

**Strategic Environmental Assessment (SEA)
and Habitats Regulations Assessment (HRA)
Screening Statement for the Hamble
Conservation Area Appraisal and Management
Proposals Supplementary Planning Document
(SPD)**

April 2026 Draft for Consultation



Contents

1.	Introduction.....	1
2.	Background Context.....	1
3.	Strategic Environment Assessment.....	2
4.	SEA Screening Process	2
5.	SEA Determination and Reasoning.....	3
6.	SEA Conclusions and Next Steps	10
7.	Habitats Regulations Assessment.....	11
8.	HRA Screening Process.....	11
9.	HRA Determination and Reasoning	13
10.	HRA Screening Conclusions and Next Steps.....	15

1. Introduction

- 1.1 Supplementary Planning Documents are produced to provide detailed advice and guidance on policies in Local Plans.
- 1.2 The National Planning Policy Framework (NPPF) (December 2024) describes SPDs as:

“Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.”

- 1.3 Eastleigh Borough Council has prepared and published the draft Hamble Conservation Area Appraisal and Management Proposals. This provides additional detail to applicants further to the relevant planning policies contained in the adopted Eastleigh Borough Local Plan (2016-2036).
- 1.4 This document constitutes a screening report to determine whether:
 - the draft Hamble Conservation Area Appraisal and Management Proposals will require a Strategic Environmental Assessment (SEA) in accordance with the ‘European Directive 2001/42/EC’2 and associated ‘Environmental Assessment of Plans and Programmes Regulations 2004’.
 - the draft Hamble Conservation Area Appraisal and Management Proposals will require a Habitats Regulations Assessment (HRA) or further assessment in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended, including through EU Exit legislation) and the Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended).

2. Background Context

- 2.1 The Eastleigh Borough Local Plan (2016-2036) was adopted in April 2022 and forms part of the Council’s Development Plan. As such, it is afforded full weight in decision making.
- 2.2 The Council is in the process of undertaking a review of its Conservation Area Appraisals. The draft Hamble Conservation Area Appraisal and Management Proposals SPD provides guidance on the implementation of policies S8 Historic Environment and DM12, Heritage Assets together with S5 New Development in the countryside and other more localised policies as relevant. It reviews and update the existing appraisal (adopted in 2008), including the Conservation Area boundaries, and uses this information to put together management proposals for the area.

- 2.3 As such, the draft Hamble Conservation Area Appraisal and Management Proposals SPD will be used by residents and developers when considering development within the conservation area. It will be used as a material consideration in the determination of planning applications and will be afforded significant weight by Council Officers and Elected Members in decision making.

3. Strategic Environment Assessment

- 3.1 A Strategic Environmental Assessment (SEA) concerns the evaluation of the environmental impacts of a plan or programme. The requirement for an SEA is detailed in the 'European Directive 2001/42/EC' which is adopted into UK legislation as the 'Environmental Assessment of Plans or Programmes Regulations 2004'. Local Plans often comply with SEA requirements by being the subject of a Sustainability Appraisal.
- 3.2 Planning Practice Guidance states that Supplementary Planning Documents are not required to be accompanied by a Sustainability Appraisal. In exceptional circumstances, an SPD may require a SEA if they are likely to have significant effects on the environment which have not been assessed as part of the Local Plan SA.
- 3.3 A screening process has therefore been followed to assess if the draft SPD produced by Eastleigh Borough Council requires a SEA.

