



LOCAL PLAN TO 2032

HABITATS REGULATIONS ASSESSMENT

Local Plan HRA Modifications Addendum

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HABITATS REGULATIONS ASSESSMENT
Fylde Council Local Plan HRA Modifications Addendum

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This report dated 23 April 2018 has been prepared for Wyre Borough Council (the “Client”) in accordance with the terms and conditions of appointment dated 13 March 2018(the “Appointment”) between the Client and **Arcadis Consulting (UK) Limited** (“Arcadis”) for the purposes specified in the Appointment. For avoidance of doubt, no other person(s) may use or rely upon this report or its contents, and Arcadis accepts no responsibility for any such use or reliance thereon by any other third party.

ABBREVIATIONS

HRA	Habitats Regulations Assessment
IRZ	Impact Risk Zone
NE	Natural England
SPA	Special Protection Area

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1 INTRODUCTION

1.1 Introduction

- 1.1.1 This Addendum to the Habitats Regulations Assessment (HRA) Report (Arcadis, 2017) for Fylde Borough Council, has been prepared by Arcadis Consulting UK (Ltd). At the request of Fylde Council, this Addendum comprises HRA screening of 18 additional allocation sites not included in the 2017 HRA Report (Arcadis, 2017).
- 1.1.2 This Addendum should be read in conjunction with the HRA Report produced in August 2017 (Arcadis, 2017).

1.2 Purpose of this report

- 1.2.1 This Addendum provides a HRA screening assessment in relation to 18 allocation sites. The allocations have been completed, are under construction, or will be constructed during the remainder of the plan period.
- 1.2.2 The HRA Report of the Local Plan previously considered all sites allocated in the Publication Version Local Plan. These 18 additional sites have been added to the Local Plan during Examination, through Main Modifications.. Fylde Council have requested that these sites be considered for completeness.
- 1.2.3 The 18 allocation sites are listed in the Schedule of Proposed Main Modifications for Consultation and are shown on the Schedule of Proposed Policies Map Modifications (Documents EL10.002 and EL10.005 on the Fylde Local Plan Examination webpage: <http://www.fylde.gov.uk/council/planning-policy--local-plan-/www-fylde-gov-uk-examination/>).

2 SCREENING

- 2.1.1 Screening of the publication Local Plan was undertaken between 2015 and 2017. Screening of these additional allocation sites will follow the same principles and methodologies as used in the previous HRA screening exercise, as described below.

2.1 Methodology

- 2.1.1 The HRA Screening methodology is set out within Section 3 of the HRA Report (Arcadis, 2017), and consequently will not be repeated here. This Addendum also takes into consideration the requirements of the Habitats Directive, as well as relevant guidance produced by David Tyldesley Associates (Tyldesley, D. and Chapman, C., 2013). This is also detailed within Section 3 of the HRA Report (Arcadis, 2017).
- 2.1.2 In order to determine any potential impacts on European sites as a result of the inclusion of these additional allocation sites within the Fylde Local Plan, a range of data sources were reviewed. These comprised the following:

Fylde Bird Club Records

- 2.1.3 Fylde Bird Club provided almost 50,000 bird records from the most recent five years available (January 2010 to January 2015). Records were plotted according to the Ordnance Survey (OS) grid reference (where available), or according to the survey tetrad location. Where records related to a tetrad, further interrogation of the data was carried out to determine if additional location information was available and a review of aerial photographs was undertaken to provide further context to the record. Each of the allocations will be checked against the bird data to determine if there are any bird records within or adjacent to the site.

Natural England pink-footed goose distribution¹

- 2.1.4 A five-point scale has been used by NE to reflect the relative abundance of geese recorded in a 1 km square, called the 'Goose Index'. Each square, where geese have been recorded feeding, has been

¹ Pink-footed geese Ribble and Alt Estuary. A draft map showing the distribution of pink-footed geese records using the 'Goose index' produced by Natural England (21/07/2015).

weighted according to how many times they have been recorded, as well as how many birds were actually counted. Each of the allocations will be checked against the Goose Index to determine if any part of the site is located within a Goose Index square.

- 2.1.5 NE have also produced a goose and swan functionally linked land Impact Risk Zone (IRZ)². The IRZ identifies areas across England which are known to support wintering populations of geese and swans. The IRZ covers a wide area and the undeveloped land within Fylde which lies within the IRZ is considered likely to provide suitable habitat for foraging SPA birds associated with the adjacent Ribble and Alt Estuary SPA/ Ramsar site, Morecambe Bay and Duddon Estuary SPA and Morecambe Bay Ramsar site.

Planning information and documentation provided by Fylde Council

- 2.1.6 Details of any existing planning information for the allocation sites themselves, or adjacent land has been collated and will be reviewed. This included Ecological Appraisals, Survey Reports, Project-level HRA and planning documentation. Any consultation with NE with respect to the planning applications for the allocations, will also be reviewed, where available.

2.2 Screening assessment

- 2.2.1 Table 1, below provides the screening assessment of the 18 allocation sites. The Table comprises: details of the European sites potentially affected (as identified within Section 4 of the HRA Report (Arcadis, 2017)); the type of development (including a site description, and number of new dwellings); the construction timeframe; details of any planning information (provided by Fylde Council, March 2018); details of the bird data review (including a summary of any relevant Fylde Bird Club information, and whether the site is within a pink-footed goose square); the Assessment Category (based on Table 2 of the HRA Report (Arcadis, 2017)); and finally whether the site is likely to have a significant effect either alone or in combination.

² SSSI IRZs Full Dataset – External, available through the Natural England Huddle Workspace.

Table 1: Screening of additional allocation sites

Allocation site	European sites potentially affected	Type	Construction timeframe	Project level planning/HRA information (Fylde Borough Council, March 2018)	Assessment Category	Additional bird data review summary	Potential significant effect alone?	Potential for in-combination effects?
Completed								
HS59 Land to the east of Sefton Road	Ribble and Alt Estuaries SPA/ Ramsar site	Housing (12 dwellings)	2017-2018	16/0239 Full application approved 6/7/2016. No ecology report or NE consultation required due to its urban location (previously developed site within St Annes urban area). This development has now been completed.	H	No Fylde Bird Club records within the allocation, or within 300m. Allocation site not within a goose index square or swan and goose IRZ. The allocation site is located in an urban location on previously developed land.	No	No
Under construction								
HS62 Keenans Mill	Ribble and Alt Estuaries SPA/ Ramsar site	Housing (26 dwellings)	Commenced 2017	16/0905 Full permission granted 28/2/2017. Ecology report (only in relation to bats). No NE consultation due to its urban location.	H	No Fylde Bird Club records within the allocation, or within 300m. Allocation site not within a goose index square or swan and goose IRZ. The allocation site is located in an urban location on previously developed land.	No	No
Planning permission granted/ minded to approve/ allocated, not yet constructed								
HSS12 Land north of Freckleton Bypass	Ribble and Alt Estuaries SPA/ Ramsar site	Housing (350 dwellings)	2020-2021	14/0410 Outline application approved for 375 dwellings at appeal 13/2/2017. NE consultation (letter dated: 4 th May 2016) confirmed that the proposed development would not result in Likely Significant Effect (LSE), alone or in combination, on the Ribble and Alt Estuary SPA/ Ramsar site.	H	No Fylde Bird Club records within the allocation, or within 300m. Allocation site not within a goose index square, however the site lies partially within NE swan and goose IRZ. The allocation site has the potential to support SPA bird species. However, the project-specific wintering bird surveys of the allocation site determined that the Scheme would 'Not have a significant effect on the designated sites and their autumn passage and wintering bird features of special interest' (ERAP, April 2016).	No	No
HSS13 Clifton House Farm	Ribble and Alt Estuaries SPA/ Ramsar site	Housing (115 dwellings)	2020-2021	15/0562 Outline application approved for 115 dwellings at appeal 13/2/2017. NE consultation (letter dated: 23rd September 2015) advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.	H	No Fylde Bird Club records within the allocation, or within 300m. Allocation site not within a goose index square, however it is located at the edge of the swan and goose IRZ. The allocation site has the potential to support SPA bird species. However, the site is surrounded on 3-sides by existing development and the project-specific ecological surveys (Solum Environmental, July 2015), and consultation with GMEU (letter dated 6 th October 2015) did not identify any likely significant effects on European sites.	No	No
HS57 Brook Farm Dowbridge	Ribble and Alt Estuaries SPA/ Ramsar site	Housing (170 dwellings)	2018-2019	15/0547 Outline application approved on appeal 23/1/2017. Project-level shadow HRA (ERAP, 2016) did not identify any likely significant effects alone or in-combination. NE consultation from May 2016 confirmed agreement with conclusion of no likely significant effects.	H	No Fylde Bird Club records within the allocation, or within 300m. The tetrad containing the site identified wintering bird records for mallard, black-headed gull, lesser-black-backed gull and mallard. Allocation site not within a goose index square or swan and goose IRZ. The allocation site has the potential to support SPA bird species. However, the project-level shadow HRA (ERAP, May 2016) did not identify any likely	No	No

