

Habitat Regulations (Screening) Assessment
Yew Farm, Blue Gowt Lane
Pinchbeck
Lincolnshire



Issued to:

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HABITAT REGULATIONS (SCREENING) ASSESSMENT YEW FARM, BLUE GOWT LANE, PINCHBECK, LINCOLNSHIRE

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HABITAT REGULATIONS (SCREENING) ASSESSMENT

YEW FARM, BLUE GOWT LANE, PINCHBECK, LINCOLNSHIRE

EXECUTIVE SUMMARY

Inspired Ecology Ltd has been commissioned by Ashwood Homes to undertake a Habitat Regulations Assessment (HRA) screening exercise of Yew Farm off Blue Gowt Lane in Pinchbeck, Lincolnshire. The HRA is required in connection with Phase 1 of Vernatt's Sustainable Urban Extension, which will comprise approximately 500 new residential properties.

The site is located 13.14km south-west of The Wash and Norfolk Coast European Marine Site which comprises The Wash Special Protection Area (SPA), Gibraltar Point SPA, North Norfolk Coast SPA, The Wash and Norfolk North Coast Special Area of Conservation (SAC), The Wash Ramsar site, and the associated component Sites of Special Scientific Interest (SSSIs). In summary, the HRA screening has determined that there will be a no direct loss of habitat on the EMS, and no indirect affects on the EMS as a result of the proposed development. Therefore, it is not considered necessary to undertake an Appropriate Assessment (HRA Stage 2).

1 INTRODUCTION

1.1 Background

Inspired Ecology Ltd has been commissioned by Ashwood Homes to undertake a Habitat Regulations Assessment (HRA) screening exercise of land to the east of Blue Gowt Lane in Pinchbeck, Lincolnshire, which is required in connection with Phase 1 of Vernatt's Sustainable Urban Extension. The site is located in Pinchbeck, Lincolnshire – central Ordnance Survey Grid Reference (OSGR) TF 242 245. The location of the surveyed site is shown in Figure 1 at the end of this report, and the location of the surveyed site in relation to The Wash and Norfolk North Coast European Marine Site (EMS) is shown in Figure 2.

HRAs are a requirement of the Conservation of Habitats and Species Regulations 2017 (as amended), and the aim of the screening exercise is to assist the Local Planning Authority (LPA), South Holland District Council (the 'Competent Authority') with determining whether or not the proposed development will incur any foreseeable impacts to the integrity of interest features forming internationally designated nature conservation sites.

1.2 Proposed works

This HRA is required in connection with Phase 1 of Vernatt's Sustainable Urban Extension, which will comprise approximately 500 new residential properties.

2 HABITATS REGULATIONS ASSESSMENT

In accordance with Regulation 61 of the Conservation of Habitats and Species Regulations 2017 (as amended), it is required that an assessment is needed where actions may give rise to significant effects upon sites within the National Site Network, which represent designated nature conservation sites in England and Wales.

The application site is located 13.14km south-west of the Wash and Norfolk Coast European EMS, which comprises The Wash Special Protection Area (SPA), Gibraltar Point SPA, North Norfolk Coast SPA, The Wash and Norfolk North Coast Special Area of Conservation (SAC), The Wash Ramsar site, and the associated component Sites of Special Scientific Interest (SSSIs). This has triggered the requirement for a HRA screening assessment, also known as 'Stage 1' of the HRA process. The purpose of the HRA screening assessment is to determine whether the construction and operational phases of the development would incur any foreseeable direct and/or indirect impacts to the integrity of interest features forming these designated sites. The assessment involved a prediction of impacts on individual, qualifying habitats and species of the above European and internationally important sites within the National Site Network, with impacts either being screened 'in' or 'out'. The assessment also determined in-combination effects with other planned development activities (or initiatives) within the local area. In an instance where significant effects (in absence of mitigation) cannot be ruled out, a subsequent Appropriate Assessment would be completed for the works.

In response to the People Vs Wind Ruling in 2017, any proposed measures to avoid or reduce potentially harmful effects of a proposed project or initiative cannot be considered into screening assessments. As such, this screening assessment does not take into account any such intentional mitigation measures.