4. SEA Screening Process

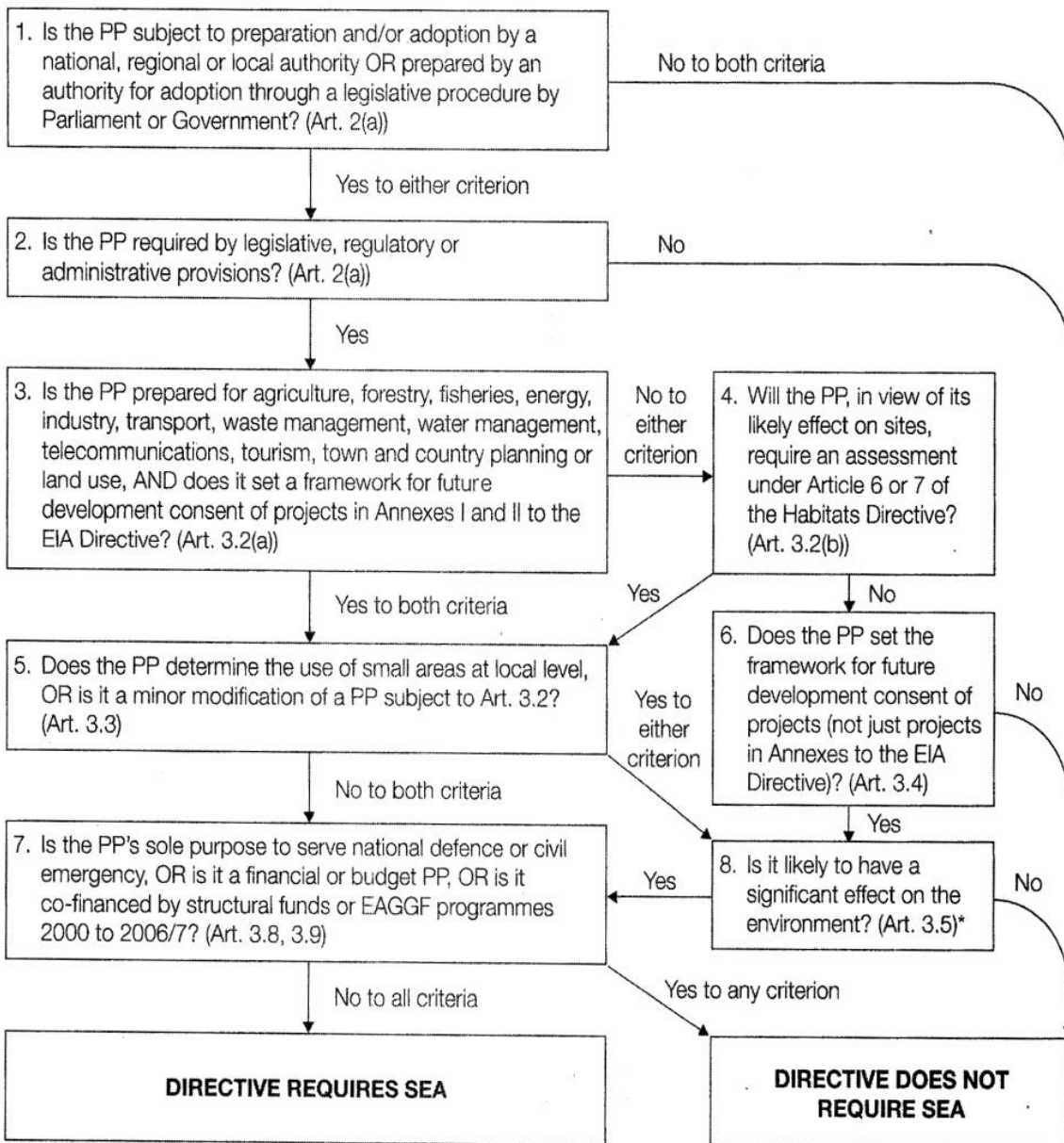
- 4.1 To determine if an SPD is likely to have significant environment effects, Planning Practice Guidance recommends local planning authorities consider the criteria specified in schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004. Table 1 of this report presents the criteria in table form with a commentary on the draft Conservation Area Appraisal and Management Proposals SPD which is subject to public consultation. Table 2 shows the results of the screening process, which confirms that it is unlikely to have significant environmental effects. Section 6 presents the conclusion and rationale for the decision.
- 4.2 Planning Practice Guidance also recommends consulting the consultation bodies cited in the Environmental Assessment of Plans and Programmes Regulations 2004. Historic England, Natural England and the Environment Agency will therefore be consulted for their formal view as to whether the draft Hamble Conservation Area Appraisal and Management Proposals SPD will have significant environmental effects and on the conclusions of this screening statement.

5. SEA Determination and Reasoning

- 5.1 The SPD is consistent with the adopted Eastleigh Borough Local Plan (2016-2036) which has already been the subject of a Strategic Environmental Assessment/Sustainability Appraisal undertaken by LUC. The appraisal of the adopted Local Plan policies found that there would be no environmental effects which could not be mitigated and they would have positive socio-economic benefits.
- 5.2 The SPD is a lower tier document which provides supplementary guidance to adopted Local Plan policies and it cannot be used as justification for non-compliance with national environmental legislation and national and local environmental policy.
- 5.3 The diagram overleaf illustrates the process for screening a planning document to ascertain whether a full SEA is required.