Allocation site	European sites potentially affected	Type	Construction timeframe	Project level planning/HRA information (Fylde Borough Council, March 2018)	Assessment Category	Additional bird data review summary	Potential significant effect alone?	Potential for in-combination effects?
						significant effects alone or in-combination.		
HS58 Westmoreland House	Ribble and Alt Estuaries SPA/ Ramsar site	Housing (25 dwellings)	2017-2018	16/0285 (prior notification for COU from B1). Approved 15/6/2016. No ecology report or NE consultation due to status of change of use.	H	No Fylde Bird Club records within the allocation, or within 300m. Allocation site not within a goose index square or swan and goose IRZ. The allocation site is located in an urban location on previously developed land.	No	No
HS60 Valentine Kennels	Ribble and Alt Estuaries SPA/ Ramsar site	Housing (53 dwellings)	2018-2019	16/0903 Outline permission for up to 53 dwellings granted 21/03/2017. NE consultation (letter dated 8 th December 2016) advised that there is not enough information to determine whether the likelihood of significant effects can be ruled out and therefore further information is required. Updated shadow HRA produced in January 2017 (REC, 2017), NE satisfied amendments subject to mitigation measures being secured and implemented.	H	No Fylde Bird Club records within the allocation. The site is located to the south of Lytham Moss which supports wintering SPA birds and records for a range of species were present within the fields to the east (adjacent) and north (100m from the allocation). Allocation lies on the edge of a goose index square and within the swan and goose IRZ. Project level HRA (REC, 2017) identified potential for LSE associated with disturbance during construction and recreational pressure (once the new homes were occupied) upon adjacent functionally linked land at Lytham Moss. Mitigation measures for these potential impacts agreed in consultation with NE.	No (assuming mitigation in place)	No (assuming mitigation in place)
HS61 Roseacre, Wildings Lane	Ribble and Alt Estuaries SPA/ Ramsar site	Housing (45 dwellings)	2018-2019	16/0061 Full permission granted 2/11/2017. Project level HRA carried out (Atmos Consulting, 2016). Mitigation measures to avoid disturbance to whooper swan and curlew during construction proposed. Mitigation for recreational pressure during operation also included in HRA (e.g. fencing, home owners' packs, and signage). NE consultation (email dated: 23 rd June 2016) in agreement with mitigation proposed and had no further comments.	H	No Fylde Bird Club records within the allocation. The site is located to the south of Lytham Moss which supports wintering SPA birds and records for a range of species were present within the fields to the east (adjacent) and north (over 250m from the allocation). Allocation lies on the edge of a goose index square and within the swan and goose IRZ. Project level HRA (Atmos Consulting, 2016) identified potential for LSE upon whooper swan and curlew associated with disturbance during construction and recreational pressure (once the new homes were occupied). Mitigation measures for these potential impacts agreed in consultation with NE.	No (assuming mitigation in place)	No (assuming mitigation in place)
HS63 Campbells Caravans	Ribble and Alt Estuaries SPA/ Ramsar site	Housing (30 dwellings)	2019-2020	16/0112 Outline application minded to approve. Previously developed site with existing building. Ecology report (only in relation to bats). No NE consultation due to its urban location.	H	No Fylde Bird Club records within the allocation. Three records, one each for black-headed gull, herring gull and lesser black-backed gull were present approximately 100m to the north. Allocation site not within a goose index square or swan and goose IRZ. The allocation site is located in an urban location on previously developed land.	No	No
HS64 Land West of Church Road, Weeton	Ribble and Alt Estuaries SPA/ Ramsar site	Housing (25 dwellings)	2019-2020	16/0811 Outline application for 25 dwellings approved 1/6/2017. NE consultation (letter dated: 31 st October 2016) advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.	H	No Fylde Bird Club records within the allocation, or within 300m. Allocation site not within a goose index square but lies on the edge of the swan and goose IRZ. The allocation site has the potential support SPA birds. However, the site is	No	No