3 EUROPEAN SITES

3.1 The Wash SPA

The Wash SPA covers an area of 62,200ha and forms part of the larger Wash and North Norfolk

Coast EMS which encompasses the largest embayment in the UK, as well as extensive intertidal sand and mudflats, subtidal sandbanks, biogenic and geogenic reef, saltmarsh and a barrier beach system unique in the UK. It is designated under Article 4.1 of the Birds Directive for supporting breeding and non-breeding populations of European importance of the following Annex I species:

Non-breeding

- Bar-tailed godwit *Limosa lapponica* - The baseline population number for this species is 7,396 individuals (5 year mean peak 1979/80-1983/84), with 12,374 individuals recorded as the mean peak number between 2006/07-2010/11, showing an increase of 67%.
- Bewick's swan *Cygnus columbianus bewickii* - 130 individuals, 3% of the UK population (5 year mean peak 1980/81-1984/85).
- Black-tailed godwit *Limosa limosa islandica* - 260 individuals (5 year mean peak 1980/81-1984/85).
- Common scoter *Melanitta nigra* - 830 individuals (5 year mean peak 1980/81-1984/85)..
- Curlew *Numenius arquata* - 3,700 individuals (5 year mean peak 1980/81-1984/85).
- Dark-bellied brent goose *Branta bernicla bernicla* - 17,000 individuals (5 year mean peak 1980/81 – 1984/85).
- Dunlin *Calidris alpina alpina* - 29,000 individuals (5 year mean peak 1979-80 – 1983-84).
- Gadwall *Anas strepera* - 130 individuals, representing 3% of the Great Britain population (5 year mean peak 1980/80-1984/85)
- Goldeneye *Bucephala clangula* - 220 individuals, representing 1% of the GB population (5 year mean peak 1980/81-1984/85).
- Grey plover *Pluvialis squatarola* - 5,500 individuals (mean peak 1980/81-1984/85).
- Knot *Calidris canutus* - 75,000 individuals (peak mean 1980/81-1984/85).
- Oystercatcher *Haematopus ostralegus* - 24,000 individuals (5 year mean peak 1980/81-1984/85).
- Pink-footed goose *Anser brachyrhynchus* - 7,300 individuals (5 year mean peak 1980/81-1984/85).
- Pintail *Anas acuta* - 1,700 individuals (5 year mean peak 1980/81-1984/85).
- Redshank *Tringa totanus* - 4,331 individuals (5 year mean peak 1980/81-1984/85).
- Sanderling *Calidris alba* - 500 individuals (5 year mean peak 1980/81-1984/85).

- Common Shelduck *Tadorna tadorna* - 16,000 individuals (5 year mean peak 1980/81 – 1984/85).
- Turnstone *Arenaria interpres* - 980 individuals (5 year mean peak 1980/81–1984/85).
- Wigeon *Mareca penelope* - 3,900 individuals, representing 2% of the GB population (5 year mean peak 1980/81–1984/85).

Breeding

- Common tern *Sterna hirundo* - 220 breeding pairs (5 year mean 1980/81-1984/85).
- Little tern *Sternula albifrons* - 30 breeding pairs (5 year mean peak 1980/81-1984/85).

3.1.1 Conservation Objectives

The conservation objectives for the Wash SPA have been set out by Natural England as follows:

- Subject to natural change, to maintain in favourable condition the habitats of the internationally important populations of regularly occurring Annex 1 bird species, under the EU Birds Directive, with particular reference to coastal waters.
- Subject to natural change, to maintain in favourable condition the habitats of the internationally important assemblage of more than 20,000 waterfowl including the internationally important populations of regularly occurring migratory bird species, under the EU Birds Directive, with particular reference to coastal waters, intertidal mud and sand, saltmarsh and sand and shingle.

3.2 The North Norfolk Coast SPA

Breeding

The site is designated under Article 4.1 of the Birds Directive as it regularly supports internationally important numbers of the following breeding bird species:

- Sandwich tern *Sterna sandvicensis* - 4500 pairs (12% of the EC breeding population and one-third of the GB breeding population)
- Common tern - 1000 pairs (3% of the EC and 9% of the GB breeding populations)
- Little tern - 400 pairs (9% of the, EC and 20% of the GB breeding populations).

