

## Habitats Regulation Assessment – Screening Matrix

**Application number:** SB/24/00164/FUL

**Site Address:** Paynes Boatyard Thornham Lane Southbourne Emsworth West Sussex PO10 8DD

**Proposal:** Tied dwelling to serve Paynes Boatyard, including change use of land from commercial to residential - Variation of Condition 2 of planning permission SB/22/03137/FUL - amendments to the outlay of certain materials and reduction in the amount of glazing.

Is the site located in any of the following zones?

Zone (check GIS)	Yes/No	Relevant types of development	Relevant development? Yes/No	Screen in? Yes/No	If screened in information to be provided and appropriate assessment to be carried out
Within 5.6km of Chichester and Langstone Harbours SPA/Ramsar	Y	All net new dwellings, holiday accommodation, student accommodation, G&T pitches or other overnight accommodation.	Y	Y	Evidence of contribution to Strategic scheme of mitigation (Bird Aware Solent) OR full details of an in-perpetuity bespoke scheme of mitigation.  See <a href="https://www.chichester.gov.uk/planningadvice#birdsinspa">https://www.chichester.gov.uk/planningadvice#birdsinspa</a> for further guidance.
Within 3.5km of Pagham Harbour SPA / Ramsar Site	N	All net new dwellings, holiday accommodation, student accommodation, G&T pitches or other overnight accommodation.	Y	N	Evidence of contribution to Strategic scheme of mitigation (Pagham Mitigation scheme) OR full details of an in-perpetuity bespoke scheme of mitigation.  See <a href="https://www.chichester.gov.uk/planningadvice#birdsinspa">https://www.chichester.gov.uk/planningadvice#birdsinspa</a> for further guidance.

Chichester Harbour Fluvial Catchment* (see NE guidance for map)	Y	All net new dwellings, holiday accommodation, student accommodation, G&T pitches or other overnight accommodation	Y	Y	<p>Potential impact upon Chichester and Langstone SPA, SAC, Ramsar and Solent Maritime</p> <p>Nitrogen Budget calculation following the Natural England approved methodology.</p> <p>If mitigation is required, to be in accordance with Natural England guidance.</p> <p>See <a href="https://www.chichester.gov.uk/nutrientneutrality">https://www.chichester.gov.uk/nutrientneutrality</a> for more details.</p>
<p>Development will connect to any of the following WwTW:</p> <ul style="list-style-type: none"> <li>• Apuldram</li> <li>• Bosham</li> <li>• Thornham</li> <li>• Lavant</li> </ul>	N	All net new dwellings, holiday accommodation, student accommodation, G&T pitches. (N.B. most such development will already fall into the Chichester Harbour Fluvial Catchment, but some sites on around Chichester may connect to Apuldram WwTW without being in the fluvial catchment.)	Y	N	<p>Potential impact upon Chichester and Langstone SPA, SAC, Ramsar and Solent Maritime SAC</p> <p>Nitrogen Budget calculation following the Natural England approved methodology.</p> <p>If mitigation is required, to be in accordance with Natural England guidance.</p> <p>See <a href="https://www.chichester.gov.uk/nutrientneutrality">https://www.chichester.gov.uk/nutrientneutrality</a> for more details.</p>
<p>Sussex North Water Resource Zone</p> <p>Layer: Utilities/ Sussex North Supply</p>	N	All net new dwellings, holiday accommodation, student accommodation, G&T pitches. Also new non-residential development leading to net increase in mains water demand	Y	N	<p>Potential impact upon Arun Valley SPA, SAC and Ramsar</p> <p>Water budget calculations based on occupancy, no set methodology – need baseline, Calculations and details for application site and details for mitigation site.</p> <p>Details of mitigation measures for water supply. These could include: Alternative water supply source, Achieving a standard of 85l/person/day in new build residential developments, Evidence of water offsetting through measures such as retrofitting water efficiency measures in existing buildings elsewhere in the WRZ.</p> <p>If outside of the District (or in the SDNPA) must contact the relevant authority to make sure the resource hasn't already been committed).</p>

0.4km of the Medmerry Compensatory Habitat*	N	All development	Y	N	
1km of Medmerry Compensatory Habitat	N	All development likely to result in a high level of surface water discharge or other development likely to impact directly on the saltmarsh/mudflats	N	N	<p>Potential impact upon habitat compensating for impacts to the Solent Maritime SAC</p> <p>A screening assessment of the potential for impacts on the Compensatory Habitat. If the site can't be screened out then details of mitigation measures must be supplied with sufficient detail for a bespoke Appropriate Assessment to be undertaken.</p>
Mapped Bat SPA flight lines for The Mens SAC or Ebernoe Common SAC	N	All development	Y	N	<p>Potential indirect impact upon the Mens or Ebernoe Common SAC as a result of impacts on bat activity</p> <p>Full bat survey of the site required.</p> <p>If Bechstein's or Barbastelle bats are found a bespoke AA will then be required, with site specific mitigation measures.</p>
Within 6.5km of the following sites: Ebernoe Common SAC. The Mens SAC. Singleton and Cocking Tunnels SAC.	N	All development	Y	N	<p>Potential impacts upon SACs</p> <p>If bats records are present on or near the site then a full bat survey as above.</p> <p>If no records present then an assessment of the potential for impacts on roosts, foraging and also commuting flightlines habitat that supports the population should be provided. Mitigation measures can include a suitable buffer between the proposed development and the habitat, retaining key habitats features, lighting plans with reduced or zero external lighting, use of Construction Environment Management Plans and care in design for operational phases of the development.</p>

12km of any of the following sites: Ebernoe Common SAC. The Mens SAC. Singleton and Cocking Tunnels SAC.	N	All development where a preliminary Ecological Appraisal has identified either the presence of bats or a high potential for bats, including foraging and commuting bats.	N	N	Potential impacts upon SACs  Screening assessment for likely significant effect on the designated species – Bechstein's and Barbastelle bats.  The following types of development are more likely to require mitigation measures and hence proceed to an appropriate assessment: <ul style="list-style-type: none"> <li>• Sites with bat records on-site or immediately adjacent,</li> <li>• Where the proposal involves the severance or removal of linear features such as woodlands, hedgerows, riverine and wetland habitats,</li> <li>• Where the proposal introduces significant new external lighting.</li> </ul>
400m-5km of the Walden Heath Phase II SPA (SDNP and Camelsdale)	N	All developments of 20 new dwellings or more	N	N	Impact upon SPA  Contribution to mitigation scheme for recreational pressure on the SPA.
Within a mapped 'Solent Wader and Brent Geese' site	N	All development	Y	N	Full assessment of the impact of the proposal on functionally linked habitats for Chichester and Langstone Harbour SPA bird species.
400m of the open coast between East Head and Church Norton Spit*	N	Any development with the potential to impact on the marine environment. (N.B. this will be only a small number of developments, please contact ESU for guidance)	N	N	Potential impact upon Dorset and Solent Coast SPA  Consider impacts on Dorset and Solent Coast SPA (Relevant Tern species (Little, Common and Sandwich) and impact upon their feeding grounds).