

# Habitats Regulations Assessment (HRA)

## Schedule of Amendments to SPD

March 2025

## Table of amendments for HRA Update – March 2025

Proposed changes to the Marina Village Residential Opportunity SPD are listed in the table below where additions are shown in **Bold text** and deletions as ~~strikethrough~~ text.

Page Number	Change or Addition	Notes
15	New Bullet – Key Constraints <ul style="list-style-type: none"> <li><b>Proximity to European sites and avoidance of impacts to qualifying features such as waterfowl and habitats, particularly as a result of recreational disturbance.</b></li> </ul>	HRA Update
16	Second paragraph additional text <b>European sites and</b>	HRA Update
16	<del>RAMSAR</del> to <b>Ramsar</b>	HRA Update
16	New Bullet – Key Constraints <ul style="list-style-type: none"> <li><b>Open Mosaic on Previously Developed Land Priority Habitat present within the site</b></li> </ul>	HRA Update
20	Development Objective 3 additional text <b>and multiple surrounding natural assets,</b>	HRA Update
23	Biodiversity Delete <del>as reference in</del> replace with <b>and</b> Add <b>N1, GI2, GI3</b>	HRA Update
24	Heritage & Healthy Communities Add <b>N1</b>	HRA Update

Page Number	Change or Addition	Notes
35	MV5 Bullet 3. Additional <b>managed</b> access points for pedestrians and cyclists	HRA Update
36	Additional text to bullet 4. A comprehensive foul and surface Drainage Strategy that sets out a full assessment of surface water hierarchy must be prepared for the site, <b>and agreed by the Council prior to its implementation.</b>	HRA Update
43	Amendments to 3 <sup>rd</sup> paragraph <del>The site also sits adjacent to a statutory designated sites of ecological importance and Nature Conservation Area and a careful response to the ecological sensitivities of the site and surrounding context should be integral to the masterplanning approach, through development setbacks and buffering, to protect and enhance ecological and biodiverse environments, as part of a holistic place-led response.</del>  <b>The site is also in close proximity to three statutory designated sites of international importance and includes a Nature Conservation Area. A careful response to the ecological sensitivities of the site and surrounding context is integral to the masterplanning approach, through methods such as development setbacks and buffering, to protect and enhance biodiverse environments, as part of a holistic place-led response.</b>	HRA Update
43	Additional sentence <b>The mitigation hierarchy and the Council's Biodiversity and Development SPD must be applied to development that may result in significant harm to biodiversity.</b>	HRA Update

Page Number	Change or Addition	Notes
43 & 44	<p>Re order of principles to group ecological and landscape principles together for clarity and additional text</p> <ul style="list-style-type: none"> <li>• Development will need to respond appropriately to the ecological sensitivities of the statutory designated sites and establish a well-defined and managed landscape buffer / setback between development edges and areas of sensitive ecological habitat within the Nature Conservation Area.</li> <li>• The ecological buffer spaces should function to control and guide pedestrian access through the Nature Conservation Area by limiting pedestrian movement to designated paths only. Further ecological survey and assessment will be required to determine the suitability of any future pedestrian links through the Nature Conservation Area.</li> <li>• A Habitats Regulations Assessment informed <b>by early engagement with the Local Planning Authority and statutory consultees</b>. Contemporary ecological surveys will be required to assess <b>the baseline in terms of protected site qualifying features and recreational disturbance and enable</b> the impacts of the project to be assessed. Ecological surveys are likely to include bird surveys, bird disturbance assessments, aquatic plant surveys, and invasive species survey, although this list is not exhaustive. <b>A site specific Construction Environmental Management Plan (CEMP) will also be required.</b></li> <li>• Create a 10% increase in Biological Net Gain associated with the development, including enhancement of the Nature Conservation Area.</li> <li>• Retain existing tree planting along the northern extent of the site as far as possible.</li> <li>• Ensure consideration of the priorities of the Cumbria Local Nature Recovery Strategy and associated local habitat map <b>when creating and enhancing habitats</b>.</li> <li>• Implementing good lighting design to balance safety requirements and reduce impacts on nature.</li> </ul>	HRA Update