Figure 2 – Application of the SEA Directive to plans and programmes

This diagram is intended as a guide to the criteria for application of the Directive to plans and programmes (PPs). It has no legal status.



*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

5.4 The following assessment in Table 1 applies the questions from the preceding diagram. The answers have been used to determine whether the draft Hamble Conservation Area Appraisal and Management Proposals SPD in the view of the Council requires a full Strategic Environmental Assessment.

Table 1: Establishing the need for SEA

Stage	Yes / No	Reason
1. Is the SPD subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art.2(a))	Yes	The preparation and adoption of the draft Hamble Conservation Area Appraisal and Management Proposals SPD is allowed under the Town and Country Planning Act 1990. The process in preparing the draft SPD is in accordance with the Town and Country Planning (Local Planning) Regulations 2012.
2. Is the SPD required by legislative, regulatory or administrative provisions? (Art.2(a))	Yes	Under the Planning (Listed buildings and Conservation Areas) Act 1990, there is a statutory requirement to review Conservation Area Appraisal 'from time to time'. However, there is no set period for review. If adopted, the SPD will form a material consideration alongside the adopted Eastleigh Borough Local Plan (2016-2036) and supplement its policies. It is therefore important that the screening process is precautionary and considers whether it is likely to have significant environment effects and hence whether SEA is required under the Directive.
3. Is the SPD prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))	No	<p>The draft Hamble Conservation Area Appraisal and Management Proposals SPD has been prepared for the purposes of town and country planning. It supplements policies in the adopted Eastleigh Borough Local Plan (2016-2036) by providing detailed guidance on heritage.</p> <p>The draft SPD if adopted will cover development proposals in Hamble Conservation Area. It will not create new policy or identity specific sites for development.</p>
4. Will the SPD, in view of this likely effect on sites require an assessment under Article 6 or 7 of the Habitats Directive? (Art.3.2(b))	No	The draft Hamble Conservation Area Appraisal and Management Proposals SPD has been subject to a separate Habitat Regulations Assessment screening (included separately below) which has

Stage	Yes / No	Reason
		concluded that it is not likely to have significant adverse effects on the integrity of Habitats sites, either alone or in combination with other plans or projects and further 'Appropriate Assessment' is therefore not required.
5. Does the SPD determine the use of small areas at local level, OR is it a minor modification of a plan or programme subject to Art 3.2? (Art.3.3)	Yes	The draft Hamble Conservation Area Appraisal and Management Proposals SPD applies to a small area at a local level. It does not allocate land for development and it is not a minor modification of a plan or programme subject to Article 3.2.
6. Does the SPD set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4)	No	The SPD provides guidance to help conserve and enhance the historic character of the Conservation Area. It does not include a programme to bring forward specific projects.
7. Is the SPD's sole purpose to serve national defence or civil emergency, OR is it a financial or budget plan or programme, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art. 3.8, 3.9)	No	The SPD provides planning guidance.
8. Is it likely to have a significant effect on the environment? (Art. 3.4)	No	See Part 2, assessment of the likely significant effects on the environment. This concludes that the draft Hamble Conservation Area Appraisal and Management Proposals SPD is unlikely to have a significant effect on the Environment. DIRECTIVE DOES NOT REQUIRE SEA of the SPD

5.5 Table 2 sets out the Council's assessment against the Strategic Environmental Assessment criteria for the draft Hamble Conservation Area Appraisal and Management Proposals SPD to determine whether it will have a significant effect on the environment. This provides the reasoning behind the conclusions drawn in question 8 in Table 1 above. The criteria against which the screening is carried out are taken directly from Annex II of the SEA Directive, as required by Article 3 (5).