The site also qualifies under Article 4.1 as it supports nationally important numbers of the following breeding birds:

- Bittern *Botaurus stellaris* (10% of the GB breeding population).
- Marsh harrier *Circus aeruginosus* (30% of the GB breeding population).

- Montagu's harrier *Circus pygargus*.
- Avocet *Recurvirostra avosetta* (30% of the GB breeding population).
- Smaller proportions of the national breeding populations of other species listed on Annex 1 of the Directive including arctic tern *Sterna paradisaea*, kingfisher *Alcedo atthis* and short-eared owl *Asio flammeus* are also supported.

The site supports also nationally important breeding populations of rare species, including gadwall, shoveler *Anas clypeata*, garganey *Anas querquedula*, black-tailed godwit, bearded tit *Panurus biarmicus* and parrot crossbill *Loxia pytyopsittacus*.

Non-breeding

The site qualifies under Article 4.2 as an internationally important wetland, regularly supporting, in winter, over 10,000 wildfowl (average over 20,000) and internationally important numbers of the following waterfowl species:

- Dark-bellied brent goose - 9000 individuals (7% of the European wintering population).
- Pink-footed-geese - 6000 individuals (6% of the European wintering population).
- Knot - 6000 individuals (2% of the European wintering population).
- Wigeon – 5600 individuals (1% of the European wintering population).

Nationally important wintering numbers of the following species are also supported:

- European white-fronted goose *Anser albifrons albifrons* - 270 individual (4% of the GB wintering population).
- Pintail - 450 individuals (2% of the GB wintering population).
- Common shelduck - 2600 individuals (1% of the GB wintering population).
- Grey plover - 500 individuals (2% of the GB wintering population).
- Ringed plover *Charadrius hiaticula* - 400 individuals (2% of the GB wintering population).
- Oystercatcher - 5000 individuals (2% of the GB wintering population).
- Redshank - 800 individuals (1% of the GB wintering population).

In addition, many of the wader flocks that feed in The Wash regularly use the western parts of this site as a safe high-water roost.

3.2.1 Conservation objectives

The conservation objectives for the North Norfolk Coast SPA have been set out by Natural England as follows:

- 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, and,
 - The distribution of the qualifying features within the site.

3.3 Gibraltar Point SPA

Breeding

Gibraltar Point is designated under Article 4.1 of the Birds Directive as it regularly supports a nationally important breeding population of little terns, with 40 pairs recorded at the site in 1992 (1.7% of GB breeding population).

Non-breeding

In addition, it qualifies under 4.2 of the Birds Directive as it regularly supports international or nationally important wintering populations of the following three species of migratory waterfowl:

- Bar-tailed godwit – 8,800 individuals (over 7% of the East Atlantic flyway population and over 14% of the GB population based upon peak counts for the five winter period of 1987 to 1999).
- Sanderling – 1,140 individuals (over 4% of the East Atlantic flyway population, and over 8% of the GB population).
- Grey plover – 3980 grey plover (over 2% of the East Atlantic flyway population and over 10% of the GB population).

3.3.1 Conservation objectives

The conservation objectives for Gibraltar Point SPA have been set out by Natural England as follows:

- 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, and,
- The distribution of the qualifying features within the site.

3.4 The Wash and Norfolk Coast SAC

The Wash and Norfolk Coast SAC covers an area of 107,718ha. It is designated as it supports seven Annex I habitats, and one Annex II species. Details of the qualifying features are as follows:

1110 Sandbanks which are slightly covered by sea water all of the time

Sandy sediments occupy most of the subtidal area at this site, which results in one of the largest sublittoral sandbanks in the UK. The subtidal sandbanks vary in composition and include coarse sand through to mixed sediment at the mouth of the embayment. Sublittoral communities present include large dense beds of brittlestars *Ophiothrix fragilis*. Species include the sand-mason worm *Lanice conchilega* and the tellin *Angulus tenuis*. Benthic communities on sandflats in the deeper, central part of the Wash are particularly diverse. The subtidal sandbanks provide important nursery grounds for young commercial fish species, including plaice *Pleuronectes platessa*, cod *Gadus morhua* and sole *Solea solea*.

1140 Mudflats and sandflats not covered by seawater at low tide

The area supports the second-largest area of intertidal flats in the UK. The sandflats in the embayment of the Wash include extensive fine sands and drying banks of coarse sand. The site predominately comprises sandy intertidal flats, with some soft mudflats in the areas that are sheltered by barrier beaches and islands along the north Norfolk coast.

1160 Large shallow inlets and bays

The Wash is the largest embayment in the UK, it is connected via sediment transfer systems to the north Norfolk coast. The Wash and North Norfolk Coast form one of the most important marine areas in the UK and European North Sea coast, and include extensive areas of varying, but predominantly sandy, sediments subject to a range of conditions.

1170 Reefs

Within the approaches to the Wash, which have a high loading of suspended sand, the polychaete worm *Sabellaria spinulosa* forms areas of biogenic reef. These structures include reefs which stand up to 300mm above the seabed and which extend for hundreds of metres. The site and its surrounding waters are considered important as they are the only known location of well-developed stable *Sabellaria* reef in the UK, and they are diverse and productive habitats which support many associated species that would not otherwise be found in predominantly sedimentary areas.

1310 Salicornia and other annuals colonizing mud and sand

Supports the largest single area of this type of vegetation in the UK.

1330 Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)

Supports extensive un-grazed saltmarshes of the North Norfolk Coast and traditionally grazed saltmarshes around the Wash. The Wash saltmarshes represent the largest single area of the habitat type in the UK. The Atlantic salt meadows form part of a sequence of vegetation types that are unparalleled among coastal sites in the UK for their diversity and are amongst the most important in Europe.

1420 Mediterranean and thermo-Atlantic *halophilous* scrubs (*Sarcocornetea fruticosi*)

The only area in the UK where species that characterise Mediterranean and thermo-Atlantic halophilous scrubs occur together. This scrub vegetation forms an important feature of the upper saltmarshes.

1365 Harbour seal *Phoca vitulina*

The intertidal flats provide ideal conditions for breeding and hauling-out harbour seals. The site supports 7% of the UK population of the species and hosts the largest seal colony in the UK.

1355 Otter *Lutra lutra*

Otter are present at the site, and area qualifying feature, however they are not the primary reason for the sites selection.

3.4.1 Conservation Objectives

The conservation objectives for the Wash and Norfolk Coast SAC have been set out by Natural England as follows:

- 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, and,
 - The distribution of qualifying species within the site.

3.5 The Wash Ramsar

The boundaries of the Ramsar site are contiguous with the SPA. It is designated under Ramsar criteria 1, 3, 5 and 6, which are detailed below:

Ramsar criterion 1 - contains a representative, rare, or unique example of a natural or near-natural wetland type found within the appropriate biogeographic region

- Contains extensive saltmarshes, major intertidal banks of sand and mud, shallow water and deep channels and is the largest estuarine system in Britain.

Ramsar criterion 3 - supports populations of plant and/or animal species important for maintaining the biological diversity of a particular biogeographic region

- Qualifies because of the inter-relationship between its various components including saltmarshes, intertidal sand and mud flats and the estuarine waters.

Ramsar criterion 5 - regularly supports 20,000 or more waterbirds

- Supports internationally important assemblages of waterfowl in the winter with peaks counts of 292,541 waterfowl (5 year peak mean 1998/99-2002/2003).

