjacent to the River Itchen, which is designated as a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI). The development has the potential to impact on the quality of this watercourse through pollution from surface water run-off, both during construction and occupation. In addition it has the potential to impact on the habitat and species for which the European site is designated.

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

(If yes, continue to Stage 3).

Stage 3 - Appropriate Assessment

Appropriate Assessment under Regulation 63(1) - if there are any potential significant impacts, the applicant must provide evidence showing avoidance and/or mitigation measures to allow an Assessment to be made. The Applicant must also provide details which demonstrate any long term management, maintenance and funding of any solution.

Impacts on adjacent watercourse

To mitigate impacts of pollution into the adjacent watercourse, the following measures are proposed:

- The implementation of a Construction Environmental Management Plan throughout the course of construction, which would include measures to minimise noise and pollution from dust and particulates (from construction works and vehicles) and to prevent water pollution. This would include measures such as the provision of a 20m exclusion zone from the boundary of the adjacent designated site in which no construction activities would take place; dedicated plant refuelling area; appropriate storage locations for plant and equipment; regular monitoring; measures to control noise and a temporary drainage strategy. An Outline CEMP has been submitted as part of the application and is considered to identify the necessary controls and measures required to satisfactorily mitigate any impacts occurring during construction. A condition can be attached to any permission granted requiring the submission and approval of detailed CEMPs for all phases of construction, to be prepared in accordance with the measures set out in the Outline CEMP.
- The implementation of a sustainable drainage scheme incorporating 3 forms of filtration, including permeable paving, filter drains, swales, attenuation basins, silt traps, catch pits and proprietary systems can be secured by condition. The proposed drainage strategy will ensure that surface water is effectively filtered to remove excess nutrients, chemicals and sediments before entering the watercourse, resulting in no net increase in pollutant levels.
- The drainage strategy is proposed to mimic the existing drainage catchments, conserve the surface water-dependant ecological habitats and features on and off site and restrict run-off rates to ensure the development would not result in a material change in water flow into the river to that already experienced under existing greenfield conditions.
- With no adverse impact on water quality or water flow there would also be no adverse impact on the Southern Damselfly, which is a qualifying feature of the River Itchen SAC.

Impacts on habitat and species

To mitigate impacts on the habitats and species for which the European site is designated, the following measures are proposed:

- No works are proposed to the river bed or bank and there will be no loss of land.
- As listed above detailed CEMPs will need to be submitted for all phases of construction and will need to be in accordance with the measures set out in the Outline CEMP, including in relation to protection of existing boundary vegetation and ecological buffer zones, together with measures to control lighting, dust and noise.
- Detailed landscaping plans and planting schedules can be secured via condition to ensure that existing landscape buffers between the development and the European site are enhanced, with appropriate management and maintenance also secured.
- A condition could be attached to any permission granted requiring details of permanent lighting during the operational phase to be agreed to ensure lighting meets wildlife sensitive specifications and light spill is directed away from ecologically sensitive areas, protecting those habitats and qualifying features of the River Itchen SAC, e.g. Otter.
- A condition could be attached to any permission granted to ensure any plant or machinery used during the operational phase meets appropriate noise levels to avoid harm to qualifying features of the River Itchen SAC.
- Provision and encouragement of sustainable travel modes would be secured as part of any permission granted, including micro-mobility hubs, pedestrian and cycle links, public transport links and electrical vehicle charging. These measures would help to reduce the number of vehicle trips and associated impacts on air quality.
- A condition could be attached to any permission granted requiring development to be in accordance with the submitted parameter plans, which include landscaped buffers on the eastern boundary and between the northern and southern plots.

Conclusion

The detailed measures outlined above could be secured by condition if planning permission is granted. Subject to implementation of the approved measures and strategies, together with ongoing maintenance and management, it is concluded that the development would not have an adverse impact on the quality of the adjacent watercourse and the associated habitat and species for which it is designated as a European site.

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

In conclusion, subject to the imposition of conditions to secure implementation of the measure listed above the application will not have a likely significant effect on the protected sites.

This represents the authority's Appropriate Assessment as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, 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 Ramsar site/s is a matter of government policy set out in the National Planning Policy Framework (February 2019).