Allocation site	European sites potentially affected	Type	Construction timeframe	Project level planning/HRA information (Fylde Borough Council, March 2018)	Assessment Category	Additional bird data review summary	Potential significant effect alone?	Potential for in-combination effects?
						located adjacent to development to the north and roads to the east (B5260) and south (M55) and the project-specific ecological surveys (Rachel Hacking Ecology, 2016) and consultation with GMEU (email dated 3 rd November 2016) did not identify any likely significant effects on European sites.		
HS66 Quernmore Trading Estate Freckleton	Ribble and Alt Estuaries SPA/ Ramsar site	Housing (9 dwellings)	2021-2022	16/1026 Refused on design grounds, but principle of development is acceptable. Previously developed site within urban area. Ecology report (Envirotech, 2016) and GMEU records did not identify any SPA/Ramsar site species, or suitable habitat for such species. No NE consultation due to its urban location.	H	No Fylde Bird Club records within the allocation, or within 300m. The allocation site is not within a goose index square although is within the swan and goose IRZ. The allocation site is located in an urban location on previously developed land.	No	No
HS67 St. Leonards Bridge Garage	Ribble and Alt Estuaries SPA/ Ramsar site	Housing (38 dwellings)	2019-2020	17/0299 Outline application, council resolved to approve subject to S106. Previously developed site within urban area. No ecology report (existing buildings still largely in use). No NE consultation due to its urban location.	H	No Fylde Bird Club records within the allocation, or within 300m. Allocation site not within a goose index square or swan and goose IRZ. The allocation site is located in an urban location on previously developed land.	No	No
HS68 Church Road Methodist Church	Ribble and Alt Estuaries SPA/ Ramsar site	Housing (10 dwellings)	2018-2019	17/0665 Full application approved 8/11/2017. Ecology report (only in relation to bats). No NE consultation due to its urban location (previously developed site).	H	No Fylde Bird Club records within the allocation, or within 300m. Allocation site not within a goose index square or swan and goose IRZ. The allocation site is located in an urban location on previously developed land.	No	No
HS69 Naze Court, Naze Lane, Freckleton	Ribble and Alt Estuaries SPA/ Ramsar site	Housing (12 dwellings (minus 10 net of demolitions))	2019-2020	This is a previously developed site where 22 apartments have been demolished earlier in the plan period. Application 14/0801 was withdrawn in 2015. No ecology report (previously developed land). No NE consultation due to its urban location.	H	No Fylde Bird Club records within the allocation, or within 300m. Allocation site not within a goose index square although does fall within the NE swan and goose IRZ. The allocation site is located in an urban location on previously developed land.	No	No
HS70 Land West of Woodlands Close, Newton	Ribble and Alt Estuaries SPA/ Ramsar site	Housing (50 dwellings)	2018-2019	16/0554 Outline application approved at appeal 18/8/2017. NE consultation (letter dated: 16 th November 2016) advised the council that the proposal is unlikely to affect any statutorily protected sites or landscapes. Ecological survey report (ERAP, August 2016) did not identify SPA/Ramsar site species, or suitable habitat for such species.	H	No Fylde Bird Club records within the allocation, or within 300m. Allocation site not within a goose index square, however it lies partially within the NE swan and goose IRZ. The allocation site comprises an intensively managed, narrow field adjacent to the western edge of Newton with the A583 to the north and screened from adjacent fields by hedgerows. As such, the project-specific ecology survey identified the site as being ' <i>considered unsuitable for use by overwintering wildfowl and wading bird species</i> ' (ERAP, August 2016).	No	No
HS71 North of High Gate and East of Copp Lane, Elswick	Ribble and Alt Estuaries SPA/ Ramsar site Morecambe Bay and Duddon Estuary SPA	Housing (24 dwellings)	2020-2021	16/0846 Outline application approved 22/12/2017; NE consultation (email dated 10 th November 2016) made no comments on the application. The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes.	H	No Fylde Bird Club records within the allocation, or within 300m. Allocation site not within a goose index square although does lie with the swan and goose IRZ. The allocation site is small and enclosed, with existing development to the north, south and west. The project-specific ecological survey (Haycock and Jay Associates, 2016) did not identify	No	No

Allocation site	European sites potentially affected	Type	Construction timeframe	Project level planning/HRA information (Fylde Borough Council, March 2018)	Assessment Category	Additional bird data review summary	Potential significant effect alone?	Potential for in-combination effects?
	Morecambe Bay Ramsar site.					any likely significant effects on European sites.		
HS72 Land North of Mill Lane, Elswick	Ribble and Alt Estuaries SPA/ Ramsar site Morecambe Bay and Duddon Estuary SPA Morecambe Bay Ramsar site.	Housing (50 dwellings)	2019-2020	17/0247 Outline application allowed for 50 dwellings at appeal 28/11/2017. Ecological Appraisal (TEP, November 2015) did not identify SPA/Ramsar site species, or suitable habitat for such species. NE consultation (letter dated: 6th April 2017) advises the council that the proposal is unlikely to affect any statutorily protected sites or landscapes.	H	No Fylde Bird Club records within the allocation, or within 300m. Allocation site not within a goose index square, although does lie with the swan and goose IRZ. The allocation site comprises green fields which could support SPA birds. However, the project-specific ecological appraisal did not identify the potential for any likely significant effects on European sites (TEP, 2015).	No	No
HS73 Land North of Beech Road, Elswick	Ribble and Alt Estuaries SPA/ Ramsar site Morecambe Bay and Duddon Estuary SPA Morecambe Bay Ramsar site.	Housing (50 dwellings)	2018-2019	16/0645 Full application allowed at appeal 28/11/2017. Ecological survey report (ERAP, August 2016 ²) did not identify SPA/Ramsar site species, or suitable habitat for such species. NE consultation (email dated: 13 th September 2016) made no comments on the application indicating that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes.	H	No Fylde Bird Club records within the allocation, or within 300m. Allocation site not within a goose index square, although does lie with the NE swan and goose IRZ. The allocation site comprises green fields which could support SPA birds. However, the project-specific ecological appraisal did not identify the potential for any likely significant effects on European sites (ERAP, August 2016 ²).	No	No

2.3 Screening Summary

- 2.3.1 The screening of the 18 allocations confirmed that none of the sites would have a likely significant effect on the European sites alone.
- 2.3.2 The majority of the allocations are located within urban settings and / or comprise redevelopment of existing sites (i.e. brown field sites), and as such would have no impacts on designated sites. For the remaining allocations, ecological surveys and project-level HRA have confirmed that there would be no likely significant effect on the European sites as a result of development. All sites with planning permission have already gone through the planning process and appropriate mitigation/compensation has been put in place to ensure no likely significant effects. Of the three allocations with project-level HRA (HS57 Brook Farm Dowbridge, HS60; Valentine Kennels; and HS61 Roseacre, Wildings Lane), the HRA for HS57 Brook Farm Dowbridge did not identify any likely significant effects alone or in combination and therefore mitigation measures were not required. The HRAs of HS60 Valentine Kennels and HS61 Roseacre, Wildings Lane identified the need for mitigation measures associated with disturbance during construction and recreational pressure (once the new homes were occupied) upon adjacent functionally linked land at Lytham Moss. Although neither assessment considered the impact would affect the integrity of the SPA, mitigation measures to reduce these potential effects were included within the HRAs. Assuming these mitigation measures are implemented, the HRAs concluded no likely significant effect on the European sites.
- 2.3.3 The conclusion of no likely significant effects has been agreed with NE for ten of the 18 allocations. For those remaining eight with no comment from NE, given their small size, urban location and type of development (redevelopment/brownfield, or conversion), and the lack of suitable habitats for wintering birds within or adjacent to the allocations, no significant effects are considered likely for these sites.
- 2.3.4 In addition, the review of planning applications and associated documentation (provided by Fylde Council), as well as additional bird data, did not identify any previously unassessed impacts for the 18 allocation sites.