Table 2: Eastleigh draft Hamble Conservation Area Appraisal and Management Proposals SPD - criteria for determining the likely significant environmental effects referred to in Article 3(5) (as taken from Annex II of the SEA Directive)

Criteria specified schedule 1 SEA Regulations	Likely significant environmental effect (Yes / No)	Reason
1. The characteristics of plans and programmes, having regard, in particular, to -		
a) The degree to which the SPD sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	No	The draft Hamble Conservation Area Appraisal and Management Proposals SPD, if adopted will provide further guidance to the implementation of heritage policies Policies S8 and DM12 within the adopted Eastleigh Borough Local Plan (2016-2036). This restricts development within the Conservation Area to conserve the historic character of the area. The adopted Eastleigh Borough Local Plan (2016-2036) has also been subject to Sustainability Appraisal (SA) and therefore SEA.
b) The degree to which the SPD influences other plans and programmes including those in a hierarchy;	No	The draft Hamble Conservation Area Appraisal and Management Proposals SPD is in conformity with the National Planning Policy Framework (December 2024) and the adopted policies of the Eastleigh Borough Local Plan (2016-2036). The draft SPD will not significantly influence other plans and programmes, instead it will supplement the adopted Eastleigh Borough Local Plan (2016-2036) which has been subject to SA and therefore SEA.
c) The relevance of the SPD for the integration of environmental considerations in particular with a view to promoting sustainable development;	No	The draft Hamble Conservation Area Appraisal and Management Proposals SPD will provide further guidance for the implementation of Policies S8 and DM12 within the adopted Eastleigh Borough Local Plan (2016-2036). These aim to conserve and enhance the heritage assets. As such, it will have no

Criteria specified schedule 1 SEA Regulations	Likely significant environmental effect (Yes / No)	Reason
		adverse impacts upon environmental considerations which help to promote sustainable development.
d) Environmental problems relevant to the SPD; and	No	<p>Planning policy in relation to environmental problems such as air quality, flood risk and biodiversity is principally established through the Eastleigh Borough Local Plan (2016-2036).</p> <p>The draft Hamble Conservation Area Appraisal and Management Proposals SPD does not address specific environmental problems.</p>
e) The relevance of the SPD for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection)	No	The draft Hamble Conservation Area Appraisal and Management Proposals SPD is not directly relevant to the implementation of Community legislation on the environment.
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to -		
a) The probability, duration, frequency and reversibility of the effects;	No	The draft Hamble Conservation Area Appraisal and Management Proposals SPD provides guidance to the implementation of heritage policies within the adopted Eastleigh Borough Local Plan (2016-2036). The duration of the effects will be ongoing and positive for the Conservation Area.
b) The cumulative nature of the effects;	No	The draft Hamble Conservation Area Appraisal and Management Proposals SPD is in conformity with the strategic policies included in the adopted Eastleigh Borough Local Plan Review (2016-2036) and national policy and guidance. The SPD would not create negative indirect effects when considered

Criteria specified schedule 1 SEA Regulations	Likely significant environmental effect (Yes / No)	Reason
		alongside other plans or projects. It is intended that the SPD, if adopted, will have positive cumulative effects for the Conservation Area.
c) The transboundary nature of the effects	No	The Hamble Conservation Area is entirely within Eastleigh borough. The eastern boundary of area is the borough's boundary with Fareham. The positive effects of the SPD will be small scale for the area affected and surrounding areas and potentially extending beyond the borough boundary.
d) The risks to human health or the environment (for example, due to accidents);	No	It is considered that the draft Hamble Conservation Area Appraisal and Management Proposals SPD poses no significant risks to human health or the environment with regards to the potential for accidents which could impact the environment more widely.
e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	No	The draft Hamble Conservation Area Appraisal and Management Proposals SPD will apply to the specific Conservation Area only. The spatial extent will be limited to the Conservation Area and surrounding areas.
f) The value and vulnerability of the area likely to be affected due to – (i) Special nature characteristics or cultural heritage; (ii) Exceeded environmental quality standards or limit values; or (iii) Intensive land-use	No	The draft Conservation Area Appraisal and Management Proposals SPD has reviewed and updated the adopted guidance for the Hamble Conservation Area. No changes are proposed to the existing boundary. The draft SPD aims to conserve and enhance the Hamble Conservation Area. It will have small scale positive impacts on the historic environment.

Criteria specified schedule 1 SEA Regulations	Likely significant environmental effect (Yes / No)	Reason
g) The effects on areas or landscapes which have a recognised natural, Community or international protection status.	No	The draft Hamble Conservation Area Appraisal and Management Proposals SPD provides guidance for the Conservation Area. It will have small scale positive impact for the historic environment. There are no internationally protected landscapes located across the Borough.