Ramsar criterion 6 - regularly supports 1% of the individuals in a population of one species or subspecies of waterbird

- Supports internationally important assemblages of the following bird species in the spring/autumn:
 - Eurasian oystercatcher *Haematopus ostralegus* – 15,616 individuals, representing an average of 1.5% of the population (5 year peak mean 1998/9-2002/3)
 - Grey plover – 13,129 individuals, representing an average of 5.3% of the population (5 year peak mean 1998/9-2002/3 - spring peak).
 - Red knot *Calidris canutus islandica* – 68,987 individuals, representing an average of 15.3% of the population (5 year peak mean 1998/9-2002/3).
 - Sanderling – 3,505 individuals, representing an average of 2.8% of the population (5 year peak mean 1998/9-2002/3).
 - Eurasian curlew *Numenius arquata arquata* – 9,438 individuals, representing an average of 2.2% of the population (5 year peak mean 1998/9-2002/3).
 - Common redshank – 6,373 individuals, representing an average of

2.5% of the population (5 year peak mean 1998/9-2002/3).

- Ruddy turnstone – 888 individuals, representing an average of 1.7% of the GB population (5 year peak mean 1998/9- 2002/3).
- Supports internationally important assemblages of the following wintering bird species:
 - Pink-footed goose - 29099 individuals, representing an average of 12.1% of the population (5 year peak mean 1998/9-2002/3).
 - Dark-bellied brent goose - 20861 individuals, representing an average of 9.7% of the population.
 - Common shelduck - 9746 individuals, representing an average of 3.2% of the population (5 year peak mean 1998/9-2002/3).
 - Northern pintail - 431 individuals, representing an average of 1.5% of the GB population (5 year peak mean 1998/9- 2002/3).
 - Dunlin - 36600 individuals, representing an average of 2.7% of the population (5 year peak mean 1998/9-2002/3).
 - Bar-tailed godwit – 16,546 individuals, representing an average of 13.7% of the population (5 year peak mean 1998/9-2002/3).

3.5.1 Conservation objectives

The conservation objective for The Wash Ramsar are anticipated to align with those of SAC and SPA.

HABITAT REGULATIONS SCREENING

3.5.2 Consultation

Presently, Natural England have not been consulted on the planning requirements for this application, or on the potential impacts of the works on Natura 2000 sites and associated conservation objections. The outcome of this screening assessment could provide a basis for consultation with Natural England, however.

3.5.3 Assessment of predicted impacts

The Wash SPA

Direct Impacts

The Wash SPA is designated for supporting wetland birds that strictly inhabit coastal habitats. The proposed development lies over 10km away from the site and comprises arable land. It therefore lacks optimal habitat for inhabitancy by waders and wildfowl and is devoid of vegetation communities for which The Wash SPA is designated. Furthermore, the SPA is

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located at a significant distance away from the site to avoid any potential disturbances to avifauna and associated coastal habitat. Subsequently, **significant, direct impacts on the interest features of The Wash SPA have been screened out of this assessment.**

Indirect Impacts

The construction of 500 houses within 13km of The Wash could result in increased visitor pressure, particularly from dog walkers. It is estimated that the development will result in an additional 396 dog walkers in the area. The proposed development will incorporate area of Public Open Space (POS) within it, such that there will be alternative areas that dogwalkers and residents can use recreationally. In addition, there are alternative dog walking and recreational areas that are in closer proximity to the site than the SPA including Vernatt's Nature Reserve Local Wildlife Site (LWS) which is located 560m south-east of the site. It is considered that residents at the site are likely to prefer to walk their dogs more locally than at the SPA which is located over 10km away.

There is a public bridleway located 1.6km south-east of the site boundary adjacent to the River Welland, that eventually provides pedestrian access to the Wash. It is anticipated that any birds that use The Wash are likely to be largely habituated to recreational visitors and so it is unlikely that a small potential increase in dogwalkers, cyclists, horse riders and footpath users would significantly increase disturbances to existing assemblages of breeding and overwintering birds. Overall, it is considered unlikely that the nature conservation interests of The Wash will be negatively impacted by the proposals. Subsequently, **significant, indirect impacts on the interest features of The Wash SPA have been screened out of this assessment.**

The North Norfolk Coast SPA

Direct impacts

The North Norfolk Coast SPA is designated for supported bird species that use coastal and intertidal habitats, as well as birds of prey. The site contains suitable habitat for the two species of birds of prey that use the SPA, these are marsh harrier, which nest in reedbeds and long vegetation, and Montagu's harrier which primarily nest within arable land. Such habitats are widespread within the local area, and there are areas of these habitats which are in much closer proximity to the SPA than the site is, as the SPA is located over 49km away from the site. Therefore, **significant, direct impacts on the interest features of The North Norfolk SPA have been screened out of this assessment.**

Indirect impacts

The construction of 500 houses over 49km away from the SPA is considered unlikely to result in increased visitor pressure at the SPA. The proposed development will incorporate areas of POS within it, such that there will be local areas that dogwalkers and residents can use

recreationally, rather than travelling to the SPA which is located over 49km away. Additionally due to the distance of the site from SPA it is not anticipated that the features of the site will be affected by any additional noise and/or vibrations that will occur during the operational phase of the development. Subsequently, **significant, indirect impacts on the interest features of The North Norfolk Coast SPA have been screened out of this assessment**

Gibraltar Point SPA

Direct impacts

Gibraltar Point SPA is designated as it supports bird species that are only associated with coastal and intertidal habitats. The site does not support such habitats, and it considered that the species that inhabit the SPA would not be directly affected by any habitat loss that will occur in the site, the proposals will also not result in any loss of the habitat favoured by the species that the SPA supports. In addition, the site is over 40km away from the SPA. Therefore, **significant, direct impacts on the interest features of Gibraltar Point SPA have been screened out of this assessment.**

Indirect impacts

Gibraltar Point SPA is over 40km away from the site, such that is not considered that it will be affected by any increased visitor pressure, or noise/and/or vibration during the operational phase of the proposed works. Subsequently, **significant, indirect impacts on the interest features of Gibraltar Point SPA have been screened out of this assessment**

The Wash and Norfolk Coast SAC

Direct impacts

The Wash and Norfolk Coast SAC is designated as for its coastal and marine habitats. The site also qualifies for supporting harbour seal and otter. The proposed development site is located at a significant distance away from the SAC to avoid any potential disturbances to static, coastal habitats for which the SAC is designated. The site is also considered sufficiently distant from any habitats with a potential to support aquatic and marine mammals. Subsequently, **significant, direct impacts on the interest features of The Wash and North Norfolk Coast SAC have been screened out of this assessment.**

Indirect impacts

The construction of 500 new residential properties at the site may result in increased visitor pressure at The Wash and Norfolk Coast SAC. However, the footprint of the site is located over 10km away from the SAC site, such that it is likely that residents of the site would prefer to engage in recreational walking, cycling and dog walking more locally on a regular basis. The

site will also incorporate large areas of POS within it, such that there will be opportunities for such activities in close proximity to the site **significant indirect impacts on the interest features of The Wash and Norfolk North Coast SAC have been screened out of this assessment.**

The Wash Ramsar

Direct impacts

The Wash Ramsar site is designated for supporting wetland birds that predominantly inhabit coastal habitats although some species, such as oystercatcher and golden plover, tend to inhabit/breed at inland rivers and farmland. Oystercatchers may also nest on flat roofs. The site comprises farmland which may offer opportunities for golden plover and oystercatcher, however neither species were identified at the site during the Preliminary Ecological Appraisal, and farmland is widespread within the local area. There are areas of such habitat in closer proximity to the Ramsar site than the surveyed site is, such that it is anticipated that grey plover and oystercatcher would use these rather than the site. It is not anticipated that the loss of the farmland habitat at the site would significantly affect either species, and the site is considered to be a significant distance away from The Wash Ramsar site to avoid any potential disturbances to avifauna and associated coastal/inland habitat. Therefore, **significant and direct impacts on the interest features of The Wash Ramsar Site have been screened out of this assessment.**

Indirect impacts

The construction of 500 new residential properties at the site may result in increased visitor pressure at The Wash Ramsar site. However, the footprint of the site is located over 10km away from the Ramsar site, such that it is likely that residents of the site would prefer to engage in recreational walking, cycling and dog walking more locally on a regular basis. The site will also incorporate large areas of POS within it, such that there will be opportunities for such activities in close proximity to the site. Therefore, **significant indirect impacts on the interest features of The Wash Ramsar Site have been screened out of this assessment.**