3 In combination effects

- 3.1.1 Screening of the additional allocation sites has concluded that there would be no significant in-combination effects. Further detailed assessments, including consultation with NE, and/or HRA at the project-level, have been undertaken for ten of the allocations. A project-level HRA was undertaken for three of the allocations (HS57 Brook Farm Dowbridge, HS60 Valentine Kennels and HS61 Roseacre, Wildings Lane). It was determined that there would be no significant effects on European sites either alone or in-combination with other plans or projects inside or outside of Fylde (within mitigation in place for HS60 Valentine Kennels and HS61 Roseacre, Wildings Lane). Although not all of the allocations have had ecological assessment, or project-level HRA at the planning stage, or received comment from NE, given their small size, type (redevelopment/brownfield, or conversion), and lack of suitable natural habitats on, or near to the sites, no significant in-combination effects with other plans or projects inside or outside of Fylde are considered likely for these sites.

4 Conclusion

- 4.1.1 This Addendum to HRA Report for Fylde Local Plan has considered the potential implications of the additional 18 allocation sites for the species associated with the Ribble and Alt Estuary SPA/Ramsar site.
- 4.1.2 All 18 of the allocation sites have planning permission. Of the three allocation sites where HRA has been carried out at the project-level have concluded no significant effects on European sites either alone or in-combination with other plans or projects inside or outside of Fylde (within mitigation in place for HS60 Valentine Kennels and HS61 Roseacre, Wildings Lane). For the remaining allocations (located within urban settings), neither the project information (e.g. Ecological reports, or survey information), or the desk study information suggested that there would be any likely significant effects on the European sites as a result of development either alone or in combination with other plans or projects.

4.1.3 Overall, the additional 18 sites would not change the conclusion of the 2017 HRA Report (Arcadis, 2017). Therefore, the conclusion that Fylde Local Plan will not have any likely significant effects on the European sites identified (either alone or in-combination with other plans or projects), still stands.

4.2 REFERENCES

- Arcadis (August 2017) Habitat Regulations Assessment Fylde Local Plan
- Atmos Consulting (June 2016) Land at Roseacre, Wildings Lane, Lytham St Annes "Shadow" Habitats Regulations Assessment [Atmos Ref: 20607/R2/Rev3]
- Envirotech (November 2016) Ecological Appraisal, Land at Croft Butts Lane, Freckleton [Envirotech Ref: 3603]
- ERAP (April 2016) Land off Lytham Road, Warton, Lancashire, PR4 1XJ. Wintering Bird Survey Results 2015 /2016 [ERAP Ltd ref:2013-089e]
- ERAP (May 2016) Dowbridge, Kirkham, Lancashire, PR4 3RD. Shadow Habitats Regulations Assessment [ERAP Ltd ref:2015-180c]
- ERAP (August 2016) Woodlands Close, Newton-with-Scales, Preston, PR4 3NG. Ecological Survey and Assessment [ERAP Ltd ref: 2015_316]
- ERAP (August 2016²) Land at Beech Road, Elswick, Preston, PR4 3YB. Ecological Survey and Assessment (including a Great Crested Newt Presence/Absence Survey) [ERAP Ltd ref: 2016-114]
- Haycock and Jay Associates Ltd (June 2016) Land off Copp Lane, Elswick, Preston, PR4 3ZD. Extended Phase 1 Habitat Survey.
- Rachel Hacking Ecology, (2016) Extended Phase 1 Habitat Survey of Land West of Church Road, Weeton, Lancashire
- REC (January 2017) Screening assessment: habitats regulation assessment. Former Valentine Kennels, Wildings Lane, Lytham [REC REFERENCE:60206EC2R3]
- Solum Environmental (July 2015) Preliminary Ecological Appraisal Report. Clifton House Farm, Warton, Preston PR4 1AH
- TEP (November 2015) Land North of Mill Lane Elswick, Ecological Assessment. [TEP Ref: 5194.002]
- Tyldesley, D. and Chapman, C. (2013) The Habitats Regulations Assessment Handbook October 2013 edition UK: DTA Publications Limited

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