6. SEA Conclusions and Next Steps

- 6.1 This SEA screening has identified that the draft Hamble Conservation Area Appraisal and Management Proposals SPD is unlikely to have significant effects on the environment and that there is no requirement for it to be subject to a full SA.
- 6.2 This screening opinion will be published alongside the draft Hamble Conservation Area Appraisal and Management Proposals SPD and will also be subject to public consultation. Before this screening opinion is confirmed as final, it will also first require feedback from the three designated consultation bodies – Historic England, Natural England, and the Environment Agency.

7. Habitats Regulations Assessment

- 7.1 The Habitats Regulations transpose the Habitats Directive into UK law. A Habitat Regulations Assessment (HRA) refers to one of the several distinct stages of Assessment. These must be undertaken in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) and the Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended).
- 7.2 A HRA screening assessment should explore whether the implementation of a plan or project not connected to or necessary for a sites management, would be likely to have a significant effect upon or harm the habitats or species for which the European sites otherwise also known as 'Natura 2000 sites' are designated. The European sites are:
- Special Protection Areas (SPAs) – designated by the Birds Directive (79/409/EEC as amended and 2009/147/EC), and:
 - Special Areas of Conservation (SACs) – designated by the Habitats Directive (92/43/EEC).
- 7.3 The National Planning Policy Framework (NPPF) (December 2024) also states that Ramsar sites should be afforded the same level of protection as the European sites.
- 7.4 A screening process has been followed as per this HRA screening assessment to assess if the draft Hamble Conservation Area Appraisal and Management Proposals SPD requires a full Appropriate Assessment. The Appropriate Assessment stage of HRA is only required should this preliminary screening assessment not be able to rule out likely significant effects on a European site.

8. HRA Screening Process

- 8.1 The HRA is undertaken in separate stages and should conclude whether or not a proposal or policy would adversely affect the integrity of any sites. This process or stages of the Appropriate Assessment process are further described below.

Stage 1 – Screening

- This is the process which identifies the likely effects upon a European site (Natura 2000 or Ramsar site(s)) of a project or plan, either alone or in combination with other projects or plans, and determines whether these effects are likely to be significant.
- If there is uncertainty, and it is not possible, based on the information available, to confidently determine that there will be no significant effects

on a site then the precautionary principle¹ will be applied. The screening assessment must reflect the outcomes of the 2018 judgement of the Court of Justice of the European Union² which has ruled that where mitigation is necessary this must be identified through an Appropriate Assessment. This means that measures that are necessary to avoid or reduce impacts on the European site, even when considered standard environmental best-practice, cannot be taken into account at this stage.

- If no likely significant effects are determined, the project or plan can proceed without the need to progress onto the stage 2 Appropriate Assessment stage. If any likely significant effects are identified, stage 2 commences.

Stage 2 – Appropriate Assessment

- This is the consideration of the impact on the integrity of the site(s), either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives.
- Additionally, where there are adverse impacts, an assessment of the potential mitigation of those impacts should be provided.

Stage 3 – Assessment of Alternative Solutions

- This is the process which examines alternative ways of achieving the objectives or the project or plan that avoid adverse impacts on the integrity of the European site (Natura 2000 and Ramsar site(s)); and

Stage 4 – Compensatory Measures

- This is an assessment of the compensatory measures where, in light of an assessment of imperative reasons of overriding public interest, it is deemed that the plan should proceed.

8.2 If the screening stage concludes that are likely to be no significant impacts on European sites (Natura 2000 and Ramsar site(s)), then there is no need to progress onto the stage of Appropriate Assessment (i.e., Stage 2).

1 The Precautionary Principle – Prudent action that avoids the possibility of irreversible environmental damage in situations where the scientific evidence is inconclusive but the potential damage could be significant.

2 C-323/17 – People over Wind, Peter Sweetman v Coillte Teoranta

9. HRA Determination and Reasoning

9.1 In order to understand the context of the likely effects of the draft Hamble Conservation Area Appraisal and Management Proposals SPD, it is important to consider the likely effects of the adopted Eastleigh Borough Local Plan (2016-2036) which has been subject to a continuous and iterative HRA screening and assessment process.

9.2 In summary, therefore, the HRA report for the adopted Eastleigh Borough Local Plan (2016-2036) considers the following European sites (Natura 2000 and Ramsar site(s)) as shown in the box below. These have been designated to conserve a wide variety of habitats of European importance, along with species populations of high conservation significance:

- New Forest SAC/SPA/Ramsar
- River Itchen SAC
- Solent Maritime SAC
- Solent & Dorset Coast pSPA³
- Solent & Southampton Water SPA/Ramsar

9.3 Those scoped out of the assessment of the then emerging Eastleigh Borough Local Plan (2016-2036) Habitats Regulations Assessment included the two following European sites (Natura 2000 sites) as shown in the box below:

- Emer Bog SAC
- Mottisfont Bats SAC

9.4 The HRA screening report (AECOM, 2015) for the Local Plan at that stage in its preparation considered that Emer Bog SAC and Mottisfont Bats SAC could be screened-out of the assessment process. This was on the basis of their reasons for designation and distance from Eastleigh Borough, reasons which remain valid for the adopted Eastleigh Borough Local Plan (2016-2036) HRA (UE Associates 2021) whereby it has been considered that it is not directly connected with or necessary to the management of these sites for nature conservation.

9.5 The SPD provides additional guidance and does not introduce new policies or site allocations. Therefore there are no new impact pathways beyond those

³ Identified as a potential SPA in the HRA undertaken by UE Associates for the adopted Local Plan (2016-2036). This was formally designated in January 2020.

already assessed in the Local Plan HRA. The conclusions of the adopted Eastleigh Borough Local Plan (2016-2036) HRA constitute the following:

- No likely significant effects were identified in relation to Emer Bog SAC, Mottisfont Bats SAC, New Forest SAC/Ramsar or Solent and Dorset Coast SPA, either alone or in combination with other plans and projects.
- Significant effects through coastal squeeze are not likely for Solent Maritime SAC or Solent and Southampton Water SPA/Ramsar, either alone or in combination with other plans and projects.
- Significant effects through atmospheric pollution are not likely for Solent Maritime SAC or Solent and Southampton Water SPA/Ramsar, either alone or in combination with other plans and projects.
- Significant effects through impacts to land outside the boundary of Solent and Southampton Water SPA/Ramsar (non-designated terrestrial wader and Brent goose sites) are not likely, either alone or in combination with other plans and projects.
- Significant effects resulting from recreation are not likely for River Itchen SAC, either alone or in combination with other plans and projects.
- There will be no adverse effect on the integrity of River Itchen SAC as a result of atmospheric pollution, either alone or in combination with other plans and projects.
- Taking account of the mitigation strategy, it can be concluded that there will be no adverse effect on the integrity of River Itchen SAC as a result of noise and vibration, hydrological impacts, impacts to land outside the SAC boundary (otter dispersal corridors), non-native species, water abstraction or water pollution, either alone or in combination with other plans and projects.
- Taking account of the mitigation strategy, it can be concluded that there will be no adverse effect on the integrity of Solent Maritime SAC as a result of non-native species, site-specific hydrological impacts or water pollution, either alone or in combination with other plans and projects.
- Taking account of the mitigation strategy, it can be concluded that there will be no adverse effect on the integrity of New Forest SPA as a result of disturbance, either alone or in combination with other plans and projects.
- Taking account of the mitigation strategy, it can be concluded that there will be no adverse effect on the integrity of Solent and Southampton Water SPA/Ramsar as a result of disturbance, noise and vibration or water pollution, either alone or in combination with other plans and projects.

10. HRA Screening Conclusions and Next Steps

- 10.1 The SPD does not introduce new policies or proposals outside the scope of the adopted Eastleigh Borough Local Plan (2016-2036). Instead, it provides further detailed and specific guidance for development within the Hamble Conservation Area. The boundary of the Conservation Area remains unchanged. The policies in the Eastleigh Borough Local Plan (2016-2036) which consider heritage issues have already been subject to HRA. The overall conclusions of the HRA undertaken for the adopted Eastleigh Borough Local Plan (2016-2036) state that the plan is not likely to have adverse effects on the integrity of European sites (Natura 2000 and Ramsar site(s)), either alone or in-combination with other plans or projects.
- 10.2 The draft Hamble Conservation Area Appraisal and Management Proposals SPD is also therefore unlikely to have significant adverse effects on the integrity of European sites (Natura 2000 and Ramsar site(s)), either alone or in-combination with other plans or projects and further 'Appropriate Assessment' as per stage 2 of the HRA process is not considered necessary or required.
- 10.3 This screening opinion will be published alongside the draft Hamble Conservation Area Appraisal and Management Proposals SPD and will also be subject to public consultation. Before this screening opinion is confirmed as final, it will also first require feedback from the three designated environmental bodies – Historic England, Natural England, and the Environment Agency.