Page Number	Change or Addition	Notes
	<ul style="list-style-type: none"> <li>• Using planting in a manner to help mitigate against local micro-climate conditions such as prevailing winds associated with the site's coastal environment and improving air quality.</li> <li>• Integrate Sustainable Urban Drainage solutions as part of the streetscape and landscape framework and in a manner which supports biodiversity. Providing swales, raingardens and water storage during heavy rainfall periods ensures responsibly managing surface water run off as part of a healthy water system.</li> <li>• Create a dockside, destination public realm space, which is accessible by bike and foot, and that is capable of hosting events and activity that the town and its residents can enjoy and benefit from.</li> <li>• Create a variety of landscaped public open spaces (in accordance with planning policy requirements), which are connected and accessible, safe, well defined and overlooked, for residents to use and which support active lifestyles and mental health.</li> <li>• Ensure that streets, pedestrian and cycle links are defined with landscape and SuDS features, such as street tree planting, pollinator friendly planting, swales and planted verges to help create an attractive streetscape that supports legibility and street hierarchy. Green walls and roofs, and vertical gardens on apartment blocks, are encouraged.</li> <li>• Create a Buccleuch Dock Promenade public realm linkage that opens up the dock side for public use and which provides an active travel link between the town centre and the development site. The scale and width of the Promenade should be sufficient to comfortably support cycle routing, dwell time, pedestrian routing and soft landscape features as amenity for adjacent new residential development.</li> <li>• Creating outdoor informal and formal play areas and providing access to allotments and grow spaces which encourage healthier, more active lifestyles and opportunities to increase local food production.</li> </ul>	

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45	<p>MV8 Additional Bullet and text</p> <p><b>4. Provide a coherent strategy to manage disturbance to the adjacent statutory designated sites as a result of both onsite and off-site recreational activities by residents.</b></p> <p><b>7. Use of locally appropriate native planting species</b></p>	HRA Update
46	<p>MV9 Additional text</p> <p><del>2. A variety of SuDS features should form positive and integrated features as part of the wider landscape strategy for the site, providing ecological benefits, providing habitat for local flora and fauna.</del></p> <p><b>The wider landscape strategy for the site should include a variety of positive and integrated SuDS features that provided ecological benefits and habitats for flora and fauna.</b></p> <p>3. Opportunities to include green roofs and grey water recycling should be explored</p> <p>6. Surface Water Discharge into Buccleuch Dock needs further investigation and engagement with stakeholders. <b>Any Surface Water Discharge into Buccleuch Dock should not negatively impact water quality within connected European sites and functionally linked habitat.</b></p> <p><del>7. It is anticipated</del> <b>unlikely</b> that Surface Water Discharge into Cavendish Dock <del>is not suitable.</del> <b>will be acceptable unless it can be robustly demonstrated that there will be no negative impacts to European sites.</b></p>	HRA Update
52	<p>MV12 Planning Application Requirements</p> <ul style="list-style-type: none"> <li>• <b>Biodiversity &amp; Development Supplementary Planning Document</b></li> </ul>	HRA Update

Page Number	Change or Addition	Notes
53	<p>MV13 Infrastructure Requirements</p> <p>First sentence add pre-application discussions with the Council <b>and Statutory Consultees</b></p> <p>Replace Paragraph  <del>If it is determined that viability and deliverability concerns are justified, consideration will be given to reappportioning contributions or seeking revision to the proposal. Regard will be had to the most important agreed priorities and outcomes, ensuring that the proposal suitably and sustainably integrates with local communities and services.</del>  <b>If it is determined that viability and deliverability concerns are justified, consideration will be given to reappportioning contributions or seeking revision to the proposal. In consultation with statutory consultees, regard will be had to the most important agreed priorities and outcomes, ensuring that the proposal suitably and sustainably integrates with on and off-site biodiversity features, local communities and services, taking account of current national and local planning policies and legislation and any site specific requirements necessary to make the development acceptable.</b></p>	HRA Update