

Neighbourhood Plans - 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 Qualifying Body to provide the Competent Authority with the information that they require for this purpose.

Stage 1 - Details of the plan or project	
Neighbourhood Plan:	Submission Draft Plaistow and Ifold Neighbourhood Plan 2023- 2039 (Submitted May 2026)
No of houses indicated by Chichester Local Plan for the Neighbourhood Plan Area:	The adopted Chichester Local Plan 2021-2039 identifies, in Policy H3 Non-Strategic Parish Housing Requirements 2021-2039 (Page 120), a parish housing figure of 25 dwellings. Plaistow and Ifold Parish Council has decided to hand back the identification of sites to meet this requirement to Chichester District Council (CDC). Consequently, no sites are identified for housing in the Plaistow and Ifold Neighbourhood Plan and, therefore, the only further potential new housing in the parish will result from 'windfall'. The Submission Draft Plaistow and Ifold Neighbourhood Plan 2023- 2039 (Submitted May 2026) is being considered against the adopted Local Plan. <i>Please note the submission version of the Submission Draft Plaistow and Ifold Neighbourhood Plan 2023- 2039 (Submitted May 2026) is not identifying any sites for allocation for residential development (see draft plan).</i>
No of houses proposed by the Neighbourhood Plan:	Submission Draft Plaistow and Ifold Neighbourhood Plan 2023- 2039 (Submitted May 2026) is not identifying any sites for allocation for residential development. The only potential new housing in the parish will result from 'windfall' development.
Will the Neighbourhood Plan result in a net increase in residential development?	See explanation above
Other than residential development, what other key policy areas does the plan cover?	The Submission Draft Plaistow and Ifold Neighbourhood Plan 2023- 2039 (Submitted May 2026) includes policies on design principles, supporting the local economy, flood risk and foul drainage as well as local green space designations and non-designated heritage assets.

Status of Neighbourhood Plan:	Submission Draft Plaistow and Ifold Neighbourhood Plan 2023- 2039 (Submitted May 2026) has now reached the Submission Version May 2026 Parish Council evidence and background work can be seen on the Parish Council website: Neighbourhood Plan 2023 to 2039 - Plaistow and Ifold Parish Council
European site potentially impacted - Is the plan area within: • 5.6km radius of a Chichester and Langstone Harbours SPA • 3.5km of Pagham Harbour SPA • 6.5km or 12km of Ebernoe Common SAC / The Mens SAC / Singleton and Cocking Tunnels SAC • 400m or 5km of Wealden Heaths Phase 2 SPA • The Chichester Harbour Fluvial Catchment • An area served by a Wastewater Treatment Plant that discharges to Chichester Harbour	No No Yes – all of the Parish is within 6.5km of Ebernoe SAC, part of the parish (including the settlements of Plaistow and Ifold) is within 6.5km of The Mens SAC, with all the parish being within 12km of The Mens. No No No
Are any allocations within any of the above zones of influence?	The modified plan does not make any new allocations as indicated above. Any windfall development may have an impact on SAC bats depending on location (6.5km zone) and whether the designated bat species are present on or near the site.
Are there any other projects or plans that together with the plan being assessed could affect the site?	No
Lead Planning Officer: Valerie Dobson (Principal Planning Policy Officer)	

Stage 2 - HRA screening assessment

Test 1: The Significance Test – The Qualifying Body 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 impact on SAC bats is so site specific that mitigation is only needed where site surveys show that Barbastelle and /or Bechstein's bats are present on or near to any windfall development. Such mitigation is specified and secured for windfall development sites by Policy NE6 of the adopted Local Plan and no additional mitigation need to be provided by the Plaistow and Ifold NP. This issue is therefore screened out of further assessment in this HRA.

Stage 2 Conclusion - Would the proposal (without mitigation above and beyond that provided through the adopted Local Plan) lead to likely significant effects on the integrity of a European Site? **NO**.

(If yes, continue to Stage 3)

Stage 3 - HRA – Appropriate Assessment

Test 2: The Integrity Test – If there are any potential significant impacts, the competent authority must be satisfied that adequate mitigation is in place to allow the AA to be carried out. Other than for Bird Aware Solent and the Joint Pagham Scheme of Mitigation, the competent authority must also be satisfied that all details which demonstrate any long term management, maintenance and funding of any solution have been provided.

N/A all impacts screened out

Stage 4 – Summary of the Appropriate Assessment (To be carried out by the Competent Authority (the local planning authority) in liaison with Natural England

Conclusion

Having considered the mitigation and avoidance measures to be provided in-perpetuity through adopted Local Plan policy NE6 for any windfall development delivered under the Plaistow and Ifold NP, this HRA concludes that impacts can be screened out without the need for additional mitigation measured in the NP and therefore there is no need for an Appropriate Assessment of the plan or further HRA work on the Plaistow and Ifold NP.

Natural England Officer:

Summary of Natural England's comments: N.B. No appropriate assessment is required therefore no statutory consultation with Natural England is required under the Conservation of Habitats and Species regulations. Any comments NE may have on the screening section of this HRA are given below

It is Natural England's advice, on the basis of the material supplied with the consultation, that significant effects on Habitats Sites are unlikely,

The proposed neighbourhood plan is unlikely to significantly affect any Special Areas of Conservation (SAC), Special Protection areas (SPA), Ramsar wetland or sites in the process of becoming SACs or SPAs ('candidate SACs', 'possible SACs', 'potential SPAs') or a Ramsar wetland.

Date: 5 August 2026

Does the Submission Draft Plaistow and Ifold Neighbourhood Plan 2023- 2039 (Submitted May 2026) require amending as a result of Natural England's comments?

NO

If 'YES', what needs to change? Not applicable

