

Appendix 1: Habitats Regulations Assessment

25/00617/FUL

DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF UP TO 88 AFFORDABLE HOMES, CREATION OF ACCESS FROM FOX'S BANK LANE, CONSTRUCTION OF INTERNAL ROADS AND FOOTWAYS, LANDSCAPING WORKS TO TREES AND ASSOCIATED WORKS

**Land At Halsnead Farm Foxs Bank Lane Cronton Knowsley L35 3SU
Additional Information – updated BNG information, Phase 1 Habitat Survey report, updated PEA report and Ancient Woodland Mitigation Statement**

Assessment of Likely Significant Effects

1. The following national and international sites are easily accessible (by foot, car and public transport) near to the development site and Local Plan policy (NH2, NH3 and NH4) applies:
 - Sefton Coast SAC;
 - Ribble and Alt Estuaries SPA;
 - Ribble and Alt Estuaries Ramsar site;
 - Mersey Narrows and North Wirral Foreshore SPA;
 - Mersey Narrows and North Wirral Foreshore Ramsar site;
 - Mersey Estuary SPA;
 - Mersey Estuary Ramsar;
 - Martin Mere SPA;
 - Martin Mere Ramsar;
 - Dee Estuary SAC;
 - Dee Estuary SPA; and
 - Dee Estuary Ramsar site.
2. The proposal is for 87 dwellings, for full details of the proposals refer to the submitted Planning Statement (Eden, November 2025). The proposed development will result in increased visits (recreational pressure) to the sites listed above, which may result in significant effects on habitats and species for which these sites have been designated.
3. Recreational pressure from residential development has been identified as a Likely Significant Effect alone and in-combination within the Liverpool City Region. Recreational pressure is recognised in the formal statutory Conservation Advice Packages and Site Improvement Plans as Medium-High risk to qualifying features of the national and international sites.

Appropriate Assessment

4. The proposals are likely to give rise to significant effects on nationally and internationally designated sites when considered alone and/or in combination with other housing developments.

Receptors	Likely significant effect	Proposed Mitigation Measures	Adverse effect on site integrity with mitigation?
Qualifying species and habitats of the Mersey Estuary SPA and Ramsar sites.	Increased disturbance to qualifying species and loss and degradation of qualifying habitats due to higher visitor numbers to the coast.	The application site is situated within the 10km (6.2km) of Mersey Estuary SPA and Ramsar site. The applicant will also download and distribute a colour copy of the Knowsley householder leaflet¹ within the sales packs of the new dwellings. The leaflet includes details of a 'responsible user code' for visitors to the internationally important sites and provide details of Suitable Alternative Natural Greenspaces away from the coast, where recreational activities could be undertaken.	Provided that the distribution of a colour copy of the Knowsley householder advisory leaflet is secured by a <u>suitably worded planning condition</u>, there will be no adverse effect on the integrity of the internationally designated sites.

¹ [lcr_leaflet_knowsley.pdf](#)