3.5.4 Assessment of in-combination effects

Local search area

A search of the planning portal on 28th April 2022 identified a number of applications within the locality of the site. The closest application is located adjacent to the site to the south-west and is for the creation of a cemetery, associated parking, a small storage building and a new informal public recreation area on land that currently comprises an arable field (planning reference H14-

1097-20) and has been approved. There are no supporting ecological survey reports for this application, and no comments or objections were raised to the application by the Environmental Protection Officer. In addition, the design and access statement produced by Robert Doughty Consultancy states that 'The informal public recreation area measures 2.14ha and would be a significant addition to green space in Pinchbeck. It is not proposed to provide sports pitches, but simply a place to be used at people's leisure, for example for dog walking and jogging', such an area of POS, would likely offer more POS for the residents of the properties on the proposed development, further preventing an increase of recreational pressure on the EMS. **No significant local in-combination effects are predicted; thus it is considered that there will be no likely significant local in-combination effect upon The Wash and Norfolk Coast EMS as a result of the proposals. Local in-combination effects have, therefore, been screened out of this assessment.**

Wider search area

Larger developments within the Pinchbeck area include 96 dwellings off Wardentree Lane (H14-0720-18) located over 10km south-west of the EMS, 38 dwellings off Milestone Lane (H14-1311-16) located over 10km south-west of the EMS, 37 dwellings and 4 self-build plots off Surfleet Road (H14-0117-22), 100 dwellings at Keston Nurseries off Mill Green Road (H14-1028-21), all of which are located over 10km from the EMS.

In addition, Spalding western relief road (PL/0038/19 and PL/0039/19), the closest section of which will be over 10km away from the EMS at Spalding Road, is in the process of being constructed. HRA screen assessments have been conducted to assess the impacts of section 1 and section 5 of the site on the relevant designated sites and have indicated that there was no need for an appropriate assessment as the proposals would not significantly impact such sites.

Given that the location of the above schemes are a significant distance from the EMS, **no significant in-combination effects with these wider developments are predicted, thus it is considered that there will be no likely significant wider in-combination effect upon The Wash and Norfolk Coast EMS designated sites as a result of the proposals. In-combination effects with wider developments have, therefore, been screened out of this assessment.**

4 CONCLUSIONS

In terms of the HRA, the site is not functionally linked to the EMS, and the development of the site is not anticipated to cause the direct disturbance of features for which the EMS was

classified. In addition, as the site is located over 10km away from the EMS it is not considered that it will cause any indirect disturbances, such as noise, or increased recreation pressure on the EMS. In this case **it is not considered necessary to conduct an Appropriate Assessment (HRA Stage 2).**

5 REFERENCES AND BIBLIOGRAPHY

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HABITAT REGULATIONS (SCREENING) ASSESSMENT YEW FARM, BLUE GOWT LANE, PINCHBECK, LINCOLNSHIRE

FIGURE 1

Site location and Phase 1 habitat survey map



Legend

- Site Boundary
- A3.1 Broadleaved Scattered Trees
- X A2.2 Scattered Scrub
- G1 Standing Water - 449.39m
- ||||| J2.4 Fence - 927.01m
- J2.6 Dry ditch - 879.97m
- A J1.1 Arable - 13.08ha
- J4 Bare Ground - 1.27ha
- F1 Swamp - 0.06ha

0 50 100
metres



Client:
Ashwood Homes
1 Goodison Road,
Lincs Gateway Business Park,
Spalding, Lincolnshire, PE12 6FY

Project:
Yews Farm, Pinchbeck

Reference:
Figure 1

Title:
Phase I Habitat Map

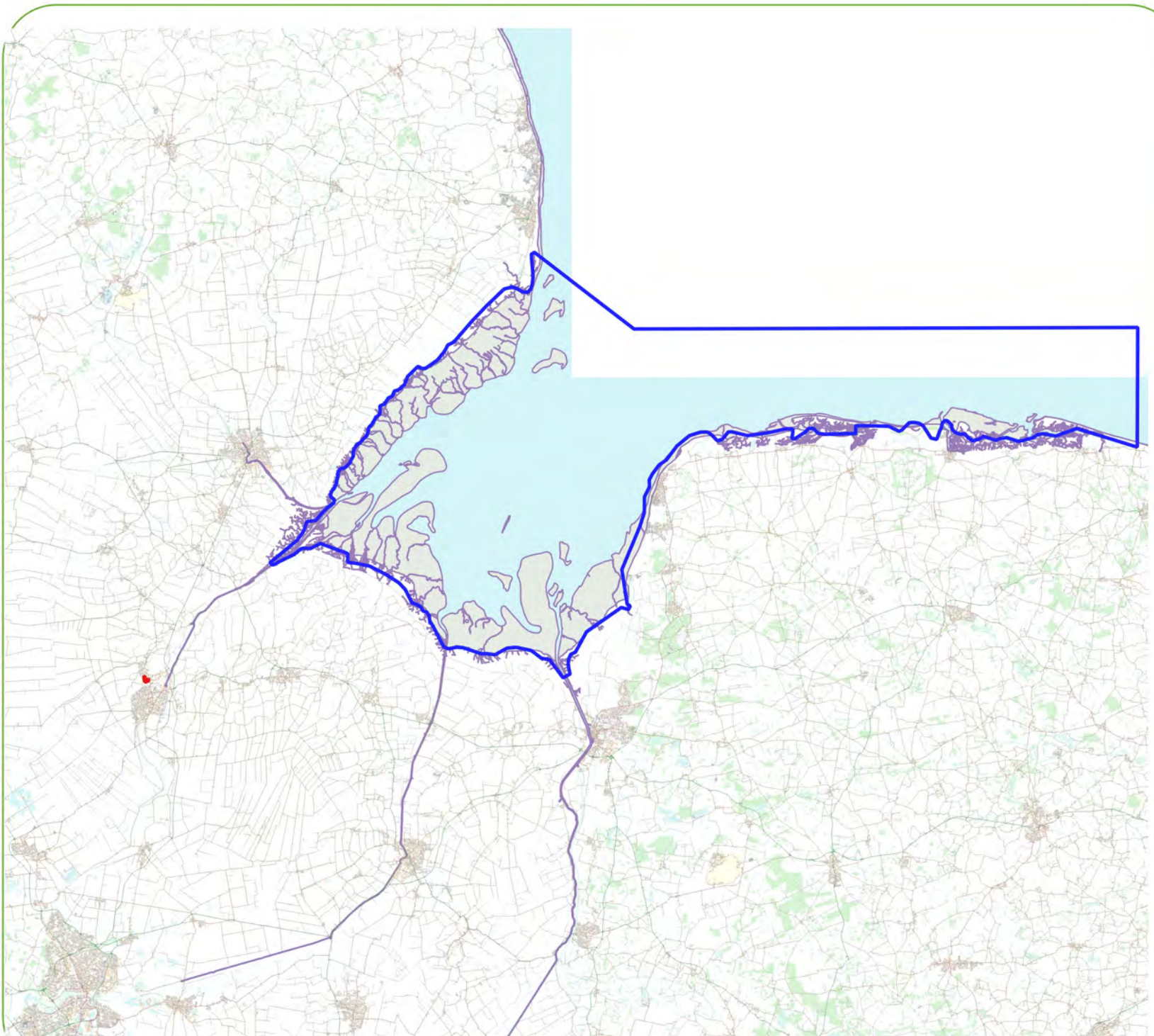
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12/11/2021



HABITAT REGULATIONS (SCREENING) ASSESSMENT YEW FARM, BLUE GOWT LANE, PINCHBECK, LINCOLNSHIRE

FIGURE 2

Location of the site in relation to The Wash and Norfolk North Coast EMS



Legend

-  Site Boundary
-  European Marine Site Boundary



Client:
Ashwood Homes
1 Goodison Road,
Lincs Gateway Business Park,
Spalding, Lincolnshire, PE12 6FY

Project:
Yews Farm, Pinchbeck

Reference:
Figure 2

Title:
European Marine Site
location compared to the
site location

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