



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.	

**This template is to be used only for Cannock Chase SAC Partnership Local Planning Authorities**

Application Reference:	22/35765/FUL
Application Address:	Former University Halls of Residence Stafford Education and Enterprise Park Weston Road Stafford Staffordshire ST18 0AB
Application Description:	Change of use from student accommodation to asylum seeker accommodation
Proximity to SAC:	Within the 0-8km zone of influence for Cannock Chase SAC
Accordance with the development plan:	Yes, but the proposed development is of a type where its impacts upon the reasons for designation are not accounted for within the SAMMM

STEP 1) - Scoping - Details of the Plan or Project	
European site potentially impacted by planning application, plan or project	Cannock Chase SAC
Is the planning application, project or plan directly connected with or necessary to the management of the site?	No
Are there any other projects or plans that together with the planning application/project being assessed could affect the site?	No

STEP 2)- HRA Stage 1, Screening Assessment, (likely significant effect?)	
Test 1: the significance test – The Applicant is 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 proposed development is within 15km of the Cannock Chase SAC. In accordance with advice from Natural England, The Cannock Chase SAC Partnerships evidence base and the evidence base which underpins the development plan, any development within 15km of the SAC which is likely to	

increase recreational disturbance of the area is likely to result in significant harm to the SACs reasons for designation.

The critical function of the reasons of designation of Cannock Chase SAC is recognised as being sensitive to increased deposition of Nitrogen Oxide, Nitrate or Nitrite (NOx). The site lies within 200m of 2no A roads (the A513 and the A460) and the development has the potential to negatively impact upon the SAC during its operational phase via significantly increasing the levels of vehicular movement along these roads; this in turn could lead to a significant increase in the level of NOx deposition upon the site.

Following the recent CJEU ruling (case C 323/17), LPAs can no longer take into account any avoidance and mitigation measures as part of the application at this stage of HRA. For applications which may result in increases in recreational disturbance on Cannock Chase SAC, Natural England's advice is that such applications, without mitigation, are likely to significantly impact upon the reasons for designation of the SAC. Therefore, such applications will progress directly to Stage 3.

Does the evidence (both submitted by the applicant and available to the Local Authority) show that the development, if approved, could (sans mitigation) result in a negative impact (either alone or in combination with other plans or projects) to SPA/SAC/Ramsar:

The application proposes the change of use from student accommodation (556 beds) to asylum seeker accommodation (481 beds), there would be no external alterations to the building or site.

Occupants would not have access to cars however would utilise public transport and bicycles. Private transport (shuttle bus) would be used when required. Occupants are able to leave the site throughout the day.

The proposal has the potential to result in recreation disturbance to the SAC as occupants may use public transport or bike to visit Cannock Chase. However, the scheme would reduce the number of occupants by 13% (75 beds) and as such is not considered to result in an increase in recreational disturbance when compared to the current use as student accommodation.

The submitted Transport Statement concludes that the development would generate fewer vehicle trips than the existing use of the site and as such there would be a beneficial impact upon the highway network. The proposal is therefore not considered to increase the level of NOx deposition upon the Cannock Chase SAC.

The information submitted by the applicant and available to the LPA is sufficient to demonstrate that the proposed development is unlikely to have a negative impact upon the critical functions of the Cannock Chase SAC's reasons of designation, either directly or indirectly, alone or in combination with other applications or approved developments.

STEP 3, PART 1) - HRA Stage 2, Appropriate Assessment (integrity test), Information Provided by the Applicant and Details of Proportional Mitigation

Appropriate Assessment under Regulation 63(1) - the integrity test - 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.

Appropriate Assessment not required – see Stage 2

**STEP 3, PART 2)– Appropriate Assessment, Conclusion of the Competent Authority (LPA)**

Appropriate Assessment not required – see Stage 2

**Natural England Comments and Further Advice:**

Summary of Natural England